



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
November 16, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, November 16, 2023, at 2:01 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
Jim Crine
Tom McCord
Rick Dominick

MEMBERS NOT ATTENDING

Rick Messmer
Michael Sanner
John Martin

OTHERS ATTENDING

Mike Ingo, DRB Administrator
Shelley Bellm, Assistant Community Manager
Turnipseed-Nevin – Paul Roberts
Wright-Gelker – Brennen Fitzgerald
Miller – Brennen Fitzgerald
Bezdek – Brennen Fitzgerald
Satrazemis – Pavan Krueger
Primabox Spec. Home – Alicia Davis
Patriacca – Brennen Fitzgerald

MEETING MINUTES

The Board reviewed the October 19, 2023, meeting minutes. *Melanie Richmond motioned to approve; Jim Crine seconded the motion. Motion carries 3-0.*

ADMINISTRATIVE REVIEW – Board Discussion/Clarifications to Administrative Review Items, follow respective item in red italics

Turnipseed-Nevin Residence Filing 14 – Block 00 – Lot 37 _ 2297 Eagle Ranch Road – **Preliminary** – Architect: Turnipseed, Paul Roberts; Uplands Filing 14, Victorian

- a. **Discussion Item:** Review front porch roof as the min. 22' wide element of structure in the Façade Zone. UDF14 2.2.3(2)
 - i. The minimum height of the main mass of the house at the façade zone should be at least 16 feet to the mid-point of the sloped roof measured from the existing grade directly below. UDF 2.1.4. *Acceptable as presented.*
- b. **Discussion Item** Review proximity of structure to already reduced setbacks for Filing 14. Typ. both side lot lines. UDF14 2.2.1.2(2) *Acceptable as presented.*
- c. **Discussion Item:** Clarify intent of stairs drawn in dashed lines within garage. Are these future for potential ADU additions? *Storage tresses in garage. Stair will change to a pull-down stair.*
- d. **Discussion Item:** Review shingled low slope 3:12 roofs. *Acceptable as presented.*
- e. **Discussion Item:** Review window patterns and divided lights. UDF 2.3.3. *Divided light on garage to match*
- f. **Discussion Item:** Exterior Materials. Review rendering with color board. Provide all clarifications discussed on plans for Final Plan review.
 - i. Vertical Wood Siding: Type/manufacturer TBD, color off-white. Clarify reveal size. UDF 2.3.1.2. *Not bright white; material not yet determined. Consistent thickness. 8" reveal proposed.*
 - ii. Horizontal Wood Siding: Vintage Woods vert. grain hemlock multi-width. Clarify range of reveal sizes. UDF 2.3.1.2. *Range of 6-12" allowed. Provide details at final.*
 - iii. Stone Veneer: Aspen Bark sandstone.
 - iv. Soffit: 1x6 T&G w/V-groove, stained light
 - v. Exposed Timbers: Vintage Woods timbers, charcoal
 - vi. Wood Doors: stained, brown tint shown on thumbnail. *May match timbers.*
 - vii. Window/door trim, downspouts/gutters, fascia, wood posts, exposed steel: charcoal matte finish
 - i. Review Window Trim details. Showing 2x4 wd trim for heads and sills, 2x3 jambs. *Head and sill stand proud of jamb, 3/4" backer.*
 - viii. Roofs: Primary roofs 10:12 gable with asphalt shingles, charcoal and secondary 2:12 and 3:12 sheds with asphalt shingle and standing seam metal, dark grey matte finish.
- g. **Discussion Item:** Clarify garage door finish. Provide garage door spec for Final Plan review. UDF 2.3.2. *Cedar veneer, to match fascia & timber – charcoal color.*
- h. **Discussion Item:** Review chimney cladding. Detail 3/A5.1 calls for Horizontal Wood Siding, ref. Elevations.
 - i. Chimneys must be clad in masonry or metal. UDF 2.3.5(3) *Stucco detail for final.*
- i. ILC provided does not show existing grade contours. Provide topographic survey showing contour intervals. UDF 4.3.2.3(3)
- j. Review with Town of Eagle for code required min. distance for wood burning firepit from structure. Revise site plans accordingly if needed for Final Plan review.
- k. Landscape Plan: Provide the following for Final Plan review.
 - i. Coordinate labeling in Plant Schedule and plantings shown on plan for Final Plan review. Many items shown on plan are not on Schedule
 - ii. Provide min. 25 shrubs and 40 perennials. UDF 2.4.2.1(5)
 - iii. Review placement of trees in/on Utility Easements on both sides of lot. No improvements may be placed under, upon or over any platted easement. UDF 2.2.1.2(5)
 - iv. Provide min. 3' wide mulch/cobble border around perimeter of house. Plan currently scales 2'. UDF 2.4.2.2.
- l. Update detail for Construction Sign that is showing a different project to show current project on Eagle Ranch Road and on Eagle Ranch standard sign.
- m. Review Gross Area for Final Plan review. Showing 5,141sf on plans with DRB take-off of 5,408.5sf.
 - i. All area is measured from exterior face of exterior walls. Note max. Gross Area is limited to 6,000sf for Filing 14 if potential future ADU at garage. UDF14 2.1.1.
 - ii. Define height of "Low Attic Space" as shown on A2.1 for determination of Gross Area calcs for Final Plan review. Typ. all locations. Section on A4.0 shows these areas taller than 5'-0" so portion needs to be calculated. UDF 2.1.1.
- n. Provide architectural details for decorative beams shown on Roof Plan and Elevations for Final Plan review.
- o. Show Utility Enclosure on Elevation for Final Plan review as shown on Site and Floor Plan.
- p. Provide all submittal requirements per Final Plan Submittal Check List.

