

Minutes ARC Meeting, April 3, 2024

Present: Jerry Simon, Eric Reinhart, Ken House, Tom Rudd, Gary Lawrence, Chris Blumke - Board Liaison: Mike Jones

Meeting Called to Order by Chair at 11:33 AM

Approval of March meeting minutes – Minutes Approved

Liaison Reports –

Trotter (Reinhart)– House coming along. ARC advised that it should be finished by end of April. Water company will not begin digging until May 1st. No permanent electricity. Temporary driveway road base has been installed. Gas line has been installed bringing over from Minnick which resulted in damage to the asphalt, bent drainage culvert, and severed the sewer main (which has been repaired).

Stoaks (House) – Stoaks has not paid Silver Pick, so Silver Pick has walked away from that project. Exterior has been changed and may not meet minimum stone requirements.

Hartman has new stop work order from the County.

ARC Chair has notified Peters regarding clean-up of his properties. Nothing done yet.

Committee Updates – Ken House will now be Vice Chair, and Eric will remain as Liaison manager to his assigned projects.

Hull vs Ribadenerya – ARC Chair contacted the County regarding elevations and heights. This will be an ongoing issue. If the foundation elevation is correct, Hull has agreed to “live” with it.

Hollingshead was building spec house; but currently has no intention to initiate construction. ARC Chair provided 6-month extension.

Finley Scherr landscaping plans approved.

Rudd given approval regarding new sod in back yard.

Perkovich – ARC approved new garage windows on Ressler.

Mueller/Moliter – Rudd will confirm that refund was issued. Landscaping plans were approved.

Stoaks – Conformance review was not approved.

Keller – new paint color approved.

Stoaks, Lot 132 Whitetail – plans are being designed by his Arizona architect and will be submitted to ARC.

Next meeting – May 1, 2024 at Noon

SIEX Lot 19 Cottontail – REVIEW presented by Liana Schmidt -

Circular driveway too large; takes up most of the property. Owner coming on April 22nd. Suggestion to eliminate the right half of the driveway. Will hold on the driveway discussion until next meeting. Updated site plan will be presented.

Preliminary Review – Plans were received. Location of house and driveway, turnaround parking spots, etc. still undetermined. Paved apron is shown on the plans. Culvert and end caps shown on plans. Gravel driveway.

ARC will review the trees tagged once final determination made on house and driveway location.

Construction work zone delineation and barrier to prevent subcontractors from driving in areas not permitted must be shown on site plans.

Hard copy of the plans will not be needed until final review.

Other points on the Preliminary Review checklist were reviewed by ARC Chair. Property boundaries are marked. Building set-backs are shown. Going forward will require actual distances indicated. No propane tanks.

Driveway sub-base must be installed prior to initiating construction. County requiring non-combustible zone around perimeter of home. County will advise whether culvert is necessary.

Septic and san district connection shown. Minimum 3 chamber, 1500 gallon tank. Connection required at the tank. Show on plans at the point of tie-in.

Address monument shown on plans. Assumed it will be a large rock.

Height at 30' from original grade. Will need to be adjusted for the finished grade. Address numbers must be six inches tall and three feet from ground.

Preliminary landscape plans – return to natural state.

Foundation plan needed. Finished floor elevations as compared to the benchmark nearest the street.

Four exterior elevations – provided. Stone 20.2% indicated needs to wrap to the next architectural element. No issues with shape of home. Porches and roof pitches shown, deck supports required 8"x8" will be marked on plans. 18" required on eaves, and 8" on fascia.

Ridgelines are accurate, do not exceed 40% of total ridge length. Need % of longest ridgeline. Style of roof is hip, with gables plus a few shed roofs. Pitch minimum is 4:12, to 10:12.

Roof material, standing seam, gray.

Siding materials to be cement board instead of cedar wood. Color will be needed at final review. Lower east is all rock, west elevation will be corrugated steel. No stucco. ARC will not require varying from vertical to horizontal siding.

Suggestion: Possible roof over the additional side door from the garage.

