

Architecture Review Committee

February 16, 2021

**Held Virtually through Zoom Meeting App
due to Covid-19 Precautions**

Call to Order

Members present: Tom Strayer, Bethany Frost, Shirley Jacobi, Barry Wood, Mike Cousins

Members absent:

Others present: Ryan Crum, Planning & Building Director; Tonya Galbraith, Town Manager; Jennifer Pack, Planning & Building Administrative Assistant

Approval of Minutes

Ms. Jacobi made a motion to approve the January 2021 meeting minutes. Mr. Wood seconded the motion. The motion passed 5/0.

Old Business

None

New Business

Silverthorne Homes' request for approval of a proposed home on Lot No. 1 of Geist Woods Estates

Nathan Custer appeared on behalf of Silverthorne.

Staff Report:

Mr. Crum reported that Staff had two concerns about the home – the exterior does not have a complete first floor wrap and the square footage of the home is less than what is required.

Brick Wrap – The members agreed that the model looks better with the architectural detail it has than if it were all brick. All agreed that the exterior of the home was acceptable as presented.

Square Footage – The PUD requires ranch homes to be at least 2,200 sf. The model as presented is only 2,068 sf. The members discussed Mr. Custer's request that part of the basement be counted toward the square footage requirement. The members rejected this request, stating that basements are required in the development and it was never the intent to include the basement square footage, single-story homes could be half the size if basements were counted, and basement square footage has never been included in the first floor/single-story amount. Mr. Custer said that they are working internally with the buyers and have a couple of options that they are exploring.

Mr. Strayer asked about the lack of windows on the right elevation. Mr. Crum explained that the PUD requires either windows or a change of siding materials. In this case, the change of siding materials meets the requirement.

Mr. Crum asked Mr. Custer to confirm that the overhangs would be 8" when adjacent to brick and 12" when adjacent to other materials. Mr. Custer confirmed that was true.

Mr. Crum presented photographs of nearby homes and stated that no monotony issues existed.

The members discussed if would be appropriate to approve the model on the condition that the builder revised it and it passed staff administrative review to determine if the square footage met PUD standards. Mr. Strayer stated that if the model could not be brought within compliance with the square footage requirement it would have to go before the Board of Zoning Appeals.

Mr. Strayer made a motion to approve the model on the condition that it passed staff administrative review after additions to meet the PUD square foot requirements. Ms. Jacobi seconded the motion. The motion passed 5/0.

Announcements

Next meeting March 16, 2020 if needed.

Adjournment

The meeting was adjourned.