



**Architectural Committee Meeting Minutes – September 7, 2023**

**BSAC/Staff in Attendance:**

Clay Lorinsky, Acting Chair  
Maggie Good-Virtual  
Grant Hilton  
John Seelye  
Greg Clark  
Brad Reiersen  
Suzan Scott  
Lisa Hoogenboom

**Guests in Attendance:**

Michael Boyer  
Janet Lampe  
Kenny Holtz  
Jeff MacPherson  
Patrick Maidman  
Gina Temple  
Carolynn & Roger Bruslair  
Lisa Knorr  
Trudy Bussinger  
Colleen Kennedy  
Michael Donahue  
Michelle Horning  
Sherrie Fast  
Joseph Swiatel  
Joe Schwem  
Stephen Chernausek

**Guests Joining Virtually:**

Robb Schlimgen  
Sara D 'Agostino  
Bill Reed  
Mike Rowe  
Lisa Prugh  
Jeffrey Bloomfield  
J Willink  
Daniel Turvey  
Tom Walker  
Jennifer Jones  
Brian Lubin  
Cassandra Elwell  
Paul Skelton  
Michael Vlases  
Margi Miller

**Project Attending For:**

#07099 510 Little Coyote Rd.  
#04610 2225 Spotted Elk  
#312184 MN Fairways Partners  
BSCO 25 Seeway Rd.  
#04535 1840 Little Coyote Rd  
#04535 1840 Little Coyote Rd.  
1845 Little Coyote Rd.  
Lot 4 Moosewood Rd.  
2360 Yellowtail Rd.  
2277 Yellowtail Rd.  
#07510 Lot 4 Moosewood Rd.  
214 W Pine Cone Terrace  
215 W Pine Cone Terrace  
206 W Pine Cone Terrace  
#06354 34 Low Dog Rd.  
Aspen Groves  
  
#06023 Lot 23 Washakie Rd.  
#06015 Lot 15 Cheyenne Rd.  
Aspen Groves  
#0617A 6 Speaking Eagle  
#00046 1840 Little Coyote  
#07510 Lot 4 Moosewood Rd.  
#06353 34 Low Dog Rd.  
  
#06174A 5 Spotted Eagle Rd.  
#06174A 5 Spotted Eagle Rd.  
#07509 Lot 4 Moosewood Rd.  
#06140A 29 Beehive Basin Rd.  
#06174A 5 Spotted Eagle Rd.  
#00233 2360 Yellowtail Rd 233  
#06166A 1 Black Moon Rd.

## 1. Membership Forum -

Mr. Boyer joined the BSAC meeting on September 7<sup>th</sup> to further discuss the proposed parking alteration for the Big Sky Chapel and informed the committee they are ready to commence work.

Suzan Scott, Executive Director, advised the committee that the engineers had not yet had an opportunity to meet and requested this meeting take place before any further discussion.

**At the Chairs request a Motion was made by Grant Hilton to have Clay Lorinsky act as Chair for the September 7, 2023, BSAC meeting; seconded by John Seelye.**

2. Call to Order - The Chair called the meeting to order at 9:05 AM.

## 3. Meeting Minutes -

August 17, 2023, Minutes

**No Motion was made.**

Staff will present the August 17, 2023, minutes at the following BSAC meeting.

### 4). Single-Family, Landscaping Performance Deposit Release

- a. BSOA: #0617A Michael & Nina Rowe  
Legal: Cascade  
Block 3, Lot 171A  
Street: 6 Speaking Eagle Rd.

The owners of 6 Speaking Eagle Rd. have recently completed their landscaping and have requested the performance deposit back in full.

A site inspection for landscaping was performed by staff on August 23, 2023. Staff informed the owners that the grass must show signs of growth and suggested a partial release of funds. As staff is not authorized to release a partial return, the request was presented to the committee.

**Motion made by Grant Hilton to approve the release of half of the Landscaping Performance Deposit (\$3,750) until the wood pile has been removed and that a reasonable amount of grass has been established; seconded by John Seelye. Motion passed unanimously.**

## 5). Multi-Family, New Landscaping Extension & Modification

### b. BSOA: #01441 Beaverhead Condominium

Legal: Beaverhead & Custer

T06 Condo Master

Street: 90 Slalom Trail

Staff presented a landscaping extension and project modification for the Beaverhead Condominiums, building #4.

The modification would shift the conifers to accommodate a ski in-ski-out access to the building and skier easements granted to Big Sky Resort for the ski run "Clock-out." Staff also received a formal request for an extension to complete the remaining landscaping work through July 1, 2024.

