

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

March 26, 2024

A regular meeting of the Twin Buttes Design Review Committee was held on
Tuesday, March 26, 2024 at 4:00 p.m.
virtual meeting held via Zoom

MEMBERS IN ATTENDANCE:

Scott Strand, Meeting Chairman
Luke Hanson
Christine Jerpbak
Katie Feeney
Mark Williams, City Planning
Jodie Robertson

MEMBERS ABSENT:

Aaron Congleton
Jared Ogden
Paul Glenn
Steve Gates

ADDITIONAL ATTENDEES:

Twin Buttes Owners:
Marsha Arredondo, Owner of Lot 20A
Karen Vogt

STAFF IN ATTENDANCE:

Paula Schler, DRC Manager

- I. Chairman Scott Strand called the meeting to order at 4:05 pm
- II. Disclosure of Potential Conflicts of Interest
 - Committee Member Jodie Robertson disclosed that she is the neighbor to lot 20A, living directly south adjacent to the project.
- III. The Minutes for the meeting held on March 12, 2024 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

Preliminary Design Review

Committee Review Determination:

The project received unanimous approval, including the setback variance, to advance to the final design review, with the following feedback shared with the applicant:

- a. The project seeks a 10' front setback allowance for front porch and overhangs, a request supported by the DRC citing the lot's topographical constraints. The DRC variance request application and accompanying narrative, to be provided in the final design submittal, is adequate to receive approval.
- b. All exposed concrete surfaces must feature a suitable finish. It was recommended that any exposed concrete be concealed either through landscaping or by extending the siding down to grade.
- c. If the applicant anticipates installing a solar array, the solar plan can be reviewed and approved during the final design review, eliminating the need for a separate review later on. Ensure to incorporate pre-wiring for a future solar system, a requirement mandated by Section 4.1.4 of the Design Guidelines.
- d. Include a roof drainage plan at final design review. Any concentrated flows should be mitigated through the landscape and ultimately into the drainage in the back yard.

- e. Submit a material sample of the exterior finishes including the metal posts at final design review.
- f. It was recommended that adding another retaining wall in the southern front yard could enhance the spaciousness of and expand the usable front yard area. It could also help guide the runoff away from the front foundation walls.
- g. When choosing exterior lighting fixtures, be sure to review Appendix 6.9 of the Design Guidelines regarding dark skies lighting. If using canned light fixtures, the LED light source must be at least 2" above the face of the rim. Also, interior light fixtures should not be placed where they cause direct view of the light source.

V. Other Business:

Chairman Scott Strand and Mark Williams with City Planning discussed the City's approval process for setback variances. Mark suggested the "Alternative Compliance" approval process be used to get approval on the setback variances. This is a review by the Director of Community Development rather than a full Variance Committee, which should be much faster and less burdensome for the applicant. Mark will get Scott more information on the process.

There being no further business the meeting was adjourned.