

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
November 19, 2020**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, November 19, 2020, at 8:30 am, via GoToMeeting.

The members present were Alex Coleman, Larry Deckard, Larry Rogers, and Mike Suman.

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

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

Bohn Noto Residence	Filing 3 Block 2 Lot 14	Conceptual Review
Ryan Prat & Toby Long, CH x TLD	0901 June Creek Road	New Single-Family Construction

Toby Long, architect, presented plans for a new contemporary design single-family residence. The plan shows seven off-site built modules with site-built eaves, decks, and the two-story volume at the back of the house. The exterior materials proposed include a stone base, smooth stucco, and natural wood siding. The proposed home will include the maximum Habitable Area at 4,600 sq ft. The home will be set back to the south and east as much as possible to take advantage of views to Arrowhead. The three-story home, including the basement, will include an elevator. The Committee expressed concern that the house appeared to be sitting on a flat pad that does not exist and should be better integrated into the site.

The Committee listened to the presentation and reviewed the proposed plans presented for the construction of a new site-built single-family residence. Following discussion, by motion duly made and seconded, it was unanimously

- a. Driveway access and site grading need additional study to ensure they are integrated into the site.
- b. Consider reorienting the garage door so it does not face directly onto the street (Section 2.16 Design Guidelines).
- c. Specific detail around the fascia and roof surface should be provided at Preliminary.
- d. A complete Preliminary Submittal is required for review and consideration.

RESOLVED to give Conceptual approval subject to the conditions above.

Krueger Residence	Filing 1 Lot 5	Preliminary Review
Jennifer Buck, Scale Production	0138 Hackamore Road	New Duplex Construction

Jennifer Buck, architect, and John Krueger, owner, presented Preliminary plans to build a new duplex. Changes since the previous review include a shed roof form along the entire length of

the west unit on the south side and the entryway of the east unit moved to the east side of the duplex. The design is intended to look more like a single-family residence. There are material changes between wood and stucco to break up the appearance of the duplex. Both garage doors face the street due to the size of the lot. The design contemplates dark garage doors, an angled driveway from the street and lots of landscaping to minimize the appearance of the two garage doors facing the street. The Committee expressed concern about how some of the material changes occur.

The Committee listened to the presentation and reviewed the proposed plans presented for the construction of a duplex residence. Following discussion, by motion duly made and seconded, it was unanimously

- a. Consider moving the duplex further south on the lot to allow cars to be parked outside of the setback in the driveway and to ease vehicle egress challenges. No parking nor turnarounds may be constructed in the setbacks.
- b. Keep both chimneys as design elements and cover them in stucco. Ensure the chimney caps are proportionately scaled.
- c. There is concern about a metal fascia on such a long south run of the house. It may buckle or oil can. Consider a steel plate or wood instead.
- d. Consider changing the dimension of the deck rails to create more variety, maybe planks.
- e. Cement siding is not allowed in Singletree.
- f. Provide an actual sample of the blue siding that is proposed.
- g. Exterior lighting must be dark sky compliant.
- h. A complete Final Submittal is required for review and consideration.

RESOLVED to give Preliminary approval 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 19th day of November 2020, at 10:30 AM.