



Architectural Committee Meeting Minutes – July 16, 2026

BSAC/Staff in Attendance:

John Seelye, Chair
Dave McCaffery
Gina Dee
Cindy Miller
Holly Coltea
Lisa Chase
Sam Luedtke

Guests in Attendance:

Chris Jones
Jerad Biggerstaff

Project Attending For:

#05315 2775 Bobtail Horse Rd.
#016XX & 04114 Yellowtail Rd.

BSOA Joining Virtually:

Vanessa McGuire
Ernie Chappell

Guests Joining Virtually:

John & Trish Loomis
Tyrell Ehnes
Ken Williams
Luke Bing
Jessica Braun

#05315 2775 Bobtail Horse Rd.
#05315 2775 Bobtail Horse Rd.
#016XX 1667-80 Black Eagle Rd.
BBS Huntley-Kern Pond
#02605 235 Autumn Trail

1. **Call to Order** – The Chair called the meeting to order at 9:01 AM.
2. **Membership Forum** – None
3. **Meeting Minutes** –
May 28, 2026, Meeting Minutes

Motion made by Gina Dee to approve the May 28, 2026, Meeting Minutes; seconded by Cindy Miller. Motion passed unanimously.

June 18, 2026, Meeting Minutes

Motion made by Cindy Miller to approve the June 18, 2026, Meeting Minutes; seconded by Gina Dee. Motion passed unanimously.

A correction was noted for Item 8, Single-Family Variance Review for McPherson's. Staff corrected the Motion made:

Motion made by Dave McCaffery to table the review contingent on additional review; seconded by Cindy Miller. Motion passed unanimously.

July 2, 2026, Meeting Minutes

Motion made by John Seelye to table the July 2, 2026, Meeting Minutes for review; seconded by Dave McCaffery. Motion passed unanimously.

4. Multi-Family, Minor Alteration (9-Units)

BSOA #016XX Arrowhead Condominiums

Subdivision: Arrowhead

Legal: S30, T06 S, R03 E

Street: 1667-1680 Black Eagle Road

Staff presented a series of deck replacements for the Arrowhead Condominium noting the overall goal of the project is aesthetic uniformity.

Jared Biggerstaff, Project Manager, attended the meeting on behalf of the Arrowhead HOA. Ken Williams, Arrowhead HOA President and unit owner, also attended by phone and thanked the Committee for its time.

Staff noted that on June 6, 2024, the BSAC approved deck/railing replacement for five units. Only two of the five have since been completed, and the prior approvals for the remaining units – including the associated performance deposit – have lapsed. The Owners are now seeking approval to complete all remaining units with the same Trex material and uniform matte-black railing system. Construction is expected to proceed in phases of three to four homes per season over approximately four years.

Given the number of units, shared architect, and identical materials involved, the applicant requested the project be reviewed as a Major Alteration for the whole condominium rather than reviewing each unit individually, with a \$500 review fee and a \$5,000 performance deposit rolled over to each phase as work proceeds.

Motion made by Dave McCaffery to approve the application as submitted; seconded by Gina Dee. Motion passed unanimously.

5. Single-Family, New Construction Final Review

BSOA: #04114 Maggie Biggerstaff

Subdivision: Meadow Village

Legal: Block 1, Lot 14

Street: (Lot 14) Yellowtail Road

Staff presented the Final Review for the New Construction of a single-family mountain-modern home.

Jared Biggerstaff, Project Representative, attended the meeting on behalf of the Owner, Maggie Biggerstaff.

Staff outlined the details of the Sketch Review noting the home will be 3,317 square feet, with four bedrooms, three-and-a-half baths, and offer an oversized garage. The plans comply with setbacks and height regulations. No changes were noted from the previously reviewed Sketch Plan aside from added landscaping and lighting detail.

The site plan includes an asphalt driveway, covered concrete porch and patio areas. Existing aspen trees will be preserved on site. Coniferous trees will be planted along the east side to

provide privacy from neighboring condos, while tall shrubs will screen the hot tub area and utility meters will be similarly concealed from view.

Materials: Predominantly black fiber-cement/metal/asphalt exterior with black Andersen windows and black doors, offset by wood-tone (hemlock/Doug fir) accents at entry and feature beam areas.

Plant schedule:

Totals: 51 plants (22 trees, 8 shrubs, 21 grasses/perennials) + sod & rock groundcover, all on automatic timed drip/irrigation system.

Lighting Plan:

Fixture spec: Halo LT6 6" recessed canless LED downlights — 750 lumens, dims to 10%, IC-rated, 35,000-hr life, Title 24/ENERGY STAR certified — used for the recessed can lighting throughout.

The Committee requested the Applicant source and submit a dark-sky compliant sconce for staff review. Staff v

Motion made by Gina Dee to approve the application contingent on staff review of lighting fixtures and Lot survey; seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, New Construction Final Review

BSOA: #05315 Gilded Mountain, LLC

Subdivision: Sweetgrass Hills

Legal: Block 3, Lot 15

Street: 2775 Bobtail Horse Road

Staff presented the Final Construction for a single-family home. Tyrell Ehnes, Project Representative, attended the meeting by zoom on behalf of the Owner.

Changes since Sketch Review include the applicant retracting the Variance request to comply with the 25-foot front setback. Relocating the home will require removal of a mature tree estimated at 80–150 years old. Staff reiterated the average height is 25 feet, and no hot tub is offered for this home.

