

**SINGLETREE DESIGN REVIEW COMMITTEE**

**MEETING MINUTES**

**March 1, 2018**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 1, 2018, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

**MEETING MINUTES** – The Committee reviewed the February 1, 2018, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the February 1, 2018, meeting minutes as presented.

<b>Brown Residence</b>	<b>Filing 4 Block 3 Lot 15</b>	<b>Preliminary / Final Review</b>
<b>Kathy Aalto, Ceres + Landscape</b>	<b>0071 Mesquite Drive</b>	<b>New Water Feature Installation</b>

Kathy Aalto, landscape architect, presented plans to install a new water feature in the backyard. The plan includes a subgrade cistern and water pump just outside of the existing fence area. Two aspen trees near the back of the home will be removed. There will be one aspen tree planted at the top of the water feature. Native rocks used in the water feature.

The Committee reviewed the final proposal and the following matters were noted:

- a. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- b. Final approval shall be granted upon receipt of \$1,500 for the Design and Construction Site Compliance Deposit and \$750 in fees to SPOA (\$250 for the Site Observation Fee and \$500 Administrative Fee.)

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

**RESOLVED** to approve the Final Plan subject to the conditions outlined above.

<b>MJL Dev. Residence</b>	<b>Filing 3 Block 2 Lot 10</b>	<b>Conceptual Review</b>
<b>Mike Lauterbach</b>	<b>0091 Rowel Drive</b>	<b>New Single Family Residence</b>

Mike Lauterbach, Owner, presented plans to construct a new single family residence on the Lot. He also owns the adjacent Lot, 0051 Rowel Drive. It is his intention to adjust the lot lines between the two lots to equalize their sizes and development potential, this is approximately a three-month process through Eagle County. The plans presented show a single-family residence and he may be interested in developing two single-family residences on the one Lot as a detached duplex based on input from his geotechnical engineer and the Fire Department. The Committee explained that they could not approve two detached units as that does not meet the definition of a duplex. The application needs to include the full plan, showing plans for both halves of the duplex as a unified building. They encouraged the Owner to look at alternative

solutions to address the development challenges. Access to the Lot through the adjacent Lot also needs to be more fully developed. Parking and driveways cannot be approved in the setbacks. The Committee suggested the Owner look at access and design solutions used elsewhere on steep lots.

The Committee reviewed the conceptual proposal and the following matters were noted:

- a. If Lot lines are to be adjusted, only conceptual reviews can be completed until final lot lines have been established at Eagle County so setbacks and development potential can be accurately established.
- b. No parking or turn-arounds can be constructed in setbacks.
- c. If a duplex is proposed a unified duplex design shall be submitted and reviewed for approval.
- d. The overall plan for both Lots would be helpful to understand the development plan.

A motion was made to table the Conceptual Plan. By motion duly made and seconded, it was unanimously

**RESOLVED** to table the Conceptual Plan subject to the conditions outlined above.

<b>Ryan Residence</b>	<b>Filing 4 Block 5 Lot 41</b>	<b>Preliminary Review</b>
<b>Mike Suman, Suman Architects</b>	<b>0010 Saddle Drive</b>	<b>Demo-Rebuild of Single Family Res.</b>

Mike Suman, architect, presented plans to demolish an existing single family residence and rebuild a new single family residence in its place. The proposed new residence will be approximately 5,597 sq ft and 7,732 sq ft are allowed on the 0.71 acre Lot. The plans presented contemplate a pool on the south side of the residence with the decking being an exposed aggregate finish. The design creates eddies from the wind outside as well as captures views in all directions. The plan maintains the natural drainage around the house, retains and enhances the existing aspen tree grove and screens the neighbor to north with landscaping. The garage will be cantilevered approximately 4' to match the other cantilevered elements. The roof drains will be inside the walls and will daylight below. There will also be four scuppers that will not be visible. There will be stucco eaves that finish with wood soffits and have a metal drip edge. There will be an 8" wood band above the windows to match the soffit. There will be a steel band at the floor plate line. There will be three shades of grey stucco from charcoal grey to medium grey. The steel beams will have timbers set inside of them. The deck rails are 3/8" steel rods, but they may come back and request glass. The roof will be Charcoal Grey metal from CMJ. The driveway will be heated.

The Committee reviewed the preliminary proposal and the following matters were noted:

- a. A complete final submittal is required for review.
- b. Additional construction management plan detail and compliance deposit shall be required for the demolition.

A motion was made to approve the Preliminary Plans. By motion duly made and seconded, it was unanimously (Suman recused)

**RESOLVED** to approve the Preliminary Plan 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 1<sup>st</sup> day of March, 2018, at 10:15 AM.

**STAFF APPROVALS**

**Hoff Residence**                      Install a hot tub on the back deck of unit no. 33, approved by the Las  
Las Vistas Condos                      Vistas HOA on 2/23/18 via email  
0711 Singletree Road No. 33