

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 5, 2018**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, April 5, 2018, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

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

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

Prentis Residence	Filing 4 Block 5 Lot 32	Change to Approved Plans
Stephanie Lord-Johnson, Berglund	0021 Corral Road	Relocate Approved Landscaping

Stephanie Lord-Johnson, Berglund Architects, presented plans to move two spruce trees to the east, closer to the driveway to frame the driveway and help maintain the neighbors view, and to relocate three aspen trees closer to the stop sign to provide better screening. Three additional pinyon pines will be planted near the stop sign for additional screening from the road.

The Committee reviewed the proposed changes to the landscaping plan and a motion was made to approve the proposed changes to the landscaping plan. By motion duly made and seconded, it was unanimously

RESOLVED to approve the proposed changes to the landscaping plan.

Insull Residence	Filing 3 Block 2 Lot 12	Preliminary Review
Garreth Insull, Owner	0861 June Creek Road	Solar Panel Installation

Garreth Insull, Owner, presented plans to install solar panels on his flat roof. The Committee has concerned about the proposed plans solar panel height and mounting hardware above the parapet. They suggested evaluating two off-set arrays rather than one long one that increases the visibility. Ideally the supporting structure would not be visible.

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

- a. The visibility of the solar panels and mounting hardware above the parapet needs to be minimized.

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

RESOLVED to table the Preliminary Plan subject to the condition outlined above.

Kokosa Residence
Maggie Fitzgerald, Architect

Filing 3 Block 2 Lot 15
0921 June Creek Road

Conceptual Review
New Construction -Duplex

Maggie Fitzgerald, architect, presented plans for a new duplex that maximizes the allowed Habital Area as well as site coverage. The location on the site is designed to capture the southern exposure and light for both units. The mechanical rooms for each unit are 180 sq ft and located on the lowest levels. The roof forms are simple shed roofs with a couple of parapets. The roof pitches are low due to the long expanses. The roofing material is anticipated to be standing seam metal. The exterior materials will include vertical and horizontal cedar siding, some stucco and some stone. The Committee liked how the duplex garages were split. There is concern about the flat roof forms being too complicated and not appearing integrated in the overall design. Requested further consideration be given to the scale of certain wall heights. A 3D model would be helpful to review.

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

- a. Consider simplifying the roof forms.
- b. Further evaluate the height and scale of certain walls.
- c. Roof eaves shall not be in a setback.
- d. A complete Preliminary Submittal is required for Preliminary Review.

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

RESOLVED to approve the Conceptual Plan subject to the conditions outlined above.

MJL Dev. Residence
Mike Lauterbach

Filing 3 Block 2 Lot 10
0091 Rowel Drive

Conceptual Review
New Single Family Residence

Mike Lauterbach, Owner, presented plans to construct a new duplex. The plans also anticipate moving existing Lot lines. Everyone was reminded, 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. There was conversation about setbacks following replatting of the Lots and which would be side, rear and front setbacks. The Committee discouraged the placement of the two garages side by side, facing the same direction. The Committee encouraged relocating the upper floor massing to the middle of the duplex so that it would step down as well off-setting the long planes of each unit.

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

- a. There is concern about the mirror image of the two units and the long front elevation, it needs additional attention.
- b. There is concern about access to this duplex as well as the duplex contemplated on the adjacent Lot. Need to more fully understand the plans for the adjacent duplex and access to those units too.
- c. No parking or turn-arounds may be located in a setback.

- d. Concern expressed about the potential for storing or relocating soil from one lot onto the other lot.
- e. If Lot lines are to be adjusted, only conceptual review can be completed until final Lot lines have been established at Eagle County so setbacks and development potential can be accurately established.

A motion was made to table the conceptual proposal. By motion duly made and seconded, it was unanimously

RESOLVED to table the conceptual proposal subject to the conditions outlined above.

Gould/Pixley Duplex	Filing 2 Block 1 Lot 22	Conceptual Review
Jay Gould & Steve Pixley	0110 Rawhide Road	Request for Metro Metal Roofing

Jay Gould and Steve Pixley, Owners, presented Metro Roofing. It is a stone coated metal roof. Following the presentation, the Committee reviewed the conceptual proposal and the following matters were noted:

- a. Previously, a similar product, Decra, was reviewed and approved by the Committee. The use of Decra was subsequently overturned by the SPOA Board.
- b. The Committee cannot consider approving the use of Metro, as it is nearly identical to Decra and that was not approved for use by the SPOA Board.

A motion was made to deny the conceptual proposal. By motion duly made and seconded, it was unanimously

RESOLVED to deny the conceptual proposal subject to the conditions outlined above.

VanLoveren Residence	Filing 2 Block 1 Lot 23	Change to Approved Plans
Larry Rogers, Architect	50 Rawhide Road	Duplex – New Construction

Larry Rogers, architect, presented plans to install metal deck rails on the north decks to match the existing metal deck rails on the south decks. The berm on the northwest corner will also be expanded to the south to control the flow of water from this property to the adjacent neighbor’s property.

Appointment of a DRC Chair and Vice-Chairperson

Larry Rogers let the Committee know that he would like to step down as Chairperson. Thanks was given to Larry for his service as Chairperson. Following the discussion, a motion was made to appoint David Viele as Chairperson and Alex Coleman as Vice-Chairperson for one-year terms. By motion duly made and seconded, it was unanimously

RESOLVED to appoint David Viele as DRC Chairperson and Alex Coleman as DRC Vice-Chairperson for one-year terms.

Potential Design Guideline Updates

The Committee reviewed the different categories in the Design Guidelines that they believe need updating, clarification or to be included in order to reflect the built-out condition of Singletree. It was agreed the goal is to maintain the character and variety of architectural styles in the community. Some specifics include:

- ✓ Fee Schedule
 - Including the number of meetings that fees cover and charges for additional meetings
 - Compliance Deposit Amounts
 - Scaled to reflect size and scope of project, not square feet
- ✓ Updating Applications and required submittal materials
- ✓ Definitions
 - Major Remodel
 - Minor Remodel
 - Adding Square Feet
- ✓ Construction Management Practices
 - Construction Fencing
 - Construction Parking
 - Withholding fines from Compliance Deposits
 - Demo-Rebuild Requirements
- ✓ Solar Panel Requirements
- ✓ Exterior Lighting – dark sky and Kelvin Temperature requirements
- ✓ Screening of A/C Condensers – minimum shrub size requirement
- ✓ Tree Removal

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 5th day of April 2018, at 11:15 AM.

STAFF APPROVALS

Holden Residence Repair water damage and install revised window plan from 2015
Filing 4 Block 4 Lot 12 approval
0640 Winslow Road

Schlichting/Kern Duplex Add new kitchen window and natural gas service to the west unit
Filing 2 Block 4 Lot 25
0051 Stetson Drive