Summary: Provide continuing compliance with Uplands Design Guidelines and Filing 14 Addendum.

Additional Board Discussion:

Motion: *Melanie Richmond motion to approve with the following conditions, Tom McCord seconded the motion – motion carries 4-0*

1. Garage door clad in cedar – *charcoal stain is acceptable*
2. Chimney stucco color to be presented at final review.
3. Siding for vertical 1x8 vertical range 6-12" is acceptable.
4. Color sample to be provided at final review.
5. Items i-p must be addressed for final review.

Wright-Gelker Residence Filing 01 – Block 03 – Lot 16 _ 0091 E. Double Hitch – **Preliminary** – Architect: Turnipseed, Brennen Fitzgerald; Meadows, Victorian

- a. **Discussion Item:** Review proposed required 25' setback of garage in relation to structural element of Covered Entry Porch. MDG 2.2.6(5)
 - i. Review height of mass (Entry Porch) in façade zone less than 16 feet to mid-point of the sloped roof. MDG 2.1.4(2)
- b. **Discussion Item:** Review driveway layout with hammer head/auto court before façade zone. From driveway to front of the façade zone, width of driveway cannot exceed 12 feet. MDG 2.2.5(3) *Driveway design required to accommodate grades. Potential to straighten a bit so it does not appear to be "so much" driveway. As presented, it is acceptable.*
- c. **Discussion Item:** Review proposed grades of Walkout and tiers in relation to existing grades. Approximately 6' to 10.5' cut from existing grade. MDG 2.2.2(2) *Review for compliance for final – large window well. No fill over 5' in most circumstances.*
- d. **Discussion Item:** Review proposed berm along majority of rear lot lines. Berms may not exceed 4 feet above natural grade, slopes may not exceed 2:1 gradient, may not exceed 1/3 the length of the property. MDG 2.4.2.4. *Maximum 4', maintain a 2:1 variant, 1/3 length of the whole lot. Cannot be continuous.*
- e. **Discussion Item:** Review roof eave and rake overhangs. Provide dimensions for Final Plan review. *Call out for final.*
- f. **Discussion Item:** Review Architectural Style Main Massing. Victorian must be at least two principal masses, preferably of one and one-half or two story gable roofed masses set at right angles to each other. MDG 3.2.3. *Can refine some of the details to attain Victorian style. Make sure to hit the technical components for Victorian.*
- g. **Discussion Item:** Review window patterns and divided lights. MDG 2.3.2. *Divided light to be shown on final.*
- h. **Discussion Item:** Exterior Materials. Review rendering with color board. Provide all clarifications discussed on plans for Final Plan review.
 - i. Horizontal siding is most typical to Victorian. Vertical siding may be appropriate in certain applications. If stucco is used, it may not cover more than 50% of the vertical surfaces of any elevation. MDG 3.2.7.
 - ii. Vertical Wood Siding: Vintage Woods Essential Collection, "white" 1x6 with 1/4" reveal. Provide sample of "white" for DRB approval at Final Plan review meeting. *Provide sample at final review.*
 - iii. Stucco: Smooth stucco w/reglet controls lines per Elevations, Charcoal Grey.
 - i. Provide stucco/masonry area calculations on all elevations for Final Plan review. DRB take-off shows most of the elevations exceeding the max. 50% area. *Reduce stucco to match requirements.*
 - iv. Stone Veneer: Drystack limestone veneer, 5" +/- *Real stone.*
 - v. Downspout, Door/Window Clad, Flashings: metal, charcoal matte finish.
 - vi. Soffit: 1x6 T&G smooth beetle kill pine. *Natural stain.*
 - vii. Fascia & Timbers: doug fir, semi-transparent stains in medium brown.
 - viii. Window/Door Trim: Materials and colors not provided in Color Chart on Elevations. Clarify that details on 6/A5.2 represent design intent.
 - i. Review Window Trim details. 3/4" and 5/4" Hardi-Trim at stucco and no trim at vertical siding. Detail for metal siding provided but metal is not shown on plans.
 - ix. Roofs: Primary roofs 10:12 gable with asphalt shingles, charcoal grey and secondary 2:12 sheds with standing seam metal, charcoal matte finish.
- i. **Discussion Item:** Review Window Trim details.
- j. **Discussion Item:** Clarify garage door finish. Provide garage door spec or callout for Final Plan review. MDG 2.2.6.
- k. **Discussion Item:** Review chimney cladding. Detail 1/A5.2 calls Metal Siding, Stone, or Stucco, ref. Elevations. Elevations do not call finish. Provide chimney clad for Final Plan review.
 - i. Chimneys must be clad in masonry or metal. MDG 2.3.4(3) Will be black metal with a cap.
- l. Landscape Plan: Provide the following for Final Plan review.
 - i. Provide mulched/cobble planting beds at least 3 feet in width along all portions of the foundation line not otherwise contiguous with pavement or other hardscape. MDG 2.4.2.1(6)
 - ii. Review Plant Schedule for Final Plan review. Tall Grasses 1 & 2 listed under shrubs do not qualify as shrubs. Make note of qty. of perennials, min. 40. MDG 2.4.2.1(10)
 - iii. Clarify that Irrigation Areas for Re-Veg are 100% permanent irrigation as shown on the Site Calc Worksheet or if partial temp irrigation. Revise Irrigation Chart and Worksheet accordingly for Final Plan review.

