



Architectural Committee Meeting Minutes – June 18, 2026

BSAC/Staff in Attendance:

John Seelye, Chair
Ernie Chappell
Dave McCaffey
Gina Dee
Cindy Miller
Holly Coltea, Executive Dir.
Lisa Chase

Guests in Attendance:

Tyrell Ehnes
Gus Dimitrelos
Kirk Dige

Project Attending For:

#05315 2775 Bobtail Horse Rd.
#06345 45 Low Dog Rd.
#000XX 2225 Black Otter Rd.

BSAC Joining Virtually:

Vanessa McGuire
Les Hopper

Guests Joining Virtually:

Claire Kurlinski
Ryan Kurlinski
Mike Hansen
CathyJo Finch
Brian & Susan McPherson
Jason Groulx
Mark Oblack
Andrew
Derek Nicholls
Tom Berkley
Geoffrey Stevenson
Michael Vlases

#05315 2775 Bobtail Horse Rd.
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#04117 2310 Yellowtail Rd.
#06136A Lot 136A Beehive
#06136A Lot 136A Beehive
#06136A Lot 136A Beehive
#06136A Lot 136A Beehive
#06136A Lot 136A Beehive
BBS Huntley-Kern Pond
#01707 2360 Yellowtail Rd.
#04117 2310 Yellowtail Rd.
#00233 2360 Yellowtail Rd.

1. **Call to Order** – The Chair called the meeting to order at 9:01 AM.
2. **Membership Forum** – John Seelye, Chair, raised concerns regarding a dumpster and overnight trailers staged on Little Coyote Road, noting the resulting safety hazard and reminding owners/contractors to place traffic cones. Staff noted a homeowner's flooring-project dumpster was not included in an approved staging plan and that trailers associated with a nearby project on the opposite side of the street have also been parked on the road; the Committee agreed contractors should be reminded to place safety cones.

The Committee also discussed seasonal driveway sealcoating and the associated safety hazard of exposed rebar markers left in the road right-of-way after paving. The Committee agreed that a call should be made to the paving contractor(s) to require the use of rebar caps and prompt removal of rebar stakes once driveways are ready for use.

3. **Meeting Minutes** –

Staff requested an extension to review the May 28, 2026, Meeting Minutes at the next meeting. The Committee granted the extension; no motion was made.

4. Single-Family, Minor Landscaping Alteration

BSOA #04537 Donahome, LLC

Subdivision: Meadow Village

Legal: Block 5, Lot 37

Street: 1880 Little Coyote Rd.

Staff presented a request related to required screening for an existing hot tub. The new owners had previously been approved on April 23, 2026, to plant five trees to screen the hot tub. The owners have since proposed substituting a decorative metal panel screen (approx. 24" H panels, five per side, on 24" W, 24" D spikes) in place of the trees, citing wildfire-mitigation concerns. The adjacent neighbor objected to the proposed metal screening, and both parties indicated they would be satisfied with no screening being installed at all.

The Committee expressed concern that waiving the screening requirement would set an undesirable precedent, regardless of the adjacent neighbors' agreement, and noted the property also borders a public trail. The Committee reaffirmed that the previously approved vegetative screening (trees/shrubs) should be installed as approved and encouraged the owner to select a lower-profile, fire-wise bush or tree species that addresses both the wildfire-mitigation and view-shed concerns, or alternatively to work with the neighbor on a mutually acceptable wood screening panel.

Motion made to Ernie Chappell to deny the requested metal-panel screening modification, to maintain the standard requiring the hot tub to be screened, and to direct the owner to return with a proposed bush, tree, or shrub screening option; seconded by Dave McCaffery. Motion passed unanimously.

5. Single-Family, After-the-fact Minor Alteration

BSOA #04117 Gregory & Jolene Clark

Subdivision: Meadow Village

Legal: Block 1, Lot 17

Street: 2310 Yellowtail Road

Staff presented an after-the-fact application for solar panels installed on the rear roof of the residence. Mike Hanson of Synergy Electric attended on behalf of the Owners, Greg and Jolene Clark. Staff noted the panels do not affect roof or ridge heights and raised no concerns regarding appearance. Committee Members noted that there are no issues with the panels but recommended an after-the-fact fee given the importance of the review process in addressing potential glare concerns, including proximity to the hospital helicopter landing pad.

Motion made by Ernie Chappel to approve the After-the-fact review for solar panels contingent on a \$100.00 review fee; seconded by Cindy Miller. Motion passed unanimously.

6. Single-Family, Minor Alteration

BSOA #04441 Barbara Rowley
Subdivision: Meadow Village
Legal: Block 4, Lot 41
Street: 3075 Half Moon Ct.

