

**SINGLETREE DESIGN REVIEW COMMITTEE**  
**MEETING MINUTES**  
**June 15, 2023**  
**Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, June 15, 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 June 1, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the June 1, 2023, meeting minutes.

<b>Frey Residence</b>	<b>Filing 4 Block 4 Lot 38</b>	<b>Conceptual Review</b>
<b>Campbell Frey, Owner/Architect</b>	<b>0011B Tack Rd</b>	<b>New Habitable Area, Garage Bay &amp; Deck</b>

Campbell Frey, owner and architect, presented plans to add a third garage bay, and a new deck, and 155 sq ft of Habitable Area above the garage bay on the west side of the existing garage. The plans also include a full window replacement with sizes and cladding to match existing. The proposal includes the introduction of a new guard rail design at the new deck that is proposed to be timber posts with steel cables to take advantage of views to the west. The plan also includes redoing the entryway with new decking and replacing the existing stucco with new matching stucco. Currently studying removal of the deck from the upstairs bedroom and replacing the slider with a new egress window.

John Perkins noted there are no setback issues with the proposal and that a separate window replacement application has been submitted and can be acted on separately. The Committee was comfortable with approving the window replacement with the new windows to match existing sizes and cladding.

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

- a. Provide more photos showing both halves of the duplex and how they relate to each other as well as the proposed additions.

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

**Sherman Residence  
Les Sherman, Owner**

**Filing 4 Block 3 Lot 1  
0080 Mesquite Drive**

**Appeal of a Staff Denial  
Request for 2 Curb Cuts**

The Committee had a challenge hearing Mr. Sherman's presentation. They had concerns that the grades would not work for the proposal, and they requested that Mr. Sherman come back to the next meeting with a plan showing what the grade would be on the requested second curb cut. Additionally, they reminded Mr. Sherman that the Design Guidelines discourage more than one curb cut per lot.

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

- a. Provide a plan showing how grading will work on the proposed driveway and a second curb cut.
- b. Please attend the next virtual meeting at the Community Manager's Office to avoid more technological challenges.

**RESOLVED** to table the request for a second curb cut 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 15<sup>th</sup> day of June 2023, at 9:20 AM.