- iv. Revise tree layout at rear lot line. No improvements may be placed under, upon, or over any platted easement. Access for Town of Eagle Public Works personnel and equipment must be maintained.
- v. Define walkout and access ties to determine inclusion or exclusion in impermeable coverage calcs. Currently not included in DRB take-offs.
- m. Review location of Asphalt Path shown on site plans with location shown on ILC. Appears to be drawn further into property than the 10' Pedestrian Easement. Update ALL site plans accordingly for Final Plan review.
- n. Construction Management Plan: Provide the following for Final Plan review.
 - i. Add some type of note to protect public recreational pathway at all times. See comments on Site Plan for berm and review that no work occurs in the limits of the path easement.
 - ii. Due to concurrent construction on Lot 17, limit contractor parking to in front of Owner's lot only.
- o. Provide Exterior Lighting Worksheet on Lighting Plan drawing A1.3 for Final Plan review.
 - i. Verify if code required lighting is needed at Walkout door. Update plan and worksheet accordingly for Final Plan review.
- p. Provide all elevation callouts on Elevation and Section sheets for Final Plan review.
- q. Provide Utility Enclosure on Elevation for Final Plan review as shown on Site and Floor Plans.
- r. Remove ALL details not applicable to this project for Final Plan review, Typ.
- s. Provide all submittal requirements per Final Plan Submittal Check List.

Summary: Provide continuing compliance with Meadows Design Guidelines.

Additional Board Discussion: *Very tight at right setback line, consider shifting to west. Make berm appear organic and meander... not straight with path.*

Motion: *Melanie Richmond made a motion to approve with conditions, Rick Dominick Seconded the motion – Motion carries 4-0*

1. *Driveway acceptable as presented.*
2. *The mass at the front, meaning the façade zone is acceptable as presented.*
3. *Grades at rear are acceptable.*
4. *Berms must be modified to not exceed 1/3 of the length of the property and do not exceed 2:1; Berm can meander more than the 1/3 allowed, must look organic with plantings.*
5. *Add dimensions for eaves and rakes for final review*
6. *Add divided lights at final.*
7. *Exterior materials; vertical siding proposed acceptable, window trim to be added*
8. *White color sample to be provided at final review.*
9. *Stucco not to exceed 50% of any elevation.*
10. *Stone as presented is fine.*
11. *Soffit materials are fine.*
12. *Window trim as suggested will be added to vertical siding; as shown for the stucco elevations is fine, to be painted the same color as stucco.*
13. *The garage door as presented is fine.*
14. *The chimney shall be clad in metal and presented at final.*
15. *Items I-S shall be completed and presented on final plan set.*

Miller Residence Filing 22 – Block 00 – Lot 10 _ 0203 N. Penstemon Lane – **Preliminary** – Architect: Turnipseed, Brennen Fitzgerald; Uplands, Victorian

- a. **Discussion Item:** Review Architectural Style. Presented as Craftsman at Pre-Design while Preliminary Application lists Victorian. Design as presented does not meet either styles as listed in UDG 3.2 or 3.3. *Victorian intent; Roof lines raised to make shed roofs appear to be secondary.*
- b. **Discussion Item:** Review roof eave and rake overhangs against Architectural Style once clarified. Provide dimensions for Final Plan review. Anticipating Craftsman based on 6:12 primary roof pitches and limited to single story.
 - i. The gable rake ends and eaves are open and have large overhangs of at least 30 inches but not more than 48 inches. UDG 3.3.2.2(2)
 - ii. Review ALL roof details against Architectural Style for Final Plan. Exposed rafter tails having some ornamental detailing at the end conditions are required at all eave overhangs. UDG 3.3.2.2(3)
 - iii. Beams and/or brackets having some ornamental detailing at the connections and end conditions must support the rake ends. UDG 3.3.2.2(4)
- c. **Discussion Item:** Review 2:12 shingled gable roofs between masses. Clarify the labeling “ALT. Roof Slope 2:12” as shown on the Roof Plan. Is this calling out the alternate/variance of 2:12 from the required 6:12 min.?
- d. **Discussion Item:** Review window patterns and divided lights. UDG 2.3.3. *SDL on all windows. Model to be corrected for final.*
- e. **Discussion Item:** Exterior Materials. Review rendering with color board. Provide all clarifications discussed on plans for Final

Plan review.

