

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 16, 2021**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, December 16, 2021, at 8:30 am, via GoToMeeting.

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

MEETING MINUTES – The Committee reviewed the November 18, 2021, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 18, 2021, meeting minutes.

Reusch Residence	Filing 4 Block 2 Lot 51	Final Approval
Todd Biekkola, Sipes Architects	0260 Foal Circle	Proposed Exterior Alterations

Todd Biekkola, architect, presented plans to add a covered patio on the southwest side of the house, add a patio on the north side of the house, add landscaping at the patio areas and remove an existing site wall adjacent to the driveway. The new patios maintain the southwest character of the home. All new railings will match existing. A swale will be added to the driveway to help improve the drainage in front of the garage and approximately 125 sq ft of asphalt will be removed and replaced with native grasses. The new deck on the north side of the home will be accessed by new doors from the dining room. The doors will replace existing windows. Additional landscaping will include native grasses and rock outcroppings as well as raw concrete planters. All new improvements are within the setbacks. The new patio on the southwest side of the home will have an independent roof structure to provide shade, the parapet is designed to match the parapet of the wing of the home adjacent to it. The post details will match those at the entryway. There will be a new dark sky compliant light fixture under the covered patio.

The DRC gave thanks for such a complete submittal and following the discussion by motion duly made and seconded it was unanimously

- a. Submittal of a cut sheet for the proposed new light fixture.
- b. Payment of the \$500 Review Fee for an A Project, and \$250 for the Technical Plan Review Fee.
- c. Payment of the \$7,500 Compliance Deposit.

RESOLVED to give Final Approval subject to the conditions above.

**Thompson Residence
Mike Thompson, Owner**

**Filing 3 Block 2 Lot 38
1100 June Creek Road**

**Appeal of a Staff Denial
Parking Area & Driveway Expansion**

John Perkins reiterated that this is the second denial for parking in the setbacks. The first denial was for parking spaces proposed south of the existing driveway. The proposed spaces on the north side do not have adequate access as proposed to function as parking spaces. These spaces become car storage rather than parking spaces. To maneuver into the parking spaces will require additional paving in the setbacks.

From the previous meeting, Mike Thompson, owner, presented plans to add two additional paved parking spaces, and add a retaining wall to expand the existing driveway to access them on the north side of the existing driveway. The presentation included an approved 1991 plan indicating future parking and turnaround that were not built, in the general area where the additional parking spaces are proposed. It was represented that Ricky Davies, Eagle County Engineer, believes the proposed plans checks a lot of boxes and the County would approve parking in the setbacks, and because there are two units on the property five parking spaces are required per Eagle County Off-Street Parking Standards.

The DRC responded that Eagle County and Singletree Property Owners Association records indicate that there is one unit on the property, and it is platted as a single-family unit. The existing parking plan was reviewed and approved based on the single unit.

Mr. Thompson explained that there are two units on the property and that is how the property existed when he purchased the property. He reiterated the 1991 plan indicates that the area to the north of the driveway was marked for future parking and turnaround. Additionally, he noted there are parking non-conformities throughout Singletree. He spoke about the second driveway cut that was approved around the corner on Singletree Road as well as hammerheads that appear to be in the setbacks at the new construction on Hackamore.

The DRC responded that they have not approved parking nor hammerheads in the setbacks as section 2.7 Driveways of the Design Guidelines do not allow that. The need for additional parking is because the home and parking plan that was approved and constructed was a single-family residence and not two units. The DRC did suggest that they believed there was a way to add one additional space within the setbacks, complying with minimum of five spaces required for the two units. They further responded that a note on a plan requires future approval to be built, thus the review today.

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

- a. Singletree Design Guidelines Section 2.7 Driveways, specifically: *“No hammerheads, extensions of driveways or parking areas shall be constructed within the setbacks of any lot.”*

RESOLVED to Deny the parking arrangement and access currently proposed subject to the condition 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 16th day of December 2021, at 9:40 AM.