

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 18, 2021**

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, February 18, 2021, at 8:30 am, via GoToMeeting.

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

MEETING MINUTES – The Committee reviewed the January 21, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the January 21, 2021, meeting minutes.

Flaherty Residence	Filing 1 Lot 71	Conceptual Review
Melissa Brandrup, MCB Architect	0777 Charolais Circle	Exterior Alteration & Habital Area

Melissa Brandrup, architect, presented Conceptual plans to add a new master bedroom on the upper level, master bedroom roof top deck, and one car garage. The new garage space will require a ramp to enter it and design solutions for the required safety wall are being explored. New windows, trim and siding to match existing. It was confirmed the new garage overhang will not be in the setback. The previously approved kitchen and deck addition are complete.

Allowed Habitable Area	4,147 sq ft
Existing Habitable Area	3,332 sq ft
Proposed New Habitable Area	<u>808 sq ft</u>
Remaining Habitable Area	7 sq ft

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

- a. Complete Preliminary and Final Submittals are required for final review.
- b. Payment of the \$2,750 Design Review Fee is required for final review.

RESOLVED to grant Conceptual Approval subject to the conditions above.

Dienst Residence	Filing 4 Block 5 Lot 41	Preliminary Review
Bill Nutkins, NDG-Inc.	0010 Saddle Dr	Exterior Alteration & New Habital Area

Bill Nutkins, architect, presented revised plans for an exterior alteration and the addition of almost 1,000 sq ft of new Habitable Area. Changes from the previous submittal include removing the proposed third garage bay, the proposed new deck has been removed and the plan now shows the existing deck extended to fill in the “blank” area, no longer proposing to

add any sloped roofs, and no longer removing the existing roof over the garage area. Additions to the scope of work include lowering the garage slab and redoing the driveway in its existing location to allow for an 8’ garage door. Proposed new stone would match the existing painted stone. Also considering lowering the height of the existing parapet wall around the house. It is currently 18” high and the Owners are considering lowering it to approximately 8” high to reduce the top-heavy feel that is perceived currently. This would also allow the parapet wall to possibly clad in metal rather than painted the proposed dark grey color. The Committee expressed concern about lowering the parapet wall because it gives the home its character and filling in the existing “blanks” may make the home feel like two boxes without the existing parapet walls.

Allowed Habitable Area	7,702 sq ft
Existing Habitable Area	4,432 sq ft
Proposed New Habitable Area	<u>1,000 sq ft</u>
Remaining Habitable Area	2,270 sq ft

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

- a. Further study of the proposed parapet wall size is requested.
- b. A complete Final Submittal is required for final review.
- c. Payment of the \$2,750 Design Review Fee is required for final review.

RESOLVED to grant Preliminary Approval subject to the conditions above.

Bohn Noto Residence	Filing 3 Block 2 Lot 14	Preliminary Review
Toby Long, CHXTLD	0901 June Creek Road	New Single-Family Construction

Toby Long, architect, presented updated plans for a new single-family residence. At the previous meeting concern was expressed about the siting of the house on the lot. The current proposal shows the house nestled more into the lot with a retaining wall on the east setback and some elevation changes on the interior of the home to accomplish this. The stone base proposed on the house will continue on the retaining wall. Effort was taken to turn the garage door away from June Creek Road, but it did not work on the site. It required multiple retaining walls and/or lots of asphalt. There are many homes on June Creek Road with garages that face the road and the design solution here was to add a slight bend to the driveway and add significant landscaping at the front to screen the garage. All proposed exterior lighting will be dark sky compliant and will include down light fixtures and cans recessed in the first level soffit. The parapet walls will be clad in two metal parts to match other metal and the soffit will be stained cedar. The Committee commented on the completeness of the submittal and requested special attention be paid to the parapet configuration.

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

- a. Provide detail on the parapet wall configuration to prevent oil canning.
- b. A complete Final Submittal is required for final review.
- c. Payment of the remaining \$2,400 Design Review Fee is required for final review.

RESOLVED to grant 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 18th day of February 2021, at 10:05 AM.