- i. Horizontal Siding: 1x6 w/1/4" reveal Vintage Woods Essential Collection, brown
 - i. Unspecified Siding: Clarify the horizontal appearing siding of 3-car garage, Owner's Bathroom, Guest Suite #2, etc. Provide material and color in Exterior Color Board within plans.
- ii. Vertical Siding: 1x6 w/1/4" reveal Vintage Woods Essential Collection, white.
 - i. Provide sample of "white" for DRB approval at Final Plan review meeting. *Sample at final*
- iii. Unspecified Siding: Clarify the horizontal appearing siding of 3-car garage, Owner's Bathroom, Guest Suite #2, etc. Provide material and color in Exterior Color Board within plans.
- iv. Stone Veneer: Drystack limestone veneer, 5" +/-.
- v. Downspout, Door/Window Clad, Flashings: metal, black matte finish.
- vi. Soffit: 1x6 T&G smooth beetle kill pine.
- vii. Fascia & Timbers: doug fir, semi-transparent stains in medium brown.
- viii. Window/Door Trim: Materials and colors not provided in Color Chart on Elevations. Clarify if details on 6/A5.2 represent design intent.
 - i. Review Window Trim details. no trim at vertical siding. No detail provided for Horizontal siding, provide for Final Plan review. Detail for stucco and metal siding provided but metal or stucco are not shown on plans.
- ix. Roofs: Primary roof 6:12 gable with asphalt shingles and 2:12 shed, black and secondary 2:12 sheds with standing seam metal, black matte finish.
- f. **Discussion Item:** Review detail at all transom windows to clarify if these are mulled with lower window or separated by structure with trim. Clarify with callout or provide details for Final Plan review. *Required for all. Shown at final,*
- g. **Discussion Item:** Clarify garage door finish. Provide garage door spec or callout for Final Plan review. UDG 2.3.2. *Wood clad*
- h. **Discussion Item:** Review chimney cladding. Detail 1/A5.2 calls Metal Siding, Stone, or Stucco, ref. Elevations. Elevations do not call finish. Provide chimney clad for Final Plan review. *Metal*
 - i. Chimneys must be clad in masonry or metal. UDG 2.3.5(3)
- i. Landscape Plan: Provide the following for Final Plan review.
 - i. Provide mulched/cobble planting beds at least 3 feet in width along all portions of the foundation line not otherwise bounded by flatwork or decks. UDG 2.4.2.2.
 - ii. Review Plant Schedule for Final Plan review. Tall Grasses 1 & 2 listed under shrubs do not qualify as shrubs. Make note of qty. of perennials, min. 40. MDG 2.4.2.1(10)
 - iii. Clarify that Irrigation Areas for Re-Veg are 100% permanent irrigation as shown on the Site Calc Worksheet or if partial temp irrigation. Revise Irrigation Chart and Worksheet accordingly for Final Plan review.
 - iv. Revise tree layout at front lot line. No improvements may be placed under, upon, or over any platted easement. Access for Town of Eagle Public Works personnel and equipment must be maintained. UDG 2.2.1.2(5)
 - v. Provide detail for Address Marker on sheet or on Site Plan.
- j. Site Plan: Provide the following for Final Plan review.
 - i. Lot is greater than 1/2-acre and located in Filing 22 so is governed by Building Envelope. UDG 2.2.1. and PUD.
 - i. Provide Limits of Disturbance on ALL site plans for Final Plan review. Dashed line mark-up on review comments is DRB's general LOD for check against area <16,500sf for all shown scope of work.
 - ii. Review significant coverage area discrepancies of what is provided on the Site Calc Worksheet against the DRB take-off.
 - iii. Driveway shown at 14'+. Provide max. driveway width of 12; for Final Plan review. UDG 2.2.5(5)
 - iv. Coordinate conflicting grade elevations on contour line 6860, showing 6870 along same line.
- k. Construction Management Plan: Provide the following for Final Plan review.
 - i. See Comments on A1.1 Site Plan to provide Building Envelope. Provide note for Construction Fence to be 4' high green mesh with continuous silt fence around perimeter with exception of 20' opening at driveway.
 - ii. Provide silt fence and project sign details.
 - iii. Provide vehicle tracking pad.
 - iv. Confirm all material/soil staging areas, toilets, signs, etc. are located within proposed Building Envelope/LOD.
- l. Provide Exterior Lighting Worksheet on Lighting Plan drawing A1.3 for Final Plan review.
 - i. Text of light fixture specs are scrambled and illegible for lumens of fixture. Provide unscrambled text or better screen shot of manufacturer's cut sheet.
- m. SHEET SCALES: Provide correct scales on ALL sheets for Final Plan review as required by DRB and Town of Eagle. Floor & Roof plans are labeled as 1/4" = 1'-0" but dimension check with given dimensions appears sheet scale is 3/16" = 1'-0". DRB take-offs are based on assumed 3/16" and/or calibrated from given dimensions.
- n. Review Gross Area discrepancy between 4,444sf provided on plans and DRB take-off of 4,601sf for Final Plan review. Gross Area is taken from outside face of exterior walls. UDG 2.1.1.
- o. Provide Utility Enclosure on Floor Plan and Elevation Plan for Final Plan review as shown on Site Plan.
- p. Coordinate section callout labels accordingly on Roof Plan, and all plans, and provide those sheets being referenced to accordingly for Final Plan review.
- q. Remove ALL details not applicable to this project for Final Plan review, Typ.
- r. Provide all submittal requirements per Final Plan Submittal Check List.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Motion: *Melanie Richmond made a motion to approve, as a Victorian, with the following conditions, Tom McCord Seconded the motion – Motion carries 3-0*

