

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
February 16, 2023  
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, February 16, 2023, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Larry Rogers, Mike Suman, and Patrick Scanlan.

**MEETING MINUTES** – The DRC reviewed the December 15, 2022, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 15, 2022, meeting minutes.

**McFarland Residence  
Ann Darby, Architect**

**Filing 4 Block 4 Lot 35  
0061 Snaffle Road**

**Final Review  
New Habitable Area**

Ann Darby, architect, presented final plans for the 220 sq ft addition. Changes from the previous presentation included a change in window pattern. Horizontal window muttons were removed to no longer obstruct the view. There are now transoms over the windows and over the door for consistency. The flat roofs have been replaced with 3:12 forms with standing seam metal roofing. A 6:12 gable has been added and will be DaVinci to match the existing gable roof form. All trim and detailing will match existing, except there will be a small metal band at the base to protect the siding. Following the discussion, by motion duly made and seconded it was

- a. Final approval will be granted upon receipt of a \$10,000 Compliance Deposit.

**RESOLVED** to approve the Final Plans subject to the condition above.

**Cole Residence  
Alicia Davis, Architect**

**Filing 4 Block 4 Lot 3  
0440 Winslow Road**

**Conceptual Review  
New Habitable Area & Exterior Reno**

Alicia Davis, architect, presented plans to add a new third level to an existing home as well as an exterior renovation. There is concern about the proposed new Habitable Area based on existing and proposed new sq ft under the garage area. The plan is to raise the garage a couple of feet and make it double deep to eliminate existing drainage challenges. Feedback on the proposed massing was requested and the DRC expressed concern about the proposed addition, it appears to be two halves of a design with unresolved massing side-by-side. The Design

Guidelines speak to a unified and composed design on all sides. Following the discussion, by motion duly made and seconded it was

- a. Existing and proposed Habitable Area must be clearly identified and determined to comply with regulations.
- b. Study the proposed massing, and number and variety of roof forms.
- c. Integrate the proposed addition with the existing home, provide a smoother transition between existing and new forms.

**RESOLVED** to table the Conceptual Plans subject to the conditions above.

**Hillside Duplex**  
**Mike Lauterbach, Owner**

**Filing 3 Block 2 Lot 10**  
**0091 Rowel Drive**

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

Mike Lauterbach, owner, explained that he has completed the re-platting of Lots 10 and 11. He presented conceptual plans for a new duplex with stucco, wood siding, and a stone base on the lot. He explained the proposed driveway slope follows Eagle County standards. The Committee expressed concern that the proposed driveway encroaches into setbacks, beyond the entry point. The Committee also expressed concern about how the drainage will be addressed on the property. It was confirmed that corrugated steel is not allowed in Singletree.

Following the discussion, by motion duly made and seconded it was

- a. On a survey reflecting the new lot lines, identify all setbacks and proposed improvements including site circulation to scale for lots 10 and 11 that demonstrates site plans are compliant with the Design Guidelines.

**RESOLVED** to table the Conceptual Plans subject to the condition above.

**ADJOURNMENT** – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the regular meeting of the Singletree Design Review Committee this the 16<sup>th</sup> day of February 2023, at 9:35 AM.