Staff presented a Minor Alteration to replace the existing roof and add a cold-roof component to address recurring ice-dam issues. Geoff Stevenson of Superior Roofing Systems, and Project Manager, attended in person. The replacement roof will match the existing weathered-wood (Malarkey) shingle color, with a buildup on the fascia and a Boston ridge vent added along the ridge; the overall roof height will not exceed 25 feet. No other changes are proposed, and the project will follow the existing construction staging plan already in place for the property's ongoing deck replacement.

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

7. Single-Family, Major Alteration Resubmittal Final Review

BSOA #06345 Konstantinos & Jennifer Dimitrelos
Subdivision: Cascade
Legal: Block 6, Lot 345
Street: 45 Low Dog Rd.

Staff presented a Resubmitted Final Review for a second, 625-square-foot attached garage and an associated 20' x 20' ground-level sun deck at the rear of the home. Sketch Review and an associated Variance for the second garage were approved on January 9, 2025; the project was shelved for approximately 15 months due to the owner's personal circumstances and is being brought forward for Final Review. The addition remains within required setbacks. The sun deck was not part of the original Sketch submittal and is presented as a change from Sketch.

The Committee discussed the proposed gravel driveway to the new garage, noting the Design Regulations generally require a hard-surface (asphalt or concrete) driveway and expressing concern about setting a precedent for gravel driveways. As a compromise, the Committee discussed paving the portion of the driveway visible from the street in asphalt, with gravel permitted beyond that point where it would not be visible from the road. The Committee also reviewed proposed exterior lighting (a security light/camera fixture at the new garage, to remain under 3,000 lumens), decking material (Trex, matching the existing upper deck), and flagstone walkways, and discussed the need to confirm that proposed light fixtures are manufacturer-rated as night-sky/dark-sky compliant rather than assumed compliant based on a down-facing appearance.

The Committee also confirmed that a small (approximately 17' x 22'-23') fenced yard area for the Owner's personal service dogs is acceptable subject to neighbor notification. Landscaping will consist of native grass seed only.

Motion made by Ernie Chappell to approve the application, contingent on the Owner submitting (1) a final driveway design – either the plan as drawn or an alternate cul-de-sac connection following neighbor notification – and (2) an electrical plan specifying night-sky/dark-sky compliant exterior lighting fixtures; seconded by Cindy Miller. Motion passed unanimously.

8. Single-Family, Variance Review

BSOA #06136A Robert & Susan McPherson

Subdivision: Cascade

Legal: Block 3, Lot 136A

Street: 39 Beehive Basin Road

Staff presented a Variance request to shift the platted Designated Building Envelope approximately 75 feet north on the lot to address steep, challenging topography and driveway-grade safety concerns. Brian McPherson, Owner, attended the meeting by Zoom.

Mr. McPherson submitted a 2013 geotechnical report; the Committee noted its age (13 years) and requested additional information. Neighbors Mark O'Black (Lot 134) and Kathy Cho (owner of Lots 142/143) spoke and did not object to the proposed shift.

Given the significance of the request, the Committee elected to conduct an on-site walk-through of the lot before deciding and discussed revisiting the Variance request at a future meeting.

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

9. Single-Family, New Construction Sketch Review & Variance

BSOA #05315 Gilded Mountain, LLC

Subdivision: Sweetgrass Hills

Legal: Block 3, Lot 15

Street: 2775 Bobtail Horse Road

Staff presented findings from a Committee site visit, at which story poles were placed at the two corners of the proposed garage that would encroach into the front setback. The applicant requested a Variance to reduce the required 25-foot Gallatin County front setback to 10 feet (a 15-foot encroachment) to accommodate the garage and improve driveway grade and drainage.

Tyrell Ehnes, Hooked Beard Development and Project Manager attended the meeting in person.

Adjacent neighbors expressed opposition to the Variance, citing view-shed and covenant-compliance concern. The Committee concluded the requested 15-foot encroachment was too great absent a demonstrated hardship.

Motion made by Ernie Chappell to deny the Variance application based on the extent of the requested setback encroachment; seconded by Dave McCaffery. Motion passed unanimously.

10. Multi-Family, Deck Replacement Reviews

BSOA: #00001-00070 Silverbow Condominium

Subdivision: Silverbow Condo, Meadow Village

Legal: S36, T06 S, R03 E

Street: 2225 Black Otter Road

Kirk Dige, representing the Silver Bow HOA (a Confluence PM -managed property, referencing Unit 15 as the originating request), asked the Committee to authorize the Silver Bow HOA to self-approve future like-for-like deck replacements (material change only, no change to design or footprint) under a standard submitted design, rather than requiring individual BSAC review of each unit. The Committee discussed the benefit of retaining BSAC review as a layer of protection and consistency and agreed to a blanket approval for like-for-like deck replacements matching the submitted standard design, with the understanding that any other exterior changes (windows, roofing, siding, landscaping, etc.) will continue to be reported to BSAC staff.