1. *Roof pitches modified to a 10:12. Additive sheds may be acceptable and approvable.*
2. *Study Victorian guidelines for compliances*
3. *Window patterns as presented are acceptable.*
4. *Materials are acceptable – white color to be presented for final review.*
5. *Window patterns as presented are acceptable.*
6. *Window trim shall be a black or charcoal cedar trim where head and sill shall stand proud.*
7. *Garage doors wood with matching stain are acceptable.*
8. *Provide chimney details at final.*
9. *Applicant understands the risk of moving forward to final.*
10. *Items I-R shall be addressed and complied with for final review.*

Bezdek Residence Filing 24 – Block 00 – Lot 45 _ 2090 E. Haystacker Drive – **Preliminary** – Architect: Turnipseed, Brennen Fitzgerald; Highlands, Alpine Ranch

- a. **Discussion Item:** Review detached 3rd-car garage with breezeway connector to house. *Acceptable as presented.*
- b. **Discussion Item:** Review proposed site grading at 50-70-%+ gradient in areas on both sides of house. The disturbance area may not include slopes greater than 30% gradient. HDG 2.2.1(2) *30% max*
- c. **Discussion Item:** Review required fill around entry and Internal Courtyard above 5'. HDG 2.2.3(3) *Internal courtyard is okay, review front fill for final.*
 - i. Provide perimeter spot grades at front of house and garage to show positive drainage away from structure. HDG 2.2.2.(4)
- d. **Discussion Item:** Review pitch of “Canopy Roof”, Min. roof pitch for Alpine Ranch is 2:12. HDG 3.5.2.2. *Revise to comply*
- e. **Discussion Item:** Review roof eave and rake overhangs. Provide dimensions on Roof Plan for Final Plan review.
- f. **Discussion Item:** Review window patterns and divided lights. HDG 2.3.3. *Okay as presented.*
- g. **Discussion Item:** Exterior Materials. Review rendering with color board. Provide all clarifications discussed on plans for Final Plan review.
 - i. Vertical Siding: showing 1x6 w/1/4” reveal Vintage Woods Essential Collection, brown *Horizontal and will be 8”*
 - i. The reveal for wood siding (either horizontal or vertical) may not be less than 8 inches. HDG 2.3.1.2(1)
 - ii. Metal Cladding: 24 ga 24”x18” metal panels, matte black *Can be paired down, will be evaluated for final. Provide cut sheet with details.*
 - i. Review significant area of walls covered with metal panel. Non-reflective metal siding panels and metal vertical corrugated siding may be used sparingly and approved on condition of integrating into the style of the house. Weathering metal is preferred. HDG 2.3.1.2(9)
 - iii. Stone Veneer: refers to interior design document which is not provided. Clarify and update description on plans.
 - iv. Downspout, Door/Window Clad, Window Trim: charcoal, matte finish.
 - v. Soffit: 1x6 T&G smooth beetle kill pine.
 - vi. Fascia & Timbers: doug fir, stained in dark brown.
 - vii. Review Window Trim details. Provide missing details for all applicable cladding on this project., i.e horizontal siding, metal panel, and stone.
 - viii. Roofs: All roofs are shown as 2:12 sheds with standing seam metal, charcoal matte finish.
- h. **Discussion Item:** Review detail at all transom windows to clarify if these are mulled with lower window or separated by structure with trim. Clarify with callout or provide details for Final Plan review.
- i. **Discussion Item:** Clarify garage door finish. Provide garage door spec or callout for Final Plan review. HDG 2.3.2. *10 x 10, wood clad. Details provided with final.*
- j. Review Gross Area discrepancy between 6,122sf provided on plans and DRB take-off of 6,238sf for Final Plan review. Gross Area is taken from outside face of exterior walls. HDG 2.1.1. Update Cover Sheet, Floor Plans, and Site Calc Worksheet accordingly for Final Plan review.
- k. Landscape Plan: Provide the following for Final Plan review.
 - i. Multiple locations of less than 5’ cobble border. Provide continuous non-combustible inner border not less than 5 feet wide. HDG 2.4.1.2.
 - ii. Review Plant Schedule for Final Plan review. Tall Grasses 1 & 2 listed under shrubs do not qualify as shrubs. Make note of qty. of perennials, min. 40. HDG 2.4.1.4(6)
 - iii. Clarify that Irrigation Areas for Re-Veg are 100% permanent irrigation as shown on the Site Calc Worksheet or if partial temp irrigation. Revise Irrigation Chart and Worksheet accordingly for Final Plan review.

