



MEETING MINUTES

ARCHITECTURAL REVIEW COMMITTEE

Meeting Date: Wednesday - July 17, 2024

I. CALL TO ORDER

The meeting was **called to order** at **5:32 p.m.** by **J. Wessling (JW)**

Roll call was taken by JW, and a quorum was established.

Member Name	Present	Absent	Excused
Elizabeth Bryant (EB)	✓		
Jeff Rohr (JR)	✓		
Kate Landauer (KL)	✓		
Patricia Callies (PC)			✓
Jeff Buttermore (JB)			✓
Dawn Keating (DK)		✓	
Jenna Nygren (JN)	✓		

Also in attendance:

- Laura **Denlinger** (LD), Homeowner (Residential Appointment)
- Peter & Tri **Combs**, New Homeowners (Observing)
- Joed **Moore** (JM), Homeowner (Observing, Potential ARC Member)
- Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
- Jayma **Wessling** (JW), HRCA: Residential Coordinator

II. REVIEW OF MINUTES

A. **Review of June 19, 2024 ARC Meeting Minutes.**

a. **DISCUSSION:**

- i. There was no discussion.
- ii. No corrections or revisions to the Meeting Minutes are necessary.

b. **ACTION:**

- i. A motion was made to **APPROVE** the June 19, 2024 Meeting Minutes **AS PRESENTED** by JR, seconded by EB.
 - 3** member(s) **Concur** | **0** member(s) **Dissent** | **1** member(s) **Abstain** (JN, not in attendance at 06/19/2024 Meeting).
- ii. Motion **PASSES**.

III. RESIDENTIAL APPOINTMENTS

A. **936 RIDDLEWOOD LANE** (Denlinger) - Exterior Improvements: Pergola Relocation, Covered Patio, Oversized Storage Shed with Walkway, and Driveway Widening.

a. **DISCUSSION:**

- i. Resident provided an overview of the proposed improvements.
 - 1. Pergola exists and will be relocated to cover a hot tub (existing, to be relocated) that will be installed on a new stamped concrete patio at the northeast corner of the home.



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2. The existing curvilinear patio at rear of home will be infilled with stamped concrete to match the existing to "square off" the patio. A solid roof patio cover is planned.
 3. An approximately 8' (wide) x 14' (long) x 8'-8" (tall) enclosed shed, attached to the home, is proposed along the west well, south of the existing fireplace bump out. The "lean to" style roofline of the shed will continue approximately 5' south, creating an open sided trash enclosure, that will terminate at the existing fenceline. The shed will be built on a concrete slab, which will extend through the trash enclosure and extend approximately 7' into the yard.
 4. A concrete walkway, edged with brick, will connect the driveway to the concrete slab at a new 3' wide fence gate.
 5. The driveway will be widened approximately 3' on each side with herringbone pattern brick.
- ii. Committee Discussion.
1. The discussion centered around the proposed shed; other improvements were acceptable as proposed.
 2. Debated whether the improvement should be considered a shed or a "building addition" (which it was submitted as). One member noted that a "building addition" would imply the ability to gain access to the improvement from the inside of the house, which this improvement didn't afford. One member noted that it was a building addition since it was attached to the building. The RIGs do not provide a definition for "building addition."
 3. One member, joined by two others, felt it would be better to have the roofline of the shed/addition match the roofline (including pitch) of the existing fireplace bump out. This would provide consistency and make the appearance of a "building addition."
- b. **ACTION:**
- i. **Conditions of Approval:** Raise the roofline of the shed/building addition to the same elevation as the existing fireplace bump out and adjust the roof pitch of the shed/building addition to match the pitch of the bump out.
 - ii. A motion was made by JR to **CONDITIONALLY APPROVE** the submittal. Seconded by JN.
 3 member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - o Dissent was regarding the size of the storage shed. Other aspects of application were acceptable.
 - iii. Motion **PASSES**.



