



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
November 17, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, November 17, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
Alicia Davis
Jim Crine
Rick Dominick
Tom McCord
Michael Sanner (via Zoom)
Rick Messmer (via Zoom)

OTHERS ATTENDING

Nicholas Richards, Association Manager
Shelley Bellm, Association Assistant
Manager
Alyson Leingang, DRB Administrator
Mike Ingo, DRB Administrator
Spec Home Team – Scot Webster, Eric
Johnson
Kay Res. - David Herron (via Zoom) &
Bobbi Kay (via Zoom)

MEMBERS NOT ATTENDING

John Martin

**Design Review Board Meeting
November 17, 2022**

Administrative Review

The following projects were administratively reviewed and listed in the order they are scheduled on the agenda:

Spec Home Filing 21 – Block 00 – Lot 26 _ 0086 Harvester Court – Pre-Design – Architect: Eric Johnson; Uplands, Craftsman

- a. **Discussion Item:** Front Setback: There is 35 feet setback from street right away. The DRB may grant a variance for a front yard setback of not less than 25 feet in instances where 35 feet presents a hardship. UDG 2.2.1.2.
- b. **Discussion Item:** Finished grades around the perimeter of the residence may not vary from existing ground by more than 5 feet. (Garage and Entry fill range from 9 - 11 feet of fill) UDG 2.2.2.
- c. **Discussion Item:** No improvements may be placed on slopes of 30% gradient or greater. Refer to UDG 2.2.1.2.
- d. **Discussion Item:** Roofs are simple, sheltering gables with pitches from 6:12 to 10:12. Reverse shed on rear elevation to capture views.

- e. **Discussion Item:** Front Porch Design: Provide a front porch that is at least 16 feet wide and 8 feet deep visible from the street. UDG 2.2.8. Review the requirements for the front porch at the Craftsman Style –incorporate those requirements with your entry. UDG 3.3.2.3.
- f. Review window patterns/ pattern consistency. Muntins will be required. HDG 2.3.3.3

Summary: Provide continuing compliance with Uplands Design Guidelines.

No Board action taken. The home's design shall be revisited to fit within the site and the current guidelines.

Key Residence Filing 24 - Block 00 -Lot 28_ 2604 East Haystacker Drive – **Preliminary**– Architect: Herron and Partners, David Herron – Highlands, Alpine Ranch

- a. **Discussion Item:** Rear yard plantings delineated by proposed fence line and Building Envelope.
- b. **Discussion Item:** Provide a one-story roofed front porch at least 16 feet wide and 8 feet deep. HDG 2.2.7
- c. **Discussion Item:** Clarify use of any plantings at Front Porch. Alpine Ranch / Front Porch: Design or porch columns, configuration and color provide a great opportunity for individual expression.
- d. **Discussion Item:** Exterior Materials:
 - i. Full metal roof proposed – may be proposed on Alpine Ranch style home. HDG 2.3.4. **OK**
 - ii. Window trim proposed - 4" Head and Sill Proposed with 2" Jambes **OK**
 - iii. Clarify siding #1 material – metal? **4" Vertical proposed and 6" vertical different areas**
 - iv. Review window pattern and mullion pattern.
 - v. Maximum window height is 10'-0". There must be at least inches of wall/ structure between. Exception may be allowed on Alpine Ranch style homes. HDG 2.3.3. **OK**
 - vi. Garage Shed roof
- e. **Discussion Item:** Front Elevation: Alpine Ranch may be rendered in any approved material. Homes with stone walls on more than 50%of walls may be considered by the DRB. HDG 3.5.2.5
- f. Provide all trim details for Final Plan review. All corner boards must be 2x 6 - corner boards are not required at vertical siding. Window trim to be proud of all wall cladding material. HDG 2.3.3.2. Reveal for wood siding may not be less than eight inches.
- g. Provide a garage door spec for Final Plan review.
- h. Provide a chimney detail for Final Plan review. HDG 2.3.5.
- i. Landscape Plan: No disturbance outside the Limits of Disturbance (grading and planting) – review planting location with the building envelope. Show building envelope line on the Landscape plan and proposed grading for Final Plan. HDG 2.2.1
- j. Landscape Plan: Denote Wildfire –Defensible Zone 1and Zone 2 on the site plan(s). Consider local professional Landscape Architect.
- k. Positive drainage away from the building must be provided – HDG 2.2.2. Provide proposed grading at Final on how there will be positive drainage away from the home.
- l. Provide fence detail(s) showing height and proposed finish/ material for Final Plan Review. Gates are required on either end of the property.
- m. Irrigation – provide a summary of drip irrigation and non-irrigation areas (e.g. irrigation type, square footage, and percentage of lot). All landscape materials other than turf in Zone 1 must be maintained and drip irrigated. HDG 2.4.1.2
- n. Provide address marker on Site Plan(s) for Final Plan Review. HDG 2.2.3
- o. Provide the Lighting Worksheet and cut sheets for all exterior lighting for Final Plan Review. Appears you are exceed your allowable lumen count for the lot of 5,500 lumens.
- p. Does not appear proper window egress is provided in the future Bunkroom.
- q. Provide platted easements on the Improvement Location Certificate for Final per the checklist requirements.
- r. Provide Site Calc Sheet on the plan set at Final Plan review. Refer to Floor Area guidelines on how it is calculated for both home and ADU. HDG 2.1.1.
- s. Provide Construction Management Plan for Final Plan review.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Melanie Richmond made a motion to approve for final with the following conditions: vertical siding to be minimum 6", corner trim to be min. 2x6, entry porch roof to meet required size, layout of windows to be cohesive across elevations, landscaping to be inside the Building Envelope. Fascia sizes to be reduced and consider making changes to garage shed section to reduce massing. The motion passed unanimously.

OTHER BUSINESS: Board discussed the challenges of meeting the Wildfire Criteria within the Building Envelope based on the current minimum landscaping requirements in the guidelines. No action taken at this time. No discussion on the DRB Applicant Checklist.

Move to convene in Executive Session by Rick Dominick, 2nd by Melanie Richmond, to discuss policy and procedure. Adjourn from Executive Session. No action taken.

Melanie Richmond made a motion to adjourn at 5:10 pm

END OF REVIEW