- iv. Provide detail for Address Marker on sheet or on Site Plan.
- I. Provide better quality image of Site Calc Worksheet that is legible on A1.1a for Final Plan review.
 - i. Coordinate all values on Worksheet with values provide on plans. Review against DRB take-offs to verify correctly listed. Update Worksheet and any plans accordingly for Final Plan review.
- m. Site Plan: Provide the following for Final Plan review.
 - i. Coordinate LOD with that shown on Site Calc Worksheet, listing 16,450sf and showing 15,500sf on Plans. Construction Management Plan shows 16,401sf. DRB Take-off only 15,220sf.
 - ii. Provide elevation at driveway connection to street. Driveway grades should not exceed 6% grade up or down gradient for the first 20 feet from the pavement edge. HDG 2.2.4(2)
 - iii. Provide fence details for Final Plan review.
- n. Construction Management Plan: Provide the following for Final Plan review.
 - i. Coordinate and update LOD area callouts. Provide note for Construction Fence to be 4' high green mesh with continuous silt fence around perimeter with exception of 20' opening at driveway.
 - ii. Provide silt fence and project sign details.
 - iii. Provide vehicle tracking pad.
- o. Exterior Lighting Plan: Provide the following for Final Plan review.
 - i. Text of light fixture specs are scrambled and illegible for lumens of fixture. Provide unscrambled text or better screen shot of manufacturer's cut sheet.
 - ii. Coordinate fixture quantities on Plan showing 9 with Worksheet only showing 8.
 - 1. Review code required lighting for Final Plan review. See potential locations marked up on plans which could be potential of 7,500lm based on total fixtures needed.
 - 1. Man door and overhead door at 3rd detached garage, man door at office, 3 sliders on Main Level deck above Fixtures #5 & #6 on plan.
- p. Garage Doors scale to 10'-9" and 11'-4" wide. Single car garage doors may not exceed 10 feet in width and 10 feet in height. HDG 2.2.5(3) Revise garage door sizes for Final Plan review.
- q. Provide Utility Enclosure on Elevation Plan for Final Plan review as shown on Site and Floor Plans.
- r. Provide elevation callouts on ALL Elevation and Section sheets. Provide offset planes from most restrictive grade for max. building height calculations for Final Plan review. HDG 2.1.4.
- s. Remove ALL details not applicable to this project for Final Plan review, Typ. i.e. gable roof details when all roofs are proposed as shed roofs.
- t. Elevations and Perspectives are showing exposed rafters and lookouts. Provide details reflecting those for Final Plan review.
- u. Provide all submittal requirements per Final Plan Submittal Check List.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Additional Board Discussion:

Motion: *Motion by Melanie Richmond to approve with conditions Tom McCord seconded the motion – Motion carries 3-1 (Jim Crine opposed)*

1. *Gradient on the rear not to exceed 30%.*
2. *Study and review fill at entry.*
3. *The courtyard as presented is acceptable.*
4. *The canopy roof on the rear must be minimum 2:12 or change to an alternate roof style.*
5. *Show roof eve and rake dimensions on roof plan.*
6. *Windows as drawn are acceptable.*
7. *Exterior material shall be horizontal siding with a 1 x 8 reveal.*
8. *Brown metal cladding is acceptable – details and cut sheets to be presented at final.*
9. *Stone veneers proposed as 5" stack, dry stack limestone is acceptable.*
10. *Window trim head and sill should stand proud of jambs.*
11. *No roof shall be less than 2:12.*
12. *Transom windows as drawn with structure separating upper and lower windows are acceptable.*
13. *Garage door shall be cedar applied material in charcoal stain.*
14. *Entry roof porch shall be modified to pitch toward the driveway.*
15. *Items j-u shall be studied and complied with for final review.*

