

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
November 16, 2017**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, November 16, 2017, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: David Viele, Larry Deckard, Larry Rogers and Mike Suman. Architectural Consultant, Charlie Perkins, was also present.

MEETING MINUTES – The Committee reviewed the October 5, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 5, 2017, meeting minutes as presented.

The Committee reviewed the October 19, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 19, 2017, meeting minutes as presented.

The November 2, 2017, meeting was cancelled due to a lack of agenda items.

Chapin Residence	Filing 1 Lot 78	Final Review
Rick Cubine, Active Energies Solar	0655 Charolais Circle	Solar Panel Install on a Flat Roof

Rick Cubine, Active Energies Solar, presented plans to place solar panels on a flat roof. In an effort to screen the solar panels from the neighbor's view the panels will be placed at five degrees rather than the usual ten degree slant. The wind guard on the panels will largely screen the neighbor's view of the support structure. The panels will be a maximum of 9" off of the roof and will be screened in some areas by an existing parapet wall. The production meter will also be screened. The Committee appreciated the effort to reduce the visibility of the panels by placing them at a five degree tilt.

The Committee reviewed the proposed changes and the following matters were noted:

- a. The panels will be no greater than 9" from the surface of the roof.

A motion was made to approve the Final Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Final Plans subject to the conditions outlined above.

Lauterbach Residences	Filing 3 Block 2 Lots 9 & 10	Discussion
Mike Lauterbach	0051 & 0091 Rowel Drive	Lot Line Modification

Mike Lauterbach, Owner, presented plans to amend an existing lot line between two adjacent lots that he owns. The plan would create two equal size lots, with one being a flag lot to create the equal sizes. The plan would not change the density, but it would potentially shift the massing down the hillside and appear more crowded. It would simultaneously reduce site

disturbance. There was discussion about two or three buildings. The DRC thought two buildings was better than three buildings and planning for a variance was the wrong approach. The site plan needs more study and the DRC recommended ensuring there is adequate space for all four units parking and to maneuver cars.

Following the discussion no formal action was taken by the Committee.

Coletti/Cuny Residences Filing 2 Block 6 Lot 6 Change to Approved Plans
Mike Roe, Mark Mueller & Patty Cuny 0120 June Creek Road Front Setback Encroachment

Mike Roe, contractor, presented plans for amended hammerheads in the front setback. The previous hammerheads were in the front setback and in an effort to improve parking in the driveway the hammerheads were expanded further into the front setback. The garage configuration does not allow for parking outside of either garage with continued access to the other garage for two cars. The existing garages are tight for two cars. If a car is parked in the hammerhead then drivers would have to back onto June Creek Road. The expanded hammerheads were designed to allow for parking and vehicle turnaround. The DRC noted the plans they reviewed and approved did not include the expanded hammerheads nor would they have approved them, if they had seen them initially. They are supportive of the previous existing non-conformity, but cannot support expanding the non-conformity.

The Committee reviewed the proposed changes and the following matters were noted:

- a. The expanded hammerhead size was neither reviewed nor approved by the DRC.

A motion was made to deny the requested variance to expand the hammerheads further into the front setback. By motion duly made and seconded, it was unanimously

RESOLVED to deny the requested variance subject to the conditions outlined above.

ADJOURNMENT – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this the 16th day of November 2017, at 9:50 AM.

STAFF APPROVALS

VanLoveren Duplex Filing 2 Block 6 Lot 23 0050 Rawhide Road	Add a 14" x 25" fixed awning window on the east unit, south elevation
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