



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
August 18, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, August 18, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Alicia Davis
Tom McCord
Rick Dominick

MEMBERS NOT ATTENDING

John Martin
Michael Sanner
Jim Crine
Melanie Richmond
Rick Messmer

OTHERS ATTENDING

Marc Ruh, Association Manager
Nicholas Richards, Association Assistant
Manager
Alyson Leingang, DRB Administrator
Julie Spinnato
Amber Moran
Leah Mayer
Brennan Fitzgerald
Maggie Fitzgerald
Michael Current
Michel Sturde
Martin Manley

Administrative Review

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

Sturde Residence 25-00-08_1095 East Haystacker Road – **Pre-Design** – Architect: Current Architects; Michael Current – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Main massing shall be based upon combining one or more central forms of simple geometry with secondary elements added to them – creating additive forms and creating interest. HDG 3.5.2.1.
- b. **Discussion Item:** Roof Forms: HRDG 4.4 (c): Primary roof pitches must be between 4:12 and 8:12.... (d): Roof overhangs should comply with selected design style guidelines.
- c. **Discussion Item:** Roof Forms: Major roof forms for single-family homes shall have a minimum pitch of 6:12 ...Shed roofs used as major roof forms may be considered by the Board if a strong case can be made for their use. If major sheds are to be used, it is preferable that the sheds be used in conjunction with a primary gable form. HDG 3.5.2.2.
- d. **Discussion Item:** Cantilevered fireplace and main level elements: HDG 2.3.1.1. Large cantilevered upper story elements are discouraged because they are not typical of regional precedents.
- e. Provide corner trim at horizontal siding and window trim for Preliminary.
- f. Building Envelope may not include slopes greater than 30% gradient – review grading at west side of garage.
- g. Fills to final grade may not exceed 5 feet above preconstruction natural grade.
- h. Triangular windows are not permitted. HDG 2.3.3.1.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Board review:

- See comments above.

Motion:

No motion: This was a Design Review Board guidance meeting with the architect.

Gimenez Residence 25-00-25_0095 Mount Jackson Court – **Preliminary** – Architect: Martin Manley Architect; Jeff Manley – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** All two car garages must have single-car doors. HDG 2.2.5(3). Provide a garage door spec for Final.
- b. **Discussion Item:** 2nd story massing
- c. **Discussion Item:** Window configuration above flower garden. Individual masses within the composition may incorporate symmetrical placement of windows and doors. HDG 3.5.2.
- d. **Discussion Item:** Exterior Items
 - i. Clarify windows (clad or fiberglass)
 - ii. Board and Batten: Board and batten must express a reveal of not less than 8 inches at the board and 3.5 inches the batten. HRDG 4.5

- e. Provide and denote the Wildfire defensible Zone 1 and Zone 2 on the site plans. HDG 2.4.1.2. Provide a continuous non- combustible inner border not less than 5 feet wide. Mulch will need to be non-combustible.
- f. Landscape Plan under the Ridgeline addendum shall be prepared by a professional Landscape Architect. HRDG 5.
- g. Refer to the minimum sizes and quantities for plant types and provide for Final Plan review. HDG 2.4.1.4
- h. Provide lighting and lighting worksheet for Final. Lighting to meet Ridgeline addendum 4.6.
- i. Locate utility enclosure on elevations for Final. HDG 2.3.6
- j. Building Envelope may not include slopes greater than 30% gradient – review grading at west side of garage. HDG 2.2.1(2).
- k. Provide not less 40 perennials on Landscape plan. HDG 2.4.2.1(10).
- l. Provide Site Calc Worksheet for Final Plan on sheet set.
- m. Provide all trim and window trim details for Final Plan.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Board review:

- See comments above.

Motion:

Motion to approve by Alecia Davis: single garage door ok, raise garage roof, Ok with board pattern on vertical siding and window trim. Landscaping compliant with wildfire mitigation. Motion was Unanimously approved.

Unicorn Ranch Filing 14– Block 00- Lot 23 _2556 Eagle Ranch Road – **2nd Preliminary** – Architect: Studio Spinnato; Julie Spinnato – Uplands, Prairie

- a. **Discussion Item:** Dog run location on side of house – will step with grade. Provide detail for Final.
- b. **Discussion Item:** Review grading on elevations as it appears to not coordinate with site plan. Review each elevation datum on site plan as it does not coordinate with elevations.
- c. **Discussion Item:** Exterior Materials
 - i. Review updated window patterns
 - ii. Metal panels: May be used sparingly and approved on condition of integrating into style of home. UDG 2.3.1.2
 - iii. Metal band window trim not less that two inch is allowed if consistent with style of home. Provide detail at Final.
 - iv. Stucco base with control joints
 - v. Stucco requires trim around window. UDG 2.3.3.2 (4). It must detailed with head and sill differentiated.
 - vi. Review proposed color. Horizontal siding for the main body of house should express a wide reveal. UDG 3.4.2.4.
- d. Show easement lines on Site and Landscape plan for Final plan. Review any large shrubs in front easement. DRB cannot approve any landscaping that encroaches the Town of Eagle front easements (large shrubs/trees) – review location of shrubs in front easement prior to any DRB approvals.
- e. Provide garage door spec sheets for Final plan.
- f. Provide all trim, railing and siding details at Final plan. UDG 2.3.1.3. Trim is required at windows.
- g. Provide address marker for Final Plan. UDG 2.2.4

- h. Review landscape planting schedule as it does not coordinate with the landscape plan.
- i. Provide Site Improvement Calc table on set for Final plan.
- j. Provide Lighting Worksheet for Final Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board review:

- See comments above.

