

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
May 7, 2020**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 7, 2020, at 8:30 am, 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 April 16, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the April 16, 2020, meeting minutes.

<b>Brownlee Residence</b>	<b>Filing 1 Lot 54</b>	<b>Final Review</b>
<b>Melissa Brandrup &amp; Taylor Brownlee</b>	<b>461 Charolais Circle</b>	<b>Addition &amp; Exterior Remodel</b>

Melissa Brandrup, architect, presented final plans. Changes from the March 5, 2020, submittal include the storage room door to a functional garage door that will match the existing garage door, the space is too small for it to be a garage space. The master bedroom addition is setback to ensure the new overhang does not encroach into the setback. Existing north and southeastern overhang encroach into the setback. This condition will not change. Cottonwood trees in the backyard will be removed. Solar panels will be added on the west side. Sunsense Solar will submit a separate solar application. The new west roof pitch will be 4.5:12 to fit under existing windows. All new windows will match existing. The new sliding doors will be dark bronze to match the new roof and make them appear as an architectural detail.

Stucco Color to Match Existing	Benjamin Moore Winds Breath (981)
Trim & Fascia Color to Match Existing	Benjamin Moore Indian River (985)
Garage Doors to Match Existing	Benjamin Moore Buckhorn (987)
Roof	Standing Seam Metal in Dark Bronze
Window Cladding to Match Existing	Mushroom
New Slider, Trifold & Rear Door	Dark Bronze

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

- a. A separate application for the solar installation shall be submitted and approved prior to installing solar panels.
- b. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.

- c. Final approval shall be granted upon receipt of \$7,500 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.)

**Krueger Residence**  
**John Krueger**

**Filing 1 Lot 05**  
**0138 Hackamore Road**

**Conceptual Review**  
**New Duplex Construction**

John Krueger presented plans for a new duplex. The design takes into account that I-70 is right there and there a good southern view. Landscaping from both neighbors encroach into the lot. The Committee expressed serious concerns about the mirror image of the design, despite site constraints. John presented another concept he called the courtyard bungalow. The Committee encouraged him to move forward with a design more like the courtyard bungalow concept and pay special attention to Section Nos. 2.8, Composition, ensuring the entryways have attention paid to them, 2.16 Garages, the garages dominate the entry way, study other options for the garage door locations, and 2.23, Duplex, mirror image duplexes are not allowed, study adjusting master suite or living area masses can break up the mirror image appearance. Consider adding a roof form over the entryways and study adding a roof form on the south side to add interest and break up the roof line. Following the discussion, by motion duly made and seconded, it was unanimously

**RESOLVED** to table the Conceptual Plan.

**Grunditsch/Bergh Duplex**  
**Jim Grunditsch**

**Filing 2 Block 5 Lot 19**  
**0411 Longhorn Rd**

**Conceptual Review**  
**Unapproved Exterior Changes**

Jim Grunditsch, owner, presented plans for unapproved work that includes new garage door cladding, new glass deck railings, a new beam at the entryway and new lights. The changes have created a duplex that no longer matches, and the light fixtures are not compliant with the Design Guidelines. Mr. Grunditsch explained that the other half of the duplex is to be sold and the potential new owners are interested in updating the exterior to coordinate with Mr. Grunditsch's work along with a standing seam metal roof. Part of Mr. Grunditsch's unapproved work was installed in the summer of 2019 and additional work has been completed spring 2020. The Committee explained that a joint application with a cohesive design needs to be submitted and reviewed, today the duplex no longer matches. Considering the 2019 construction a tolling agreement should be signed by Mr. Grunditsch to ensure a cohesive duplex is restored. Following the discussion, by motion duly made and seconded, it was unanimously

**RESOLVED** to table the Conceptual Plan.

**Nelson Residence  
John Perkins**

**Filing 4 Block 3 Lots 30 & 31  
1040 Winslow Road**

**Conceptual Review  
Replat Lot Lines**

John Perkins, architect, presented plans to relocate the lot lines between lots 30 and 31. The lots contain approximately 2.6 acres total. There is an existing home on lot 30 that takes access off Concho Drive. The proposed new lots would be 2 acres and 0.6 acres, with the north lot line running parallel to Winslow Road. The building site on lot 31 would be in the southwest of the lot. The lot would allow for up to 6,500 sq ft of Habitable Area. The north property line keeps the existing driveway out of the setbacks. Access to the new building site will require significant retaining walls. The Committee was concerned about the amount of retainage required and suggested studying access options that included sharing a portion of the existing driveway off of Concho Drive or creating another driveway on the east side of the lot as well as Winslow Drive. The new lots should provide as much development flexibility as possible so that future variances are not needed and reduce the amount of boulder walls. 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 7<sup>th</sup> day of May 2020, at 10:45 AM.