

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
September 19, 2024
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, September 19, 2024, at 8:15 am, via GoTo Meeting.

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

MEETING MINUTES – The DRC reviewed the August 15, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 15, 2024, meeting minutes.

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

Melissa Brandrup, architect, presented conceptual plans for a new single-family residence. The lot is a steep downhill lot off of Singletree Road. The duplex zoned lot is 0.37 acres and 4,029 sq ft of site coverage and 4,029 sq ft of Habitable Area are permitted on the lot. The single-family residence proposed has 2,815 sq ft of site coverage and 4,026 sq ft of Habitable Area. The proposed driveway comes off of Singletree Road to a front loading two car garage that has two additional tandem car spaces inside. There are three levels of living space that include an upper-level primary suite, main level living with kitchen, dining, and great room, and three bedrooms on the lowest level. The siding will be a mix of wood and stucco with some stone at the entryway. The roof is proposed to be DaVinci tiles with some standing seam metal roof forms. The roof plan is a mix of 7:12, 5:12, and 3:12 pitches.

The Committee expressed concern about the 75' stream setback violation in the proposed design. They are aware of the proposed duplex up Singletree Road continuing to work with Eagle County on the stream setback challenge. To date there has been resolution to this issue. In regard to the proposed home, the Committee recommends further study of the roof forms to ensure they are cohesive. They expressed concern about the north wall and a need for more fenestration. They also suggested further study of the deck columns. The

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

- a. Resolution of the stream setback with Eagle County
- b. Further study of the roof forms and intersections.
- c. Evaluation of the deck columns.
- d. Additional examination of the north elevation.

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

Consideration of Brava Roof Tile in Cedar Shake as an approved roofing material

This item was tabled.

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 19th day of September 2024, at 9:30 AM.