

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 7, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, April 7, 2016, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard, Connie Powers and David Viele. The Architectural Consultant, John Perkins, was also present.

MEETING MINUTES – The Committee reviewed the March 17, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 17, 2016 meeting minutes as submitted.

Dickerson Residence	Filing 3, Block 5, Lot 14	Preliminary/Final Approval
Larry Rogers	323 Longhorn Road	New Construction–Duplex

Larry Rogers, Project Architect, presented the final plans to the Committee for their review and the following matters were noted:

1. Conditions of the Conceptual approval were addressed in the Final set of plans.
2. Exterior light fixtures were presented and the Committee requested that if light source is visible that the glass portions of the fixture be treated to obscure the light bulb or LED element.
3. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

Due to a conflict of interest Larry Rogers recused himself. A motion was made to approve the final set of 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.

DeChant Residence	Filing 2, Block 4, Lot 13	Changes to Approved Plan
Doug DeChant & Brandon Meyer	230 Stetson Drive	New Construction–Duplex

Doug DeChant, Project Architect, along with Brandon Meyer, Shepherd Resources, presented the revised plans to the Committee for their consideration. The primary revisions include: making each half of the duplex more equal in size resulting in 5,029 square feet of habitable living area, replacing some gables with shed roof forms, increasing the height of the east of garage roof by 3 feet, adding more vertical wood siding to the façade, cladding the chimneys in flat black steel and adding some exposed steel detailing. The construction management and landscape plan are per the original approval.

The Committee reviewed the plans and the following matters were noted:

- a. The site is limited to 4,900 square feet of habitable living area.

- b. A new color board is required for any changes to approved colors to be considered.
- c. A cut sheet for exterior lights is required.
- d. An architectural foundation plan is required for final approval.

A motion was made to table the review to the April 21, 2016 meeting. By motion duly made and seconded, it was unanimously

RESOLVED to table the review to the April 21, 2016 meeting.

Litviakou Residence Alyson Leingang	Filing 2, Block 1, Lot 2 17 Rawhide Road New Construction-Single Family w/ADU	Conceptual Review
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Alyson Leingang, Project Architect, and Irena Litviakou, Property Owner, presented plans for a new single family residence with an accessory dwelling unit. The home has been sited to take advantage of views to the east and south and be compatible with the adjacent homes. It is proposed to be a stucco structure with wood window trim and fascia. The color palette will be warm beige.

The Committee reviewed the plans and the following matters were noted:

- a. An accessory dwelling unit is not allowed on property zoned Single Family.
- b. Look at stepping the building down to reduce the long roof line.
- c. Enhance the entryway.
- d. Make the large gable structure over the garage feel more a part of the house.
- e. No hammerhead can be allowed in a setback.
- f. The siting and proposed landscaping are good.
- g. Provide exterior detailing and a color board.
- h. Exterior light fixture cut sheets are required.
- i. Recommend coming back for another conceptual review.

A motion was made to table the review to the May 5, 2016 meeting. By motion duly made and seconded, it was unanimously

RESOLVED to table the review to the May 5, 2016 meeting.

Sonnenalp Club Oz Architecture & Johannes Faessler	Filing 2, Tract H 1265 Berry Creek Road	Review of new Commercial Signs New Commercial Signs
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The Sonnenalp Club is proposing to modify their signs to reflect their new look. The proposed new signs match the new building signs that were previously reviewed and approved. They are required to obtain Eagle County approval for all of their signs in Singletree. The sign materials match the materials on the building. They are proposing to place a new metal band on existing signs to cover the "sun" logo. They will meet with Berry Creek Metro District at the next Metro District meeting. They may request adding more way finding signs in the community to help guests find the Club and restaurant.

The Committee reviewed the plans and the following matters were noted:

- a. Ensure good site lines are maintained on Berry Creek Road and the parking lot entrance.
- b. Ensure the wattage and type of lighting is not overwhelming.

A motion was made to approve the proposed sign design concepts for the Sonnenalp Club, subject to approval by Eagle County. By motion duly made and seconded, it was unanimously

RESOLVED to approve the proposed sign design concepts for the Sonnenalp Club, subject to final approval by Eagle County.

DISCUSSION ITEMS

Jones Residence	Lot 19 Block 4 Filing 2	Request to use GAF Sequoia Shingles
Marty Jones	51 Miller Place	

There are two unapproved roofs in Singletree that have asphalt shingles. Mr. Jones made the case that asphalt shingles, of the quality he is requesting to use, are aesthetically pleasing to him, economical, have a Class A Fire Rating and have a long life. A metal roof with a standing seam would not look appropriate on his house. He would like the DRC and Singletree Property Owners' Association (SPOA) to consider allowing additional roofing materials. The DRC agreed to approach SPOA about the request.

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 7th day of April 2016.