

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 16, 2020**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, April 16, 2020, at 8:30 am, online via GoToMeeting.

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

MEETING MINUTES – The Committee reviewed the March 5, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 5, 2020, meeting minutes.

| | | |
|---------------------------|--------------------------------|---------------------------------|
| Thompson Residence | Filing 4 Block 4 Lot 20 | Changes to Approved Plan |
| Chad Salter | 0491 Winslow Road | Exterior Remodel |

Chad Salter, architect, presented updated plans for the exterior remodel. Changes from the approved plan include no longer removing the choke cherry tree at entry, reusing the existing stair foundation at the entryway with new snow melted concrete stair system, eliminating the approved storage addition, new deck handrails will be all steel to match the existing interior handrails, cedar decking will be replaced with composite decking rather than the previously approved heated concrete deck, the entryway deck will be enlarged and moved to the west, adding a bi-fold door at the great room rather than 2 picture windows, the garage roof structure will not change, and the roof eaves will be extended at the entryway and great room. The exterior lighting and colors remain the same, with the number of exterior lights being reduced. From the August 15, 2019, Approval -

| | |
|-------------------------------|--|
| New Stucco Color | Benjamin Moore Tapestry Beige (OC 32) |
| New trim color | Benjamin Moore Deep Caviar (2130-20) |
| New tile to replace moss rock | Florim Cremaiche LaRoche Mud |
| New roofing | Standing seam metal in dark bronze |
| New upper roof areas | DaVinci staggered multi-width Mountain color |

The Committee reviewed the plan and a motion was made to approve the Changes to the Approved Plans. By motion duly made and seconded, it was unanimously

- a. Concern that the new improvements will feel different than the existing improvements and the new materials need to be integrated better from the east side to the west side.
- b. Study having the new tile and existing stone on all elevations.
- c. Consider stucco and tile at the garage and stone on the deck piers.
- d. Ensure a cohesive arrangement of materials to balance new and existing facades.

- e. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- f. Final approval shall be granted upon receipt of \$13,250 for the Design and Construction Site Compliance Deposit and \$1,250 in fees to the SPOA (\$250 for the Site Observation Fee and \$1,000 Administrative Fee.)

RESOLVED to approve the Changes to the Approved Plan subject to the conditions above.

| | | |
|--|---|--|
| Chandler Residence Larry Rogers | Filing 4 Block 2 Lot 30 0261 Foal Circle | Conceptual Review Convert Single Family to Duplex |
|--|---|--|

Larry Rogers, architect, presented plans to convert a duplex zoned lot with an existing single-family residence into a duplex. The existing residence contains non-conforming Habitable Area of approximately 7,375 sq ft, approximately 5,809 sq ft of Habitable Area is allowed. The proposed plan shows 5,809 sq ft of Habitable Area. The Committee has concern with how the Habitable Area is being eliminated from the existing lower level and relocated to the upper level. The Committee is also concerned about the proposed butterfly roof forms on a street that has all flat roofs and recommends the design conform to the existing architecture on the street. The proposed driveway slope to the west unit needs additional study, consider lowering the garage slab to help with these concerns. Consider the possibility that a single-family residence may be the best solution on the site. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to table the Conceptual Plan.

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 16th day of April 2020, at 10:45 AM.

Staff Approvals

| | |
|--|--|
| Sim Residence Filing 4 Block 2 Lot 45 1471 Winslow Road | Replace cedar shakes with Drexel Metals standing seam metal roof in Mansard Bronze |
|--|--|

| | |
|--|---------------------------------------|
| Edelstein Residence Filing 1 Lot 32 0133 Charolais Circle | Remove 3 cottonwood and 2 aspen trees |
|--|---------------------------------------|

| | |
|--|---------------------------|
| Applegate/Cargo Dup. Filing 3 Block 2 Lot 17 0961 June Creek Road | Remove 3 cottonwood trees |
|--|---------------------------|