- a. **Discussion Item:** Review location of path lights facing Brush Creek Rd. HRDG 4.6(c) *Approved as presented. Must comply with Lumen count. Will remove a few lights to comply with regulation,*
- b. **Discussion Item:** Review significantly low Gross Area shown as 6,389SF compared to DRB take-off of 6,800SF. *Storage area under deck must be calculated with floor area.*
- c. **Discussion Item:** Review how to calculate potential ADU area with addition of Bridge Access and Level 1 Access. HDG 2.1.2. *Indicate on plans that this is a guest suite.*
- d. **Discussion Item:** Review proposed roof pitch and material over rear stair & bridge access, Typ. 3 locations. *Must have a minimum of 2:12. Will review for final.*
 - i. Based on Elevations and Sections, these roofs appear to be flat roofs.
- e. **Discussion Item:** Review roof eave and rake overhangs. Provide dimensions on Roof Plan for Final Plan review.
- f. **Discussion Item:** Review if location of balcony railing on front of house needs to meet 50% closed. HRDG 4.3 *Will be adjusted for final.*
- g. **Discussion Item:** Review proposed overhead door from Exercise to Patio/Pool at rear of house. *Approved as presented.*
- h. **Discussion Item:** Review window patterns and divided lights. HDG 2.3.3. *Approved as presented*
- i. **Discussion Item:** Review cantilevered bay window off of Dining. Cantilevered bay windows supported by architectural elements consistent with the house style may be approved. HDG 2.3.3.1(6) *Bracket/support to be considered and integrated at final.*
- j. **Discussion Item:** Review Building Height scaled by DRB at 30'-5 1/4". Must not exceed 30'. HRDG 4.1 *Height to be reduced to come into compliance.*
 - i. Provide offset plane from most restrictive grades and dimensions on Elevation plans for Final Plan review.
- k. **Discussion Item:** Exterior Materials. Review rendering with color board. Provide all clarifications discussed and all color boards and perspectives on plans for Final Plan review.
 - i. Horizontal Siding: ship lap stained wood, light stain clear wood siding.
 - i. The reveal for wood siding (either horizontal or vertical) may not be less than 8 inches. HDG 2.3.1.2(1)
 - ii. Stucco: Off White Limestone finish
 - i. Review significant area of stucco cladding on home which may not be more than 2/3's of any elevation. Provide cladding calculations showing masonry % for Final Plan review. DRB take-off shows 79% average of coverage for entire home. *Will be reduced to come into compliance. Wood elements will be added to reduce coverage.*
 - iii. Stone Veneer: Multiple Grey Stone options provided on color board. Clarify which size and pattern will be used.
 - iv. Roofs: All roofs are shown as 2:12 sheds with standing seam metal, clarify color and finish on plans.
- l. **Site Plan:** Provide the following for Final Plan review.
 - i. Correct scaling discrepancy. Screen shot of scale set 1"=10' as provided on plan show all dimensions smaller. DRB take-offs are based on a calibrated scale based on a given dimension so may be +/- values.
 - ii. Show all easement lines and identify all property, easement, and setback lines on ALL site plans.
 - iii. Silt fence must be shown inside of the limits of disturbance and must be continuous around entire perimeter, with exception of 20' at driveway access. Typ. Update ALL site plans.
 - iv. Clarify code required pool protection for Final Plan review. Either a cover or fence enclosure. If fence, provide extents of fence enclosure area and fence detail for review.
 - v. Note: areas outside of Property Line in ROW do not get included in DRB lot coverage calcs.
- m. **Landscape Plan:** Provide the following for Final Plan review.
 - i. Correct scale per comments provided on Site Plan L1.
 - ii. Multiple locations of less than 5' cobble border. Provide continuous non-combustible inner border not less than 5 feet wide. HDG 2.4.1.2.
 - iii. Review Plant Schedule for Final Plan review. Provide for minimum tree and shrub quantities as required. HDG 2.4.1.4(6)
 - iv. Verify location of trees within front easement at driveway. No improvements may be placed under, upon, or over any platted easement. Access for Town of Eagle Public Works personnel and equipment must be maintained. HDG 2.2.1(9)
 - v. Verify LF of step strip lighting being represented on plan vs. what is listed in Lighting Legend as 79LF. DRB Take-off per drawn on plan is 109LF which significantly increases to 3,128lm for just this location.
 - vi. Provide location and detail for Address Marker on sheet or on Site Plan.

- n. Provide Construction Management Plan for Final Plan review. Plan should include all material and soil staging areas, contractor parking, toilet and sign location, vehicle tracking pad, and details of silt fences, including continuous silt fence around perimeter.
- o. All elevations provided at half scale on single sheet. Provide elevations at full ¼" = 1'-0" scale as needed for Final Plan review.
- p. Provide elevation callouts on ALL Elevation and Section sheets. Provide offset planes from most restrictive grade for max. building height calculations for Final Plan review. HDG 2.1.4.
- q. Provide Exterior Lighting Worksheet and fixture cutsheets on Plans for Final Plan review.
 - i. Review LF of LED as noted on Landscape Plan. Potential of total lumens at 6,348, exceeding max. allowable 5,500lm.
- r. Provide Site Calc Worksheet on plans for Final Plan review.
- s. Provide all submittal requirements per Final Plan Submittal Check List. Provide all Architectural Details.

Summary: Provide continuing compliance with Highlands Design Guidelines and Ridgeline Addendum.

Additional Board Discussion:

*Alpine Ranch – provide rake and eave dimensions.
 Balcony at the front of the house needs to be enclosed, per guidelines
 Brackets under the Marvin Sky Cove window will be required.
 Define building height better for next round so it's clearer.*

Motion: *Melanie Richmond motioned to table to December 21, 2023, Jim Crine seconded the motion, motion carried 4-0*

PrimaBox Spec Home Filing 14 – Block 00 – Lot 20 _ 2494 Eagle Ranch Road – **CDC-Delete Exposed Rafter Tails and Beam Lookouts** – Architect: Alicia Davis Architecture, Alicia Davis; Uplands Filing 14, Craftsman

- a. **Discussion Item:** Review photos of current home from TCC Inspection and proposed revised elevations with those approved by DRB at Final and Technical review.
 - i. The gable rake ends and eaves are open and have large overhangs of at least 30 inches but not more than 48 inches. UDG 3.3.2.2(2)
 - ii. Exposed rafter tails having some ornamental detailing (other variations require board approval) at the end conditions are required at all eave overhangs. Maximum spacing of exposed rafter tails is 48 inches. Tail dimensions should be proportional to the spacing to imply structural adequacy. UDG 3.3.2.2(3)
 - iii. Beams and/or brackets having some ornamental detailing (other variations require board approval) at the connections and end conditions must support rake ends. UDG 3.3.2.2(4)

Summary: Provide continuing compliance with Uplands Design Guidelines and Filing 14 Addendum.

Additional Board Discussion:

Craftsman is about texture, it's about using materials and exposed rafters. The task is how do you get more texture in this, perhaps in a different way. Melanie and Tom will review revised plans to consider staff approval.