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IV. NEW BUSINESS

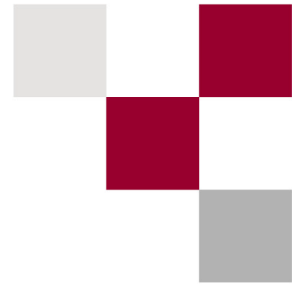
Architectural Reviews. The Committee Members reviewed the following submittals:

- A. **9838 ISABEL COURT** – Standing Seam Metal Roof.
- a. **DISCUSSION:**
- i. Standing seam metal roofing, as proposed, is not an approved roofing material for an entire roof per §2.63.C of the RIGs.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: EB) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.
- B. **500 EMBERGLOW LANE** – New Build.
- a. **DISCUSSION:**
- i. This item was removed from the review agenda. The ARC does not review New Builds. Staff reviewed the proposal to ensure applicable setbacks are provided. Home is within the Backcountry HOA that has its own Architectural Review Board that may review the elevations, material palette, colors, etc.
- C. **9251 DESERT WILLOW ROAD** – Gazebo.
- a. **DISCUSSION:**
- i. The submitted item isn't really a gazebo (as defined in §2.35 of the RIGs), but rather a patio cover. As such, it is appropriately located on the elevated patio/deck.
- b. **ACTION:**
- i. Motion (by: KL, 2nd by: JN) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.
- D. **2049 MAPLES PLACE** – Multiple Gazebos.
- a. **DISCUSSION:**
- i. Two structures proposed abutting each other, but in different roofing styles. Both proposed to be installed on new concrete flatwork, with new concrete sidewalk along side of home (insufficient space between home and fence to provide required 2' offset of concrete from fenceline).
- ii. Would consider a single, larger gazebo, more centrally located in the back yard.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: EB) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.



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- E. **9694 HEMLOCK COURT** – Hardscape (Driveway Expansion).
- a. **DISCUSSION:**
- i. Concerned with impacts to drainage on right (east) side of driveway, in area that is currently sloped to drainage swale. Care must be taken to ensure there are no modifications to the drainage pattern that could impact the neighbor.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: EB) to **APPROVE**.
 3 member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - o Dissent was regarding potential impacts to drainage and necessity of retaining wall.
 - ii. Motion **PASSES**.
- F. **2220 CREEKSIDE POINT** – Hardscape in Rear Yard.
- a. **DISCUSSION:**
- i. Home is in the Golf Course HOA, which will also review the submittal.
 - ii. Very concerned with the amount of concrete proposed; removal of nearly all the current lawn. Too much imperviousness will adversely impact drainage.
 - iii. While okay with the planned putting green, the ARC would only consider the planned concrete immediately adjacent it. The expansive area of proposed concrete area east of the planned putting green is not acceptable.
- b. **ACTION:**
- i. Motion (by: EB, 2nd by: JR) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- G. **1031 BEACON HILL DRIVE** – Deck and Partial Deck Cover (Pergola Style w/Solid Roof).
- a. **DISCUSSION:**
- i. Concerned that the deck cover roofing doesn't appear to be sloped or have internal downspouts for drainage.
- b. **ACTION:**
- i. **Conditions of Approval:** Ensure drainage, either by sloping roof or by providing internal downspouts, is provided as part of the pergola style w/solid roof partial Deck Cover.
 - ii. Motion (by: EB, 2nd by: KL) to **APPROVE WITH CONDITIONS**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - iii. Motion **PASSES**.



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- H. **3289 MALLARD DRIVE** – Garage Door, Front Door, Paint, and Brick Wash.
- a. **DISCUSSION:**
- i. The proposed frosted panels on the garage door are excessive. An alternative that includes frosted panels on just one section of each garage door would be acceptable.
 - ii. The large, frosted panels on the front door are "out of scale." Thinner frosted panels would be acceptable.
 - iii. The paint colors and brick wash are acceptable.
- b. **ACTION:**
- i. **Partial Approval:** Paint and Brick Wash are Approved; Garage Doors and Front Door are not approved as submitted. Resubmittal of these elements to staff addressing concerns is required.
 - ii. Motion (by: JR, 2nd by: JN) to **PARTIALLY APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - iii. Motion **PASSES**.
- I. **1646 HERMOSA DRIVE** – Paint.
- a. **DISCUSSION:**
- i. None.
- b. **ACTION:**
- i. Motion (by: EB, 2nd by: JN) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- J. **10223 KNOLL COURT** – Paint.
- a. **DISCUSSION:**
- i. Radish (SW 6861) is too bright for the front door, recommend Salute (SW 7582). Commodore is acceptable.
- b. **ACTION:**
- i. Motion (by: EB, 2nd by: JR) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- K. **3292 THISTLEBROOK CIRCLE** – Paint.
- a. **DISCUSSION:**
- i. Base and Trim may not be the same color, there needs to be more contrast. Recommend Fawn Brindle as the base and Pale Oak as the trim.
 - ii. Fawn Brindle as the accent is acceptable. Riposo Beige Lime wash of brick is acceptable.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: JN) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.



