

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
January 16, 2025
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, January 16, 2025, at 8:30 am, via GoTo Meeting.

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

MEETING MINUTES – The DRC reviewed the December 19, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the December 19, 2024, meeting minutes.

**Grundtisch Residence
Campbell Frey, Architect**

**Filing 4 Block 5 Lot 43
0181 Pinto Drive**

**Preliminary/Final Review
New Single-Family Construction**

Cam Frey, architect, presented final plans for a new single-family residence. The design of the home includes a mountain traditional palette. 6,604 sq ft of Habitable Area is proposed and 9,692 sq ft of Habitable Area are permitted. Site coverage is 12.5% of the large lot. The proposed design uses the garage as a golf ball buffer on the east side. There are three forms with gabled roofs and two flat roofed forms connecting them. They are currently working on the solar panel design to ensure they are unobtrusive. The design includes a stone base with wood siding above, minimal trim on the stone and stucco elements, standard 4" x 4" wood window trim, simple dark bronze horizontal guard rails, and dark bronze chimney caps. The residence was rotated approximately 15 degrees counterclockwise to better capture the views. The additional garage that was shown in the Conceptual Review has been eliminated. There is a wide front door that is protected by a flat roof.

The neighbor's driveway encroaches onto this property and landscaping became a design challenge. The stone for the driveway retaining wall will match the home as best as possible. There will be a small lawn area on the south side. There will be enhanced gardens at the entryway. The goal is for the site to remain as natural as possible with landscaping screening outdoor living areas.

The Committee noted the requirement to have a 6' tall chain link fence with green fabric panels surrounding the site during construction. The address monument should remain outside of the setbacks.

Proposed Exterior Materials –

Stone Pavers

Belgard Dublin Cobble Aspen Pavers

Deck Pavers	Belgard Dimensions Amber Beige Pavers
Stone Veneer	Flint Hills Gray Limestone – Split Face, Thick Over-Grout
Wood Siding	Montana Timber Aquafir Cascade 8” Horizontal and 6” Vertical
Stucco	Benjamin Moore White Dove (OC-17)
Lighting	Coastal Elements Wall Mount Lantern in Textured Black
Roof	Gables in Dark Bronze standing seam metal and flat roofs in a greyish ballasted EPDM
Windows	Dark Bronze
Railings	Dark Bronze metal horizontal guard rails

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

- a. One set of 11” x 17” plans for the Architectural Consultant shall be submitted.
- b. Payment of the \$20,000 Compliance Deposit.

RESOLVED to approve the Preliminary/Final 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 16th day of January 2025, at 9:00 AM.