

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
May 17, 2018**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 17, 2018, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the April 19, 2018, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 19, 2018, meeting minutes as presented.

Pam Kennedy and Ken Harper, Owners adjacent to 0021 Corral Road, came to the meeting to express their concern about placement of landscaping on 0021 Corral Road and its potential future impact on their views. They have spoken with the Owner of the property in an effort to have certain trees relocated on 0021 Corral Road. There are no protected view corridors in Singletree and the landscape plan and amendment were approved on the quality of the design and the quantity of landscape material proposed. The Committee authorized John Perkins to staff approve any relocation of trees that the Owner was willing to relocate on the Lot.

Kokosa Residence	Filing 3 Block 2 Lot 15	Preliminary Review
Maggie Fitzgerald, Architect	0921 June Creek Road	New Construction -Duplex

Maggie Fitzgerald, architect, presented revised plans for a new duplex. A hard copy of the final submittal was not received in time for the meeting.

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

- a. A timely complete Final Submittal is required for Final Review.

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

RESOLVED to table the Final Plan subject to the conditions outlined above.

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

Mike Lauterbach, Owner, presented plans to construct a new duplex on an amended Lot 10. The amended Lots 10 and 11 will each be approximately one-half acre. A rough site plan was included in the submittal for Lot 11 as well, so the Committee could better understand the how

access would work to four units. The duplex on the smaller Lot, Lot 11, could be a 60% - 40% split to help reduce a mirror image duplex. There is a very restricted footprint on the new Lot 11, with each half of the duplex containing approximately 1,700 square feet.

Each half of the duplex proposed on Lot 10 is approximately 2,600 sq ft. The proposed garages include the north garage being recessed 5' and the south garage being turned at an angle to help with the mirror image. The north unit shall also be stepped back approximately 10' from the south unit. Exterior materials contemplated include: metal roofing, vertical corrugated metal siding that is painted to match the metal roof, and the body of the building will be predominately stucco, painted different colors. It was noted this is only a conceptual review and the focus is on the massing and site plan.

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

- a. There is concern about the east retaining wall along the perimeter of the yard.
- b. There is continued concern about the mirror image of the duplex units.
- c. Concern about the reflectivity of painted corrugated metal proposed.
- d. Consider adding another exterior material to further break up the massing.
- e. A performance bond shall be required if storage of soil from Lot 10 onto Lot 11 is approved.
- f. Careful consideration should be given to the party wall agreement between all four units to facilitate good neighbors, particularly on the "dog leg" of Lot 11.
- g. A complete Preliminary Submittal shall be 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.

There was discussion about reflectivity and potential sun glare from metal roofs in Singletree. There are numerous metal roofs that have been installed throughout the community. Owners are required to provide the reflectivity quotient of any metal roof they propose to use. Specifically the Owners of 1041 June Creek Road were required to verify they installed the color and brand metal roof that was approved.

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 17th day of May 2018, at 10:15 AM.

STAFF APPROVALS

Giordano Residence Filing 4 Block 1 Lot 52 0010 Morgan Drive	Replace cedar shake with CMG Metals in dark bronze standing seam metal roof
Golden Residence Filing 2 Block 2 Lot 17 0040 Stagecoach Road	Repaint stucco to match duplex neighbor
Harris Residence Filing 3 Block 1 Lot 18 0180 Chaparral Road	New deck addition on south side of home
Pennington Residence Filing 2 Block 4 Lot 43 0523 Rawhide Road	Remove trees
Caplan Residence Filing 4 Block 4 Lot 1 0141W Morgan Drive	Replace existing windows and slider with new windows, sizes to match existing, cladding dark bronze to match duplex neighbor
Fisher Residence Filing 3 Block 2 Lot 45 0960 June Creek Road	Replace cedar shake with DaVinci Bellaforte Tahoe
Pegg Residence Filing 1 Lot 78 0673 Charolais Circle	Steel deck railing replacement
Golden Residence Filing 2 Block 2 Lot 17 0040 Stagecoach Road	Install 4' split rail fence with chicken wire on the inside