

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
June 18, 2020**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, June 4, 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 June 4, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the June 4, 2020, meeting minutes.

**Bennett Residence  
Phil Bennett, Owner**

**Filing 4 Block 1 Lot 47  
0121 Morgan Drive**

**Conceptual Review  
Master Bedroom Addition**

Phil Bennett, owner, explained that he would like to add approximately 410 sq ft of Habitable Area on the north side of his house to expand the master bedroom area. The house is currently 3,330 sq ft and 4,030 sq ft of Habitable Area are allowed. The additional sq ft would all be on the ground floor and no new sq ft are proposed for the second level.

The Committee listened to the presentation and reviewed the plans presented for the addition. Following discussion, by motion duly made and seconded, it was unanimously

- a. Study the north facade and ensure the new roof form is integrated into the existing design. Consider a gable roof to tie into the existing roof form.
- b. Consider creating more of an entry feature.

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

**Cantwell/Talbot Duplex  
Michael Cantwell, Owner**

**Filing 4 Block 4 Lot 19  
0021 Foal Circle**

**Appeal of Staff Denial  
Request for Deck Rail Change**

Michael Cantwell, owner, presented his request to allow for a metal picket deck rail. His house is southwest style stucco home and the neighbor's deck is a totally different design that is fully enclosed with no stairs to the ground, as exists on the Cantwell's deck. The fully enclosed stucco deck walls make it difficult to remove snow and ice and may have contributed to the deck supports rotting. The Talbot's have given their approval for an open rail system but are not willing to install an open deck rail on their deck. John Perkins explained that the denial was based on the long-standing requirement for duplexes to have consistent deck railings on both halves, visible or not. The DRC suggested the Cantwell's consider a stucco deck rail system that

has some open picket areas to allow for snow and ice removal. Following discussion, by motion duly made and seconded, it was unanimously

- a. Consider a design that has more stucco on the west side of the deck, adjacent to the other half of the duplex.
- b. Ensure the open deck rail area design is consistent with the design of the stair rail system.
- c. Materials, finishes and colors should match existing.

**RESOLVED** to request a revised deck rail design be submitted that incorporates stucco and open rails subject to the conditions 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 18<sup>th</sup> day of June 2020, at 9:20 AM.