

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
February 5, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, February 5, 2015, at 8:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Karen Zavis, Connie Powers, Larry Deckard and Larry Rogers. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the January 18, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the January 18, 2015 meeting minutes as submitted.

<b>Millet Residence</b>	<b>Flg. 2, Blk. 6, Lot 21</b>	<b>Preliminary/Final Review</b>
<b>Hans Berglund</b>	<b>0440 June Creek Road</b>	<b>Addition/Remodel</b>

Hans Berglund and Keaton Winkeller presented the preliminary/final plans to the Committee for their review and the following matters were noted:

- a. A Construction Management Plan was submitted.
- b. The Applicants were requested to be aware of the various building setbacks since several areas of the home (proposed and existing) are very close to setback limits.
- c. The Committee reminded the Applicant that any changes to the approved plans need to be approved by the DRC prospectively.
- d. The Design and Construction Site Compliance Fee and Landscape Deposit will be \$14,500.

The Committee made a motion to approve the preliminary/final plans subject to the conditions above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the preliminary/final plans subject to the conditions outlined above.

<b>Moore Residence</b>	<b>Flg. 3, Blk. 2, Lot 21</b>	<b>Preliminary/Final Review</b>
<b>Rick Hermes</b>	<b>1041 June Creek Road</b>	<b>Single Family Home</b>

Rick Hermes and Billy Iverson presented the preliminary/final plans to the Committee for their review and the following matters were noted:

- a. The fence on the north elevation which encloses a dog run must be a split rail fence with metal mesh on the inside (Design Guidelines page 22).
- b. The Committee recommends snow clips or a snow fence on the metal roof in areas where snow could possibly slide onto pedestrian areas of the site, such as the main entry.
- c. A revised color board with actual paint color swatches must be submitted.
- d. It was suggested that nested boulders could be used on the window wells on the north side of the home at the west (lower) end of the wells to blend the retainage back into the final grading.
- e. The height of the nested boulder walls at the rear elevation should not exceed 4 feet in height (Design Guidelines page 28).
- f. The Committee recommends adding several low juniper bushes between the driveway and the street.
- g. The Committee suggested additional shutters on windows at the north elevation.
- h. Green, netted plasticized construction fencing is required and must be indicated on the Construction Management Plan.

- i. The Committee reminded the Applicant that any changes to the approved plans need to be approved by the DRC prospectively.
- j. The Design and Construction Site Compliance Fee and Landscape Deposit will be \$14,500.

The Committee agreed that the Architectural Consultant could staff-approve these plans once the above conditions are satisfied, thereby precluding the need for the Applicant to meet again with the DRC. The Architectural Consultant was requested to present the final color board to the Committee at the next meeting.

A motion was made to approve the preliminary/final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the preliminary/final plans subject to the conditions outlined above.

**Brandrup Residence**  
**Melissa Brandrup**

**Flg. 1, Lot 76**  
**0711 Charolais Circle**

**Preliminary Review**  
**Single Family Home**

Peter and Melissa Brandrup, along with Bobby Harvey, Director of Project Coordination for Blu Homes, were present at the meeting to discuss their submission of the preliminary plans to the Committee for approval.

It was reiterated by the DRC that the design presented at the time of Conceptual Approval was not submitted as a modular construction project and that many of the design issues currently under discussion result from the method in which modular or manufactured units are constructed and transported.

Mr. Harvey made a presentation to the DRC regarding Blu Homes. This included completed and sold projects, testimonials, factory construction methods, on-site construction methods, and distinctions between the Blu Homes product and other modular housing products.

Ms. Brandrup made a presentation of the proposed plans, including a detailed written response to the issues, questions and concerns raised and enumerated in the DRC meeting minutes of 12/18/14. She highlighted changes made from the prior submission and the Committee felt that some of those changes were improvements to the overall design.

There was considerable discussion of continuing design issues between the Applicant and the DRC. The DRC is responsible for compliance with the Guidelines as well as interpreting the application of the Guidelines in a reasonable and consistent manner to all applicants for exterior construction in Singletree. Discussions included: massing; cohesiveness of the structure; long, uninterrupted walls; window fenestration; entry design; exterior details; the integration of the residential portion of the home with the site-built elements; and exterior materials, among others.

Reference is made to the list of matters enumerated in the DRC meeting minutes of 12/18/14. Since, in the opinion of the DRC, design issues remain unresolved, the project is tabled per the Applicant's request. The next revised submission will be reviewed by the DRC in the context of all the previous discussions on the project. The Committee strongly supports, in accordance with the Guidelines, an architectural design that is site-specific in all material respects.

**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 5<sup>th</sup> day of February 2015.