**Motion made by John Seelye to approve the Landscaping Extension as requested (July 1, 2024) and Landscaping Alteration subject to staff receiving written approval from the Beaverhead subcommittee; seconded by Grant Hilton. Motion passed unanimously.**

## 6). Single-Family, Minor Alteration

### c. BSOA: #04108 Dixon Montana LLC

Legal: Meadow Village

Block 1, Lot 8

Street: 2030 Yellowtail Rd.

Staff presented a minor alteration for a replacement roof on 2030 Yellowtail Rd.

The home had been re-roofed in 2008. However, the home recently received hail damage and the entire roof had to be replaced. The owners are upgrading to a better and stronger 50/year warranty shingle. The overall average height is 23 feet.

**Motion made by John Seelye to approve the application as submitted contingent on staff receiving a construction staging plan; seconded Grant Hilton. Motion passed unanimously.**

## 7). Single-Family, Minor Alteration

### d. BSOA: #04610 Janet Lampe

Legal: Meadow Village

Block 6, Lot 10

Street: 2225 Spotted Elk Rd.

Staff presented the second cold-roof design proposal for 2225 Spotted Elk Rd. The applicant had recently applied for a variance to the Meadow Village Covenants for roofing system that would add 13 additional inches in height. The applicant was denied as Meadow Village does not allow for variances.

The applicant resubmitted an application for a roof design that is similar in design to a cold-roof and would prevent ice damming but would only add 3 inches in additional height.

The Owner Applicant expressed the difficult situation she is in having to shovel the roof every snowfall and that shoveling was causing additional damages.

However, the home is currently at the maximum allowable height of 25 feet per Meadow Village Covenants. Although the committee expressed sympathy, Grant Hilton, committee member noted that the BSAC does not have the authority to change the Meadow Village Covenants and that such an undertaking would require 51% of a member vote to process.

**No Motion was made.**

**8). Single-Family, Minor Alteration**

- e. BSOA: #05326 Stephen Maus  
Legal: Sweetgrass Hills  
Block 3, Lot 26  
Street: 2095 Two Gun White Calf Rd.

Staff presented a cold-roof design for 2095 Two Gun White Calf. This would be a unique and sophisticated design that uses metal stud framing and cross ventilation. The new roof will replace the Malarkey Weathered Wood asphalt singles that were approved in 2016. The current average height is 22'-10". Height added is approximately 12" or a new total height after renovation of 23'-10"

**Motion made by Grant Hilton to approve the application as submitted subject to the applicant bringing in a sample to ensure it is consistent with the plans; seconded by Clay Lorinsky. Motion passed unanimously.**

**9). Single-Family, Minor Alteration**

- f. BSOA: #02726 Michael & Deborah Rowley  
Legal: Aspen Groves  
Block C, Lot 26  
Street: 168 W Pine Cone Terrace

Staff presented a Minor Landscaping Alteration for repair work. The applicant noted that severe erosion required immediate remediation. The applicant requested to add a retaining wall. Upon inquiring staff confirmed this wall had already been installed and was confirmed to be 70 feet in length and 2.5 feet in height.

The committee inquired about potential after-the-fact patio work as well.

**Motion made by Grant Hilton to table the Motion until the committee receives additional information on the wall and patio work; seconded by Brad Reieron. Motion passed unanimously.**

**10). Single-Family, Major Alteration & Variance Sketch**

- g. BSOA: #06140A Thomas & Cynthia Miller  
Legal: Cascade  
Block 3, Lot 140A  
Street: 29 Beehive Basin Rd.

Staff presented a major Alteration and Variance sketch review for 29 Beehive Basin Rd. The proposal includes a new garage bay that will be located outside the existing building envelope limit. The owner requested approval from the committee to shift the building envelope about twenty-five feet east to encompass the new garage addition.

The intent of the project is to also amend the roofing system at the existing low slope roof area to include a cold roof. It was noted that some areas of the existing driveway were not originally graded to meet fire department slope guidelines and they would also like to minimally adjust this area to be a lower slope.

The scope of work includes a new bay added to the garage at a 45- degree angle to the existing garage, matching the angle of the existing home adding 435 square feet, a new cold roofing system with a standing seam metal roof will cover the existing side garage and the new addition, and the existing driveway will be extended to provide vehicular access to the new garage. A small area of the existing driveway will be re-graded to meet fire department slope guidelines.