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L. **9643 SALEM COURT** – Lawn Ornament.

a. **DISCUSSION:**

- i. Proposed sculpture (created from "tree stump" in front yard) is not compliant with §2.48 of the RIGs.
- ii. Homeowner must adhere to compliance action regarding "tree stump."

b. **ACTION:**

- i. Motion (by: EB, 2nd by: JR) to **DENY**.
 3 member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - o Dissent felt this was an interesting solution versus complete removal of dead tree stump.
- ii. Motion **PASSES**.

M. **491 ENGLISH SPARROW DRIVE** – Concrete Pad.

a. **DISCUSSION:**

- i. Too much concrete (impervious area) proposed.
- ii. Concerned with impacts to drainage. The amount of concrete will increase the runoff from the property. The current land grading has a rear yard swale, with a highpoint in the northeast corner of the property. The proposed concrete pad may adversely impact the swale.
- iii. Not in favor of the "odd shape" of the concrete pad. Recommend that the eastern edge of the proposed sidewalk on the east side of the home continue straight north and that the "chamfer" on the west be eliminated.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: JR) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

N. **8999 MINERS PLACE** – Paint.

a. **DISCUSSION:**

- i. "Dental" in Sequoia color. After reviewing paint chips, the color wasn't as "harsh" as presented on the screen; however, there was too much contrast between the proposed base color and proposed trim (Sequoia) colors. Too many colors from different color palettes.
- ii. Recommend homeowner review color pallet on similar homes on street (e.g., 8998 Miners Place) for color palettes that would be acceptable.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: JR) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.



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- O. **7067 CHESTNUT HILL STREET** – Paint.
 - a. **DISCUSSION:**
 - i. Not in favor of segmented colors – appears patchwork.
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: KL) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.

- P. **7005 MOUNTAIN BRUSH CIRCLE** – Driveway Expansion Installed w/Out Approval.
 - a. **DISCUSSION:**
 - i. Staff noted that the improvement was completed without approval and that a Notice of Non-Compliance was issued directing the homeowner to make an immediate submittal.
 - ii. Staff's recommendation was that the driveway expansion was acceptable; however, the connection at the existing sidewalk should be revised by saw cutting and removing the "triangular flare" and remove the two concrete areas that abut the mailbox kiosk concrete pad.
 - b. **ACTION:**
 - i. **Conditions of Approval:** Saw cut and remove the "triangular flare" at the driveway connection to the sidewalk and remove the two concrete areas that abut the mailbox kiosk concrete pad.
 - ii. Motion (by: JR, 2nd by: JN) to **APPROVE WITH CONDITIONS**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - iii. Motion **PASSES**.

V. STAFF COMMENTARY

A. TRIBUNAL UPDATE

a. **955 NORTHRIDGE RD**

- i. **Case:** Petition to overturn ARC Conditional Approval. ARC's concern was with the white/black color palette, versus the brown shingle roof, created "too many colors that conflict with each other." ARC's opinion that having the garage door match the color of the siding (Snowbound SW7004), versus matching the more "minor" trim elements (Tricorn Black SW6258), would have less of an overall "brown/black" conflict.
- ii. **Findings:** Tribunal Officer found that "[g]iven the brown roof, there is going to be an awkward color conflict, no matter whether [Tricorn Black] or [Snowbound] is chosen." He opined that "...there is simply not a significant difference in the grey or black garage door..." and that "...it could be reasonably argued...that the black paint color on garage door is more visually appealing than a grey color on the garage door."
- iii. **Conclusion:** Tribunal Officer granted the appeal to allow the Tricorn Black garage door.



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VI. ADJOURNMENT

- A. With no further business the **meeting was adjourned at 7:28 p.m.**

VII. APPROVAL OF THESE MEETING MINUTES

- A. At the August 07, 2024 Architectural Review Committee Meeting, these minutes were reviewed.
- A motion was made by EB, seconded by JN to **APPROVE THE MINUTES AS PRESENTED.**
 - 2** member(s) **Concur** | **0** member(s) **Dissent** | **2** member(s) **Abstain** (JB & DK, not in attendance at the 07/17/2024 Meeting)
- a. Motion **PASSES.**