Patriacca Residence Filing 24 – Block 00 – Lot 42 _ 2220 E. Haystacker Drive –**Final** – Architect: Turnipseed, Brennen Fitzgerald; Highlands, Alpine Ranch

- a. **Conditions of 2nd Preliminary Approval from 8/24/23 DRB Meeting was to double and triple check all provided DRB comments from 6/15/23 Meeting and the 8/24/23 Meeting be incorporated for Final Plan Set. Final Plan review identified many DRB comments that have not been addressed or incorporated into this plan set.**
 - i. **The purpose of the Final Plan Review is to ensure responsiveness to Preliminary Plan Review guidance, and to ensure that the Construction Plan Set including all improvements to the site conforms to the Design Guidelines. HDG 4.3.3.1.**
- b. **Discussion Item:** Exterior Materials. Provide all clarifications discussed on plans for Technical Plan review.
 - i. Vertical and Horizontal Panel Siding: Per 8/24/23 DRB Meeting, Trespa samples are to be presented at Final review DRB meeting with discussion of trim requirements.
 - i. Per 8/24/23 DRB Meeting, clarify joint patterns for horizontal and vertical siding panels on plans for Technical Plan review.
 - ii. Per 8/24/23 DRB Meeting, provide corner trim and termination details for proposed Trespa Siding Panels for Technical Plan review.
 - ii. Window Trims Revisions:
 - i. Stucco Siding: revised from ¾" & 5/4" engineered to ripped 2x wood per discussion at 8/24/23 DRB Meeting.
 - ii. Vertical Siding Panels: no change, still showing no trim needed of vertical reclaimed siding.

- iii. Metal or Synthetic Horizontal Siding: revised from 2" and 3" exposed j-channel to 1x2 and 1x3 synthetic piece with ½" ply padding behind at header and sill only. Color to match the siding.
 - 1. Details still show and have callouts for j-channel. Clarify and update for Technical Plan review.
 - iii. Stucco: Per 6/15/23 and 8/24/23 DRB Meetings, provide stucco and color to Exterior Materials Legends to define cladding shown at Lower Level walls.
 - iv. Chimney: Detail 4/A5.1 calls for Metal Siding, Ref. Elevations. Per 8/24/23 DRB Meeting, metal siding was replaced with Trespa siding panels. Chimneys must be clad in masonry materials (i.e. stone, metal or stucco) only. HDG 2.3.5(3) *Chimney must be metal siding.*
 - c. Per 6/15/23 and 8/24/23 DRB Meetings, coordinate all calculations shown in various locations of tables, on plans, and Site Calc Worksheet for Technical Plan review. Refer to DRB Take-offs table that also shows discrepancies in areas that are shown on plans. *Calculations are not matching. No worksheet in package.*
 - d. Landscape Plan: Provide the following for Technical Plan review.
 - i. Per 6/15/23 and 8/24/23 DRB Meetings, include all final quantities and sizes in Plant Schedule meeting minimum requirements. HDG 2.4.1.4(6) Tall Grasses 1 & 2 do not qualify as shrubs as shown on Plant Schedule.
 - ii. Per 6/15/23 and 8/24/23 DRB Meetings, provide detail for Address Marker on Plan. HDG 2.2.3.
 - iii. Per 8/24/23 DRB Meeting, Update Site Calculations Worksheet with revised Irrigation Chart values.
 - iv. Per 8/24/23 DRB Meeting, Plantings shown between Entry and Garage are within 5'-0" of structure. Any landscaping taller than 1 foot within 5 feet of a structure is considered part of the structure with the Zone 1 inner border extended accordingly. HDG 2.4.1.2. Extend cobble border or relocate plantings further from structure.
 - e. Site Plan: Provide the following for Technical Plan review.
 - i. Per 8/24/23 DRB Meeting, Provide updated Site Calculations Worksheet on A1.1, reflecting the flipped/mirrored revised design. Same exact worksheet as provided for Preliminary design at 6/15/23 DRB Meeting.
 - i. Image quality on Plan is not legible as provided. Provide better image with updated calcs.
 - ii. Limits of Disturbance area has increased following 8/24/23 DRB Meeting comments to include all grading work within LOD. Plans still show the same 15,590sf area, DRB take-off is 15,755sf. Revise ALL site plans to show current and accurate area for Limits of Disturbance and coordinate accordingly with Site Calcs Worksheet and all tables provided within plans.
 - iii. Per 8/24/23 DRB Meeting, Properly coordinate extents of Walkout patio from Lower Level Game Room between discrepancies of what is shown on A1.1 and A2.1 and include in the impervious area calculations for Technical Plan review.
 - f. Construction Management Plan: Provide the following for Technical Plan review.
 - i. Per 6/15/23 and 8/24/23 DRB Meetings, provide temporary vehicle tracking pad at site entrance.
 - ii. Per 6/15/23 and 8/24/23 DRB Meetings, provide note for continuous silt and construction fence with exception at driveway. Can show on Site Plan if preferred.
 - iii. LOD lines appear duplicated from previously presented to revised increased area. Delete previously presented line.
 - g. Per 6/15/23 and 8/24/23 DRB Meetings, light fixture spec information's text is scrambled on plan. Correct and verify that Exterior Lighting Worksheet and fixture lumens are coordinated