**Motion made by Grant Hilton supporting the variance application request to move the Building Envelope due to topography and that doing so will improve the driveway and fire department access; seconded by Maggie Good. Motion passed 4:1.**

**11). Community, Major Alteration Final**

- h. BSOA: #07206 BSCO  
Legal: Meadow Village  
Lot 2A-1  
Street: 25 Seeway Rd.

Staff presented the final review for the BSCO playground. A colored rendering was presented showing the structure orientation and overall layout. The committee reviewed the individual playground features which were confirmed at being no more than 17 feet in height. The retaining wall complies with Design Regulations as it offers several directional changes.

The playground structures will feature a primary color palette: dark blue, sky blue, bright green, snow, pale blue and a dark green.

Grant Hilton, committee member, recommended that BSCO implements shade over the slides for safety purposes as slides can often get too hot for young children.

**Motion made by John Seelye to approve the application for the playground as submitted; Brad Reiersen. Motion passed 4:1.**

## 12). Single-Family, New Construction Sketch

- i. BSOA: #07510 Jeffrey & Nicole Bloomfield  
Legal: North Fork Creek  
T06 S Lot 4, 5.028 Acres  
Street: Lot 4 Moosewood Rd.

A proposal for New Construction on Lot 4 of Moosewood Rd was presented for sketch review. Staff confirmed that the plans conform to the original building site that was intended for this lot. Lot 4 is unique as it has a skier easement on it and wetland. Staff noted the project manager has taken careful consideration when designing plans for this lot.

The main level will host the master bedroom and supporting rooms, kitchen, laundry, mud room, dining room, great room, powder room and closet off entry. The upper level will be framed above the garage and consist of a bunk room and full bathroom. The lower level will have walkout access on the west elevation.

**Motion made by Clay Lorinsky to submit the application as submitted contingent on staff receiving a site survey prior to the Final Review to show the placement of the house and that an architectural feature is added to break up the uninterrupted roof ridge line; seconded by Brad Reiersen. Motion passed unanimously.**

## 13). Single-Family, New Construction & Variance Sketch

- j. BSOA: #02722 Westie Wheatie LLC (Chrissy Galovich)  
Legal: Aspen Groves  
Block C, Lot 22  
Street: 225 W Pine Cone Terrace

The project manager was not present at the time the agenda item was announced. Adjacent neighbors were present and expressed concern for the Variance request to encroach in Aspen Groves setback requirements, the size of the house for the lot and cul-de-sac and the ADU.

**No Motion was made.**

#### 14). Single-Family, New Construction Sketch

- k. BSOA: #06354 Jason Marsili  
Legal: Cascade  
Block 6, Lot 354  
Street: 34 Low Dog Rd

An application was presented for New Construction on 34 Low Dog Rd for sketch review. The proposal is for a single-family, two-story 6 -bedroom home and will have 2,767 square feet on the main floor and 1,515 square feet on the lower floor.

The shared driveway was confirmed to be 7-10% grade. The plans adhere to all applicable regulations.

**Motion made by Grant Hilton to approve the application as submitted; seconded by Maggie Good.**

#### 15). Single-Family, New Construction Sketch

1. BSOA: #06174A Thomas & Jennifer Walker  
Legal: Cascade  
Block 3, Lot 174A  
Street: 5 Spotted Eagle Rd.

An application was presented for New Construction on 5 Spotted Eagle Rd for sketch review. The house will have a walk-out daylight basement, a first floor with an attached garage, a second floor, and an apartment over the garage. The total habitable area of the house will be 4,542 square feet and the non-habitable area (Garage and Mechanical Room) will be 1,321 square feet.

The average height of the home is 27'-8" calculated using 4 different points adjacent to the home. The home complies with setback requirements.

**Motion made by Grant Hilton to approve the application subject to the conditions stated below; seconded by John Seelye. Motion passes unanimously.**

#### **Conditions for approval:**

- 1) **That the apartment shall not be an ADU, rented or used as a rental by a third party.**
- 2) **The uninterrupted roof ridge line is broken up.**

## 16). Single-Family, Minor Alteration After-the-Fact

- m. BSOA: #02815 Jason Hubbard  
Legal: Aspen Groves  
Block D, Lot 15  
Street: 169 Silverado Trail

Staff presented a Minor Landscaping, after-the-fact review.

Staff received notification from the Aspen Groves HOA of a fence that had not come through the BSAC. Staff reached out to the Hubbard's on August 10, 2023. Jason was unaware that he would have to come through the BSAC for a fence. He was concerned for his children's safety after seeing a bear in close proximity.