Motion made by Dave McCaffery to approve for like-for-like deck replacements at Silver Bow Condos per the design submitted, with other exterior changes to be reported to staff; seconded by Cindy Miller. Motion passed unanimously.

11. Single-Family, New Construction Extension

BSOA #07509 Moosewood 147, LLC

Subdivision: North Fork Creek

Legal: Lot 3

Street: 3 Moosewood Road

Staff presented a second construction-time extension request. The Owner anticipates interior and exterior completion by August 15, 2026, with final grading complete by July 15, 2026. Installation of landscaping (grass seed) is proposed to be staged closer to fall for survivability, with fencing (previously approved for a dog run) completed by September 30, 2026.

Motion made by Ernie Chappell to approve the Construction Extension through August 31, 2026, for, and through March 31, 2027, for landscaping, contingent on the Owner submitting

evidence of a Certificate of Occupancy application with Gallatin County; seconded Cindy Miller. Motion passed unanimously.

12. Single-Family, Major Alteration Extension

BSOA #04630 Robert Rowe & Melanie Anne Reynolds

Subdivision: Meadow Village

Legal: Block 6, Lot 30

Street: 2350 Spotted Elk Rd.

Staff presented a second construction extension request for a Major Alteration addition approximately 20 months into construction (Meadow Village allows 18 months). Staff noted the job site has been kept neat, and the builder has been cooperative with neighbors regarding staging. Anticipated completion of both construction and landscaping is October 23, 2026.

Motion made by Dave McCaffery to approve the Construction Extension request through October 31, 2026; seconded by Ernie Chappell. Motion passed unanimously.

13. Discussion

- a. Fire Suppression: Senate Bill 178
- b. Research: 23.12.601 Adoption of The International Fire Code (2021 Edition)

Staff raised concerns after a project architect advised that fire suppression is not legally required for a new home despite exceeding Big Sky Fire Department's informal 3,400-square-foot guideline, citing a change in Montana law (circa 2022–2023) that prevents local governments/fire departments from mandating residential fire suppression except where required by a subdivision's own covenants or design guidelines (as is the case in subdivisions such as Yellowstone Club, Moonlight Basin, Spanish Peaks, and Gray Drake as a condition of fire-district annexation). The Committee discussed the liability implications of BSAC taking a position on fire suppression and reached a consensus that the Committee will not issue a recommendation for or against fire suppression, deferring instead to applicable subdivision covenants, Gallatin/Madison County requirements, and Big Sky Fire Department guidance.

- c. Covenant Violations
 - i. MN Yellowtail & Teton Combined Staging

Representatives of the Yellowtail reclamation project and Teton Village were present to discuss Teton Condominiums use of a portion of Yellowtail's property for construction staging, which had not been submitted to BSAC as a staging plan in advance. The Committee expressed disappointment that a staging plan had not been submitted proactively, particularly given prior scrutiny of Yellowtail's own staging practices, while acknowledging the two projects are now coordinating. Yellowtail's remediation/reclamation work (subject to a June 30, 2026, deadline) is delayed pending

coordination with the Big Sky Water & Sewer District regarding irrigation service lines and future accommodation of a reclaimed-water ("purple pipe") connection from the golf course; hydroseeding was deemed impractical without water service in place. The Owners of Teton Condominium agreed to submit a staging plan reflecting use of Yellowtail's property, and Yellowtail agreed to revise its reclamation plan accordingly, with responsibility for final reclamation of the shared staging area to be determined between the parties.

Motion made by Ernie Chappell to approve a 30-day extension of the Yellowtail remediation deadline, to July 31, 2026; seconded by Dave McCaffery. Motion passed 6:1 opposed.

14. Discussion – Combined Sketch and Final Review Requests

Staff reported receiving two requests to combine Sketch and Final review stages after doing so once previously. Concern raised that Owners may now expect this as an exception rather than a one-off accommodation. The group discussed whether combining Sketch and Final review should ever be permitted.

Consensus: the two-stage process (Sketch, then Final) exists for the owner's/applicant's benefit, not the committee's – it protects them from having to redesign if they violate design guidelines and gives neighbors a chance to review and weigh in on the sketch before final approval.

A suggestion was made to have an attorney draft a statement/disclaimer acknowledging the risk when an owner requests to combine stages, so there's a documented awareness of the trade-offs.

Any exceptions should be handled case-by-case, not treated as standard corporate process, and should not become the norm.

No formal resolution was recorded; general agreement to proceed cautiously.

15. Adjourned –

The meeting adjourned 11:10 AM.