The property is bound by a diagonal property line running from the upper-left to lower-right of the plan, oriented with north pointing up and slightly left. An asphalt driveway curves in from the northwest corner of the lot, winding down through the upper portion of the site before connecting to the house. The house itself sits roughly in the center of the property, an irregularly shaped single-story structure, with a patio attached directly to its west/southwest side. Adjacent to the patio is a concrete area, and just beyond that, at the southwest corner of the house near the patio, is a cluster of "lichen boulders" integrated into a small planting bed edged in steel. A second, larger grouping of lichen boulders sits further west/southwest, out in the open lawn area between the driveway and the property line. On the east side of the house is a cluster of trees (the Quaking Aspens from the plant schedule) planted together in a bed, also finished with steel edging. The area east and southeast of the house, extending

toward the property line, is designated to be seeded with the native grass mix wherever soil is disturbed during construction — essentially all the open ground surrounding the planted beds, boulders, and hardscape gets restored with this native seed blend rather than turf.

Overall palette: dark green wood siding (vertical and horizontal shiplap mix) with moss-green trim/fascia, black metal accents (windows, doors, railings), a stone base, and a standing-seam metal roof — a natural, mountain-modern exterior look consistent with the native landscape plan.

In response to drainage concerns raised by the neighboring owner to the south, the Applicant submitted an updated drainage plan (prepared by Allied) relocating the drainage swales.

The Committee noted the application was missing a construction staging plan.

Plant Schedule

Total plants: 65 (6 trees + 59 shrubs/perennials/grasses), all native/adapted species suited to a mountain climate (fitting for Big Sky, MT), paired with steel-edged, basalt-mulched, drip-irrigated beds and native grass seeding for disturbed soil.

Lighting:

Shelter Small Wall Sconce (Model 1326BK) from the MOCO Collection, black aluminum outdoor wall sconce.

Rated: Wet-rated, Dark Sky compliant (directs light downward, minimizes light pollution)

Motion made by Ernie Chappell to approve the application contingent of staff receiving a Construction Staging Plan prior to commencement; seconded by Cindy Miller. Motion passed unanimously.

7. Community, Minor Alteration Final Review

BSOA: Benefit Big Sky (BBS)

Subdivision: Meadow Village

Legal: S36, T06 S, R03 E, Lot 1, ACRES 5.221

Street: Little Coyote Rd.

Staff presented the Final Plan for the Huntley-Kern Pond pavilion. Luke Bing, Blue Ribbon Builders, attended the meeting in person.

The updated site plan reflects a rectangular pavilion, a proposed beach area, deck, and dock, paving in lieu of additional seating, a pedestrian path from the parking area to the beach and railing on three sides to match the stain of the structure.

A "no swimming or diving" sign is proposed for liability purposes; the sign language has been reviewed by legal counsel and is intended to designate the pond as a natural ecosystem/habitat rather than a recreational swimming area. The Committee also discussed the possibility of assigning and posting a street address at the site for emergency-response purposes going forward; Staff noted coordination with Gallatin County.

Motion made by Ernie Chappell to approve the application as submitted; seconded by Dave McCaffery. Motion passes unanimously.

8. Single-Family, Wildfire Mitigation

BSOA: #02605 Jed Hogan

Subdivision: Aspen Groves

Legal: Block B, Lot 5

Street: 235 Autumn Trail

Jessica Bruan, Firebreak, presented a proposed wildfire fuel-mitigation plan for the Hogan property, reviewing an Onyx property map in lieu of a formal exhibit. The plan follows Home Ignition Zone principles: the 0–5 ft. zone kept clear of combustible material; the 5–30 ft. zone thinned to provide spacing away from the structure while retaining larger, healthier "legacy" trees where possible; and the 30–100+ ft. zone (extended further where there is significant slope) managed for crown spacing (targeting roughly 10–15 ft. between crowns), removal of dead, diseased, and suppressed trees, and overall forest health. Work will be performed using hand tools and a truck-mounted chipper (no heavy equipment); chipped material will be spread on-site to a maximum depth of approximately 3 inches.

Access to a portion of the mitigation area requires use of a segment of an adjoining owner's private access road. The Owner reported verbal permission from the affected neighboring property owners but had not yet obtained written confirmation.

The Committee requested (1) written letters of support/approval from the affected neighboring property owners regarding access, and (2) a site/staging plan identifying parking, portable toilet location, and material staging areas, for Staff's records.

Motion made by Ernie Chappell to approve the request contingent on a letter of support from the neighbor to access the adjacent lot; seconded by Gina Dee. Motion passed unanimously.

9. Discussion:

a. BSOA RV, Trailer & Boat Storage

Staff raised for discussion the ongoing difficulty of enforcing the current resolution prohibiting RV, boat, and trailer storage in driveways, and asked the Committee's thoughts on the BSOA potentially suspending enforcement for a defined summer period (a range of June through September was discussed).

The Committee discussed jurisdictional boundaries between the BSOA and BSAC: trash, parking, and noxious-weed enforcement fall under BSOA authority, while dark-sky lighting compliance and design/screening standards (including fencing used to screen RVs, trailers, or other equipment) fall under BSAC design regulations. The general consensus was that the underlying storage resolution itself is a BSOA policy matter rather than a BSAC design matter, though BSAC would retain jurisdiction over any required screening or fencing design standards for such items.

No motion was made. The Committee agreed the topic should be referred to the BSOA Board for further discussion, potentially in a joint meeting, before any change to the resolution is adopted.

10. Adjourned -

The meeting adjourned 10:32 AM.