Bill Reed of Aspen Groves HOA noted to the committee of their diligence in informing the Aspen Groves members that they have to come through the BSAC for architectural review. Mr. Reed also noted the Aspen Groves Covenants state that there shall be free movement for wildlife.

The committee requested a letter from the Aspen Groves HOA for a consensus on the fence.

**Motion made by John Seelye to table the review pending additional information; seconded by Grant Hilton. Motion passed 4:1.**

## 17). Single-Family, Painting Alteration After-the-Fact

- n. BSOA: #04535 Patrick Maidman  
Legal: Meadow Village  
Block 5, Lot 35  
Street: 1840 Little Coyote Rd

Staff presented a Minor Alteration after-the-fact review for exterior painting. Staff expressed to the committee the office has received numerous phone calls and emails regarding the newly painted red home on Little Coyote inquiring if BSAC had approved the color. Neighbors expressed their concern for fairness and conformity.

A cease-and-desist was served on August 22, 2023.

The committee was perturbed by the lack of compliance, nonchalant attitude and the ignored cease-and-desist.

The owner knew there was an HOA but was not aware of the breadth of authority. He expressed that no disrespect was intended and apologized to the committee.



Two committee members discussed an approval and imposing the \$500 after-the-fact fee, while other committee members argued that the color would not have been approved had the applicant been forthcoming.

**Motion made by Grant Hilton for the Owner Applicant to come back through the BSAC on September 21, 2023, and propose a new color scheme; seconded by Maggie Good. Motion passed 4:1.**

#### 18). Multi-Family, Project Designation

- o. BSOA: #07107 MN Yellowtail Partners  
Legal: Meadow Village  
T06, Lot 4  
Street: Yellowtail Rd.

The project manager for MN Yellowtail Partners, LLC, Kenny Holtz joined the meeting to discuss the status of plan designation as the following Motion was made on June 20, 2023:

**Motion made by Grant Hilton that BSAC recognizes MN Yellowtail Partners LLC has notified the BSAC they are executing base plan Option: A, however, in the interest of all parties, BSAC approves a 3-month extension until September 1, 2023, for Kenny Holtz to be able to make that change in designation from base plan Option: A to B if they so desire; seconded by Clay Lorinsky. Motion passed unanimously.**

Mr. Holtz and the Teton Owners met with the BSFD on August 23, 2023, and the outcome of that meeting can be summarized as follows:

1. Existing Teton units 230, 231 and 232 are grandfathered into Big Sky Fire Department coverage as long as existing access is maintained or improved they are fully covered for emergency services.
2. Future Teton Units 233 and 234 cannot be developed without a proper fire-department approved turn-around.
3. Teton owners do not own enough property to create a fire department approved on their own.
4. If Teton owners wanted to build units 233 and 234 today they would need a turn around as shown in questions #9, #11, #13 and #14. These four exhibits make it very clear that they would need Yellowtail property to accomplish this requirement. Yellowtail is under no obligation to provide them this additional property.
5. Big Sky Fire Department's overall preferred option is shown in #18 which is the original Yellowtail site plan A as also approved by the BSAC this spring. The 1984 approved 40-unit Teton plan (shown in #19) also remains fully in compliance with Big Sky Fire Department standards today.

6. BSFD is reluctantly willing to approve a gate at the secondary access point (shown in #16), but would still require two-way access for their apparatus.
7. BSFD is NOT willing to approve the buildout of Teton units 233 and 234 if Yellowtail places a dead-end road barrier on our property (shown in #17). No one has the authority to require that Yellowtail provide gated thru access for Teton condos only at this location.
8. If Yellowtail selects Site Plan Option B moving forward; Teton owners may never be able to build units 233 and 234.

An agreement between the Teton owner and MN Yellowtail Partners has not yet been reached. The committee encouraged again that both parties need to come to a resolution.

The neighbors expressed concern that the contractors on site are operating as if they are implementing Plan A. A representative for Teton Condo owners stated that they do not want to approve Plan A and that has been their prerogative since the plans were first proposed to them. Mr. Holtz assured them that the contractors are working on utilities only.

Mr. Holtz noted the project was designed around the recorded plans and that the County records support this.

## **22). Discussion Items**

- a. Design Regulation Amendments

**Motion made by Clay Lorinsky to recommend for Board approval the Design Regulation revisions as presented and edited; seconded by Brad Reiersen. Motion passed unanimously.**

- b. Performance Deposit Tracking

Staff will present the tracking at the following BSAC meeting.

## **23). Adjourn - The meeting adjourned at 12:55 PM**

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Clay Lorinsky, Acting BSAC Chair