

MINUTES OF THE REGULAR MEETING OF THE TWIN BUTTES DESIGN REVIEW COMMITTEE

January 9, 2024

A regular meeting of the Twin Buttes Design Review Committee was held on
Tuesday, January 9, 2024 at 4:00 p.m.
virtual meeting held via Zoom

MEMBERS IN ATTENDANCE:

Scott Strand, Meeting Chairman
Luke Hanson
Aaron Congleton
Katie Feeney
Christine Jerpbak
Jodie Robertson

MEMBERS ABSENT:

Steve Gates
Paul Glenn
Jared Ogden
Mark Williams, City Planning

ADDITIONAL ATTENDEES:

Twin Buttes Owners:
Lana Spencer
Leslie Shapiro
Abby _____

STAFF IN ATTENDANCE:

Paula Schler, DRC Manager - Absent

- I. Chairman Scott Strand called the meeting to order at 4:05 pm
- II. Disclosure of Potential Conflicts of Interest - None
- III. The Minutes for the meeting held on December 12, 2023 were unanimously approved.

IV. Design Review Submittal(s):

1. Arredondo Residence – 183 Wood Rose Lane (Lot 20A)

Eddie Martinez, Architect
Jake Walsh, JT Builders, Builder

Conceptual Design Review w/consideration of front setback variance

The general design of the home was well received, including height, materials and architectural style.

1. The committee favored approving a front setback variance of 10' and the following items were suggested to help accomplish that setback without moving the whole structure on the lot.
 - a. Make the front porch wider towards the driveway and shallower
 - b. Move the sidewalk to the left closer to the front door
 - c. Raise the grade in the front to eliminate the need for a railing
 - d. The variance could be granted to avoid removing trees and encroaching the rear drainage
2. It was highly recommended to keep the roof EPDM due to the glare other materials can cause to neighbors
3. Reconfiguring the deck will help to save additional trees.
4. We recommend showing where solar panels could be placed so the owners don't need to have another review in the future.
5. Twin Buttes Inc. will complete the sidewalk at the curb from the driveway wings to the property line when the builder is ready for them to be installed.
6. The front wall with the one small window should be more attractive or have substantial landscaping to help minimize the unbroken mass.

2. Sarlls Residence – 96 Wild Iris (Lot 60)
John Shachelford, Architect
Ann Christiansen of DHM, presented
Frank Enea, Classique Builders, Builder

Conceptual Design Review

The general design of the home was well received, location, materials and architectural style. There were a few concerns that are covered below.

1. There was a lot of talk about the front entryway, the size on the ground was right at the minimum, and the bigger issue was the two-story height of the entry. It is fine for the building to be two stories, especially on this lot where it is a requirement, but the entry could be a single-story element thereby pushing the two-story element further from the street.
2. The house to the left has a front corner of the garage at the 15' setback but it is a single story gable end roof, and the house planned for the lot to the right will likely be set way back from the street due to the shape of that lot.
3. There was some concern about the amount of glass on the south and west sides of the home. We recommend reducing the size of those windows and to make sure they are all necessary. That amount of glass may cause you to fail your energy check that all homes need to meet or exceed.
4. Be considerate when choosing indoor lighting that may shine outside the large windows.
5. Remember to follow city standards for the retaining wall to the left side of the driveway.
6. Your survey should be less than 1 year old and it should pick up on all existing conditions 10' into the neighbors' lot. See Preliminary Design Review Checklist for survey standards, Appendix 6.1.

V. Other Business: None

There being no further business the meeting was adjourned.