

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 21, 2025
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, August 21, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Larry Rogers, Patrick Scanlan, and Todd Biekkola.

MEETING MINUTES – The DRC reviewed the June 19, 2025, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 19, 2025, meeting minutes.

Blue Residence	Filing 3 Block 3 Lot 10	Conceptual Review
Melissa Brandrup, Architect	0340 Singletree Road	New Construction – Single-Family

It was noted that Patrick Scanlan, DRC member, is related to the applicants. There were no objections to his participation in the review.

John Perkins, Singletree’s Architectural Consultant, provided an overview of his review. He noted there is a section of the garage labeled as storage and therefore needs to be included in the Habitable Area calculation. This area puts the home over the allowed Habitable Area. The mechanical room also appears to be excessive in size. He expressed concern about the driveway cut as well as snow storage area. The location of stone on the exterior of the home has not been delineated. The sections provided with the application lacked required details.

Melissa Brandrup, architect, updated the Committee that Eagle County has made a Finding of No Significant Impact (FONSI) to the June Creek Stream Setback resulting in a 50’ setback from June Creek’s High-Water Line. The proposed development respects that line on the property. The FONSI process required multiple driveway configurations to be studied. The proposed configuration works well and does not require cars to back onto Singletree Road.

The site is steep, and the proposed foundation plan works with the grade. They are currently working the structural engineer to refine the foundation plan as well as cut and fill on the site. The mechanical room on the lower level appears to be oversized. It was noted that new Building Codes require additional space and clearances in mechanical rooms that was not previously required.

The proposed house is a 2 ½ story mountain modern style home with a three-car garage. There are three bedrooms and bathrooms on the lower level along with a recreation room. The main level will have the primary bedroom as well as kitchen, dining, and living spaces. The exterior materials include stucco, wood, and stone. The roof will be a standing seam metal roof. The landscaping is anticipated to remain largely native grasses. They are not permitted to impact the area between the 50' setback and the property line.

Based on the previous DRC comments, the north wall height has been reduced and has been broken down with a lower gable roof form at the garage. The Committee commented that the north wall façade has been improved.

The Committee suggested that gable roof form at the single car garage be studied further and extended further. They also requested more information about the need for the mechanical room size.

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

- a. Include a mechanical room floor plan so the Committee can better understand the mechanical room size need.
- b. Confirmation of total Habitable Area proposed is required.
- c. Clarify the requirements for the stairs from the garage into home. This impacts Habitable Area calculations.
- d. Study the roof form over the single car garage and consider extending the gable to the east.
- e. A complete Preliminary Submittal is required for review.

RESOLVED to approve the Conceptual Plans subject to the conditions 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 21st day of August 2025, at 9:32 AM.