MINUTES OF A MEETING OF
THE DESIGN REVIEW BOARD OF
EAGLE RANCH ASSOCIATION

A Meeting of the Design Review Board of the Eagle Ranch Association (the "Association") was held on December 19, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

Melanie Richmond
John Martin
Tom McCord
Kristen Olsen
Rick Messmer, Alternate
Rick Dominick, Alternate

Others Present:

Nick Richards, EWH Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Maggie Fitzgerald – Architect
Pavan Krueger – Architect*
Dick Garbarino and Martha Cabeen *
Keegan Winkeller – BKW Architecture
Joshua Nagle

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.

2. Approval of Agenda. Upon motion and second, the agenda was accepted as presented.

3. Approval of Minutes. Upon motion and second, the minutes of the November 21, 2024 meeting were approved.

4. Meeting specific topics / New Business.

   a. 04-07-11 – 148 W Foxglove – Garbarino-Cabeen Residence – Preliminary Review

   Maggie provided a brief overview of this project.

   The DRB provided the following comments:
   1. Location of home on site was discussed relative to setbacks, neighboring home, and available views. Home location will be adjusted to ensure all structure is outside of setbacks.
   2. Location of garage discussed relative to facade zone and sun exposure.

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3. Landscaping and hardscaping allowed to be in setbacks. Sand set pavers near garage acceptable as shown.
4. Front yard landscaping discussed. Native grasses and xeriscape lawn as shown acceptable for "transition" lots between Meadows and Uplands.
5. DRB encouraging 5' cobble surrounding homes without plantings to encourage wildfire defensible zones.
6. Corner boards required with horizontal siding. Metal fry reglet not allowed in the Meadows. Applicant may switch to vertical siding where horizontal currently located.
7. Applicant encouraged to revisit front porch design to make it more inviting.
8. Roof decks have been allowed in the Meadows. Meets intent.

Motion to approve with conditions:

Motion: Melanie Richmond
Second: Tom McCord
Vote: 4-0

Conditions:

1. Look at siding and corner board requirements.
2. Enhance front porch presence from the street.
3. Verify foundation is not in setback
4. Front yard and landscaping acceptable as submitted.

b. 03-03-56 – 36 Dewey Park Place – Wright Residence – Final Review

Pavan provided a brief overview of changes to design since Preliminary including material changes, addition of third garage, addition of rafter tails, and front entry posts landing on site walls.

The DRB provided the following comments:

1. Cut stone cap detail on stone walls discussed.
2. Handrails may be required at entry, but guard rail is not. Will be simple 1x2 steel railing.
3. Winding driveway discussed. Design as shown is necessary to keep driveway from being too steep.
4. Eliminated hot tub and more constructed walls eliminated. Now use boulder site walls.
5. Dog run deemed acceptable for quicker "outings." Not intended to be a place where a dog will be kept for longer periods.
6. Porch size discussed relative to guideline recommendations. Dimensions do not match guidelines, but overall area exceeds minimum square feet. Meets intent of inviting people in. Increase patio size and reduce planter size.
7. Locations of AC condensers discussed. DRB suggested relocating for easier screening.
8. DRB appreciated applicant's response to Preliminary Review comments.

Motion to approve with conditions:

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Motion: Melanie Richmond
Second: John Martin
Vote: 4-0

Conditions:

1. Front porch sitting area will be extended at least to edge or roof overhang.
2. 5' Cobble border added to dog run area
3. AC condensers moved to areas that are easier to screen
4. Front porch columns and stone walls acceptable as shown.

c. 18-00-44 –154 Longview Avenue – Nagle Residence – Exterior Alteration – Major: Addition of Square Feet for ADU

Staff provided a brief overview of the project.

The DRB provided the following comments:

1. Discussed the discrepancy between the setbacks outlined in the Design Guidelines and the PUD, specifically the Guidelines are more restrictive.
2. In general, the DRB wants to encourage the construction of ADU's in the neighborhoods.
3. Future applications with similar situations will be dealt with on a case-by-case basis. No adjustment to the Design Guidelines will be required.

Motion to approve:
Motion: Melanie Richmond
Second: Tom McCord
Vote: 4-1

Conditions:

1. Approved as presented. Design is in compliance and PUD setbacks and DRB wants to encourage additional community housing options.

5. Other Business.
   a. John Martin asked to revisit mechanical room and stairs on 148 Foxglove. Staff will reach out to applicant to address DRB concerns.

There being no further business to come before the Board, the meeting was adjourned at 4:25 p.m. MST.

Respectfully submitted,

Jason Berghauer, DRB Administrator

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