Motion:

Motion to approve for Preliminary made by Alecia Davis. Grading needs reviewing, update elevations accordingly. Review dog fence detail, trim and stucco, site plan review and rear patio columns with additional attention to items “c” through “j”. Motions passed Unanimously.

D’Ambrisi Residence Filing 24- Block 00-Lot 18_ 2831 East Haystacker Drive – **FINAL**– Architect: Maggie Fitzgerald Architects – Highlands, Alpine Ranch

- a. **Discussion Item:** Review grading and retaining wall at driveway (house shifted) – potential for retainage in setback and encroachment with LOD?
- b. **Discussion Item:** Changes to exterior veneer – stucco removed.
- c. **Discussion Item:** Exterior Items:
 - i. Clarify window trim detail at stone veneer – Provide detail at Technical.
 - ii. Typical wood window trim detail does not match elevations – head and sill must be differentiated.
 - iii. Windows set in metal may be installed without window trim if approved by DRB.
 - iv. Wood siding reveal may not be less than eight inches. Four inch lap siding proposed (along with 1x8 siding). HDG 2.3.1.2 (1)
- d. **Discussion Item:** Review and clarify stain/ colors.
- e. Provide site grading on Construction Management plan at Technical.
- f. Maintain at least 15 feet between the drip lines of single tress or between groupings of trees. HDG 2.4.1.2.
- g. Provide Site Calc Worksheet at Technical.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Board review:

- See comments above.

Motion:

Motion to approve presented by Alecia Davis. Motion carried Unanimously.

Spec Home Filing 25 – Block 00 – Lot 05_ 1017 East Haystacker Drive – Final – Architect: LSKM Design; Leah Mayer – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Construction Management Plan: All construction activities shall be contained within the disturbance area. HDG 2.2.1. Update for Technical.
- b. **Discussion Item:** Retaining wall in side setback.
- c. **Discussion Item:** Exterior Materials
 - i. Stone Veneer
 - ii. Shed Roof – High eave detail
 - iii. Wood belly band above stucco/ window sill
 - iv. Step in stucco base in same plane
 - v. Awning Roof: Eave and rake fascia reveals must be at least 10 inches in height. HRDG 4.4(e).
 - vi. Grooved panel soffit: Sheet rock material may be approved for soffit sheathing. HDG 2.3.1.2(6).
- d. Provide the Limits of Disturbance on Site Plan and Construction Management Plan for Technical – to be consistent on all site plan(s). HDG 2.2.1. & HRDG (2).
- e. Provide site grading on Construction Management Plan for Technical.
- f. Mulch will need to be non-combustible mulch within 25 feet of the structure. HD 2.4.1.2.
- g. Review attic space- dead spaces 5’-0” or more that can be accessible will count toward overall square footage. Areas below 5’-0” in height (crawl space) will not be counted toward gross square footage- update for Technical. HDG 2.1.1.
- h. Landscape lighting on plan is inconsistent with Lighting Worksheet- update for Technical.
- i. Fire suppression is required for homes in Filing 24 and 25.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Board review:

- See comments above.

Motion:

Motion presented by Alecia Davis for Final addressing the retaining wall and set back. Consideration of the roof and garage door materials as was mulch being approved by the fire department. Conditions “C” through “I” addressed for Technical. Motion was Unanimously approved.

Shaughnessy Residence Filing 21 -Block 00- Lot 09_0089 Thresher Court – **Amended FINAL** – Architect: Scott Turnipseed Architects, Brennen Fitzgerald – Uplands, Victorian

- a. **Discussion Item:** Elevation changes
 - i. 3RD Garage bay added
 - ii. Living space above garage added
- b. **Discussion items:** Exterior Materials
 - i. Windows at vertical siding not approved without trim at Final. Uplands guidelines require wood trim set in wood clad walls – no exclusion.
 - ii. Review color palette
 - iii. Clarify vertical panel sizes –sizes inconsistent. Faux reclaimed wood proposed.

- c. **Discussion Item:** Fence style and height. Fences shall be made of the approved design types and materials. Other fence styles may be approved at the discretion of the DRB. Fence height cannot exceed 42” – revisit height for Technical.
- d. All building elevations to show existing and proposed grade – provide for Technical.
- e. Provide Site Calc Worksheet at Technical. Review dead spaces over 5’-0” – spaces that can be accessible will count toward overall square footage.
- f. Provide corner trim details for all siding types and board and batten detail(s) at Technical.
- g. Update lighting worksheet for Technical – does not appear consistent with site and lighting plans.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board review:

- See comments above.

Motion:

Motion to approve made by Alecia Davis with the following condition: no fencing on setback. Motion to approve was Unanimous.

OTHER BUSINESS

Fine structure and DRB input. Construction Compliance Deposit and fine differences. Invisible fencing and fencing guidelines. Control regarding invisible fences and dogs on property. Limits of 500sq ft. for dog run. Electronic fencing was appropriate.

Meeting was adjourned at 5:40 pm by motion from Alecia Davis. Motion carried UNANIMOUSLY