

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 June 20, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

*Melanie Richmond
John Martin
*Kristen Olsen
*Rick Dominick, Alternate (partial attendance)

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Allison Kent, Mauriello Planning Group
Scott Turnipseed, Turnipseed Architecture
Brennen Fitzgerald, Turnipseed Architecture
David Houser
Ryan Smith, Patriacca Construction
Justin Mehrens, Fall Line Design Studio
Alicia Davis, Davis Architecture
BJ Hollis

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:01p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the May 16, 2024 meeting were approved.
3. Meeting specific topics / New Business.
 - a. **03-06-15 – 333 Robins Egg – Robins Egg LLC Spec Home – Final Review, Modification to Approved Plans – Turnipseed Architecture**

The DRB provided the following comments:

1. Meadows Design Guidelines do not allow for garage door height above 10’.
2. Garage Doors, as presented, are acceptable and blend in better to the home.

Motion to approve:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

b. 25-00-64 – 1880 East Haystack Drive – Pennington Residence – Final Review – Turnipseed Architecture

The DRB provided the following comments:

1. Preference to locate dog runs where it is not intrusive to neighbors. More detail will be provided for technical. Likely 42” and as open as possible.
2. Wildfire defensible zones should be considered for tree plantings and maintaining a minimum of 10’ away from residence. Evergreen on side may be swapped out for deciduous.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Kristen

Vote: 3-0

Conditions:

1. Applicant must comply with site & landscape comments in administrative notes

c. 01-01-32 – 0053 Seven Hermits Drive – Houser Residence – Final Review – Martin Manley Architects

The DRB provided the following comments:

1. Colors have been modified as requested at the Design Review Board Preliminary hearing.
2. Solar roof panels are anticipated only on the main roof plane as shown on plans.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Kristen

Vote: 2-0-1 (Martin abstained)

Conditions:

1. If roof type solar panels are not roof panels, as anticipated, applicant shall return to the DRB with a modification of existing approval.

d. 07-00-14 – 0032 Dairy Avenue – Hollis Residence – Exterior Alteration - Major Review – Davis Architecture

The DRB provided the following comments:

1. Driveway requested to be placed to the property line, over the easement. Guidelines require a minimum of 5’ from property line. Additionally, the Town does not approve of hardscape over easements. Agreement with the Town would be required for the DRB to grant approval.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 3-0

Conditions:

1. Provide a letter of agreement to pave over the easement stating approval from the Town allowing this hardscape over the easement.

e. 04-07-07 – 0119 West Foxglove – Beirsto Residence – Preliminary Review – Martin Manley Architects

John Martin provided a background for this application. Other homes designed for this lot were modular in construction.

The DRB provided the following comments:

1. Verify square footage calculations fall within guidelines.
2. Verify turning radius for garage exits.
3. Verify roof ridge heights
4. Hip roof reduces the Victorian look on this elevation. May look at adding a small gable to break up the hip. Consider changing this end of the home to a gable roof.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Rick Dominick

Vote: 3-0-1 (Martin abstained)

Conditions:

1. Verify & study west side of home roof line
2. Address items related to landscaping from the administrative notes for final
3. Verify square footage calculations to ensure compliance

f. 08-10-14 – 0014 Right Lady Belle Drive – Barwick Residence – Preliminary Review – Current Architects

Michael provided background on this application. This property had prior approval 10+ years ago, while some modifications have been made to the original approval.

The DRB provided the following comments:

1. Property is subject to 16,500 area of disturbance.
2. Review Architecture Comment D, in staff memo, that states second story habitable spaces, not incorporated into the volume created by the roof, may not be more than 25% of the building footprint. Current measurements identify the second story to account for 1093 square feet and 25% of the building footprint equals 766 square feet.
3. Consider raising lower roofs to reduce wall exposure on 2nd level
4. Exposed rake rafters will be included and more articulated
5. Corner boards need to be added for final.
6. More dormers should be considered to break up mass. As currently presented, home presents as prairie.
7. Details of front entry gable to be provided for final
8. Window with the gable roof intersecting. Windows cannot be longer than 10' in height.
9. The more you can hide the second level behind lower-level roofs to provide the appearance of a 1.5 story. Disguise 2nd level into roof forms.
10. More craftsman foundational items need to be included
11. Reduce massing of 2nd story portion
12. Confirm front porch meets design guidelines for style chosen