Windows will be black, aluminum clad. Undecided at this point.

Main doors – Glass-paneled door for main door. Secondary doors will comply with standards.

Garage doors – black door with windows, steel door. Opaque glass required on garage windows, material undetermined.

Per current plans, chimney facing would be same as the roof. Not approved. Per standards, will need to do stone or stucco. Gas fireplace. Cap shown on top and pipes will need to be painted.

Gutters will match the roof, gray.

Several points need clarification and updating prior to May 1st ARC meeting.

PRITCHETT ADDITION (Liana Schmidt)

Addition being created to provide art studio above garage. Plans show the addition. \$1,000 fee provided for remodel. Addition will be over existing garage.

Setbacks will be required to be shown. 25' from road and 15' from sides.

No roof plan provided, so will be needed. Roof will match existing tile roof.

Initial app and non-refundable fees received. No variance request.

Storyboard will be required for final review.

STUTLER Conceptual Review (Paul Lane / Billy Hutto)

Lot 502 on Marmot

Proof of payment for HOA and water. Need proof of payment for golf course fees and Sanitation District. Applications received. Adjoining neighbors notified.

House appearance –approved. Ridgelines are broken up.-40% rule may not apply to shed roofs (will be discussed with new Standards' update).

Conceptual site plan and house location look good. Actual set-backs shown on elevations. Measurements still required.

Building footprint calculation needs to be shown vs. square footage of the lot.

Drainage patterns provided. Driveway shown (gravel initially) and apron shown.

Culvert is needed and shown on plan.

Building height well within 30', overall 19" 9" measured from subfloors. Measured from finished or original grade, whichever is lowest. Will be shown on next set of plans.

Conceptual floor plan looks okay. Conceptual roof plan approved. Pitches are all 3:12.

Square footage of home, main living area is 2,251 sf. 951 sf finished in basement with rest unfinished.

Elevations, all four received. Suggested windows on the wide blank wall that faces the golf course. **Required change to break up the wall.** Possible stone bump-out. All walls are stucco with metal below.

Need location of septic and tie-in to sanitation district. Also HVAC unit location.

Want to do Preliminary and Final Review at next meeting on May 1st. Any changes after approval would need to be submitted to ARC for review. ARC will need to review the staking and tree tagging. Location of house staked, construction barrier, driveway, etc. before the next review.

FORBES CONCEPTUAL REVIEW (Craig Forbes)

Bear Cub Drive. Owner discussed position of the house with neighbors. He is willing to slightly move the home, but it would cause a number of trees to be in front of his deck.

Operating Fund \$3,000 was received. ARC Liaison will be Ken House. Mr. Forbes is doing designs and architectural work himself. Initial application received.

Committee reviewed, at Mr. Forbes' request, his former home which was built by him in Silverthorne. He currently lives in Montrose.

Proof of payments to HOA, Golf Course are due and will be provided.

House appearance, all four elevations were reviewed. Passive solar design.

Shape of house (boxy rectangular) 40% of total ridgeline appears close at 41%. Needs to be verified. Some modification is required. Requested variance for 41% vs 40%. Committee approved.

Shed roofs, four elevations, okay.

Drip line cannot extend into the set-back.

Showed committee the septic location plat.

Site plan – set-backs. **Need actual measurements from property lines.**

Building height 29'6" currently from six inches above foundation. Will be re-done from original/finished grade, per Standards.

Garage windows will be added to detached garage side, and addition of a bump-out on the road side. **Need distance of detached garage from main house**, not to exceed 15'. Garage will need to exactly match the house.

Standing seam roof, gray or brown TBD. Roof pitch is 3.5:12. No variance on drip line.

House points are staked and trees will be staked for ARC review.

Mr. Forbes will take photos of his model and submit to the Committee, for review and explanation of the bump-outs, etc.

Will have to re-review the conceptual review at next meeting on May 1st.

Meeting adjourned at 2:35 PM

Next Meeting May 1, 2024 at 12:00 Noon
