

DSINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
October 5, 2023
Via GoTo Meeting

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, October 5, 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 July 20, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 20, 2023, meeting minutes.

Lynch Residence	Filing 4 Block 4 Lot 43	Conceptual Review
Mark Marshall, El Designs	1471 Singletree Road	New Habitable Area and Exterior Remodel

Mark Marshall, architect, presented conceptual plans to add approximately 700 sq ft of Habitable Area over the existing garage, renovate the interior of the home, and update the exterior. The proposed addition uses the home’s existing footprint and improves the floor plan. Interior changes include squaring off rooms that currently have 45-degree corners. The goal is to clean up and consolidate the windows. The Committee suggested extending the existing ridge at the addition, consider stepping down the west ridge line, and adding another exterior material to break up the massing. It was noted that Singletree does not permit synthetic wood siding products. Provide more detail on the deck guard rails and ensure they match across the home. Consider warm earth tones for the exterior color palette.

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

- a. Provide more photos of the existing home, including all views.
- b. Provide existing and proposed elevations on 1 PDF.
- c. Break up the proposed north elevation more.
- d. Study the south elevation more.
- e. The elevations need more consistent details and a cleaner composition.
- f. Help the Committee understand the goal of the exterior work – is it to match the existing style or update the appearance of the home?
- g. A complete Preliminary Submittal is required for review.

RESOLVED to approve the Conceptual Plans subject to the conditions above.

Hillside Duplex
Mike Lauterbach, Owner

Filing 3 Block 2 Lot 10
0091 Rowel Drive

Change to Approved Plans
New Construction Duplex

Mike Lauterbach, owner and builder, presented plans to raise the proposed garage slab height by 4' and increase the grade of the driveway. The Committee was told Eagle County has already approved the proposed plan. The Committee expressed concern that the hillside cut appears to be much greater than the 24' cut approved. Surveyors have put in the corners and the cut is in the correct location and depth. Site material is solid with no rocks, and it is structural material that is dry. The current plan shows the duplex with a maximum height of 38' and that is over the maximum allowed height of 35'. The height of the duplex will need to be reduced. The Committee is concerned about raising the garage slab 4' and agreed more site disturbance is not better. The Committee asked to have the grade line accurately depicted on the plan.

The Committee expressed concern that the hillside cut will be visible and they are also concerned about the overall maximum height of the duplex. It must be under the 35' height limit and will require a framing ILC to confirm the maximum height.

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

- a. The maximum height of the duplex shall be under the 35' height limit as verified by a framing Improvement Location Certificate reviewed by the Architectural Consultant.
- b. The new space in the revised garage area cannot be used as Habitable Area.
- c. An updated elevation showing accurate grade lines shall be submitted, reviewed, and approved by the Architectural Consultant.

RESOLVED to approve the 4' increase in garage slab elevation and increase the driveway grade to 10%, per Eagle County's approval 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 5th day of October 2023, at 9:45 AM.