Motion to table:

Motion: Melanie

Second: Rick

Vote: 4-0

Conditions:

1. Applicant shall take comments into account when they return for second preliminary.

**g. 21-00-01 – 0085 East Haystack Drive – Mehrens Residence – Preliminary Review
– Fall Line Design Studio**

Justin Mehrens

The DRB provided the following comments:

1. Review guidelines to confirm the driveway width conforms to guidelines.
2. Garage angle/layout is not a front layout and it is not a true courtyard layout.
Acceptable as presented
3. Push front porch out to meet required measurements.
4. Retaining wall may not project outside of the setback. Softscape is allowed. May push home forward to allow for retaining wall. Low height anticipated. Prefer real stone over simulated stone. Sample would be presented at final.
5. Roof pitch 12:12 for primary, 12:12 front. Minimum of 10:12 for primary is required.
6. Siding materials – hardy product; provide dimensions for final review.
7. Staircase window may not be allowable as it stretches between two levels. May need to consider separating this as two windows with a change in materials in between levels. Review guidelines closely to determine applicability.
8. Posts on front porch – bottom of posts should contain an architectural detail.
9. Note any area above a 5' height as this area counts as floor area.
10. Paint specifics will be provided for final.
11. Consistent roof pitches, on same elevation, present much better.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Kristen

Vote: 3-0

Conditions:

1. Addressing all notes in section 1 & 2 of staff memorandum
2. Address all DRB comments

**h. 08-09-14 – 0022 Callie Clark Road – Dalrymple Residence – Exterior Alteration –
Moderate Review**

The DRB provided the following comments:

1. Guidelines are very specific with relation to swimming pools.
2. Current lattice fencing was not approved by the DRB or DRB Administrator. This work needs to be in compliance with Design Guidelines.
3. Consider changing guidelines to state “permanent swimming pools” must be at grade or integrated with deck....
4. Consider changing the definition of temporary play structure to include pools

5. Consider adding language regarding requirement of appropriate screening landscaping and fencing.
6. Consider 6/15 – 9/15 as allowed dates.
7. All applications must comply with applicable local and state codes.
8. Electronic vote of approval and language changes will be added to the record of the July 2024 DRB meeting.

The Design Review Board provided direction to Jason to administratively approve the application if a majority of the board agreed to the proposed language changes. This direction was approved by all board members in attendance.

i. Eagle Ranch Design Guidelines Updates – Allison Kent from Mauriello Planning Group – Architecture. Questions and discussion.

Specific Questions-Architecture:

1. Victorian Log Homes are allowed in Uplands Tracts K, M, O and “BLM Exchange Parcel” (which we believe is Highlands). The Uplands DG allow it for Tracts K, M, O in one section, then only K and M in another. Do we want to clarify this differently? It is allowed everywhere in the Highlands, except for Ridgeline Lots as they can’t do Victorian style so it’s eliminated by default. *Remove log homes from guidelines.*
2. Butt-glazed windows are not permitted in the Uplands. They are not specifically called out in the NC, Meadows, or Highlands. Have they been allowed in the other neighborhoods? Do we need to call out that they are prohibited in other neighborhoods? *Always prohibited.*
3. Ganged Windows is not specifically called out in Highlands, except for in Prairie style where it says they can be ganged more in Prairie than the other styles. Uplands says no more than 4 windows may be ganged together. *No more than 4 ganged windows, regardless of style.*
4. In the Highlands, windows in rustic barn-wood do not require trim. Should we also apply this to the Uplands? *Yes.* Provide input on paint color proposal. We’ve provided Light Reflectance Values (LRV) examples for many of the colors on the existing palettes, along with additional examples of LRV for white colors. *Use LRV with select color chips as a guide. Outlying, bright colors would be subject to board approval. Propose setting a dark grey value and set a white color value. Provide photos of existing homes to give examples of approved “off color” palates such as blues, yellow, red, etc.*

The DRB provided the additional comments:

1. Do we want to add any more structure to alpine ranch? Roof forms requirements?

There being no further business to come before the Board, the meeting was adjourned at 5:28 p.m. MST.

Respectfully submitted,



Shelley Bellm, Recording Secretary