

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

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 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 March 2, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 2, 2023, meeting minutes.

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| Gaylord Residence | Filing 2 Block 1 Lot 4 | Conceptual Review |
| Lauren Gaylord, Owner | 0045 Rawhide Road | New Exterior Staircase & Deck |

Lauren Gaylord, owner, presented plans to add a new exterior staircase and deck on the east side of her home. The plan is to remove an existing bay window and associated roof to create exterior access to a home office. The existing triple window upstairs will be replaced with a 60” slider at the new covered stair landing. The plan is to keep the existing large evergreen as it provides excellent screening from the road.

The Committee noted there is an existing large column at the covered patio and suggested the stair columns should be made more substantial to match the existing column. The Committee also noted that there will likely be a snow/icicle issue where the proposed stair landing matches an existing roof and suggested moving the landing or reducing it in size to address the issue. The Committee noted that a second unit cannot be created on this single-family lot and no kitchen or kitchenette facilities can be added.

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

- a. Ensure the property remains one unit on a single-family zoned lot.
- b. Consider maximizing the rise to shorten the run of the stairs and/or reduce the size of the landing to create more space between the landing and the existing roof form below to prevent snow buildup in the north facing area.
- c. Consider moving the proposed laundry room window toward the garage man door to better line up with the window above.
- d. Verify garage man door compliance with minimum head height requirements.
- e. A complete Preliminary Submittal is required for Preliminary review.

Hillside Duplex
Mike Lauterbach, Owner

Filing 3 Block 2 Lot 10
0091 Rowel Drive

Preliminary Review
New Construction Duplex

Mike Lauterbach, owner, presented updated plans for a new duplex. Since the previous meeting, the windows are more aligned, and the proposed parapet wall is now stucco with a metal cap. Two evergreens have been moved to the north elevation and all disturbed areas will be revegetated with native material. There will be no irrigation on the hillside, and it is not intended to be disturbed beyond the retaining wall.

The Committee expressed concern that they could not understand some of the proposed detailing proposed in the black and white renderings. Questions were asked about the proposed 0:12 roof pitches shown without a parapet. Please clarify these details in the plans. The Habitable Area questions need to be satisfactorily resolved before any further DRC review.

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

- a. A detailed Habitable Area calculation, and confirmation of and compliance with Habitable Area regulations is required prior to further Design Review Committee review.
- b. Provide a detailed color rendering of the whole building.
- c. Ensure the plans illustrate the roof drains, scuppers, gutters, and down spouts.
- d. A complete Final Submittal is required for Final review.

RESOLVED to approve the Preliminary 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 16th day of March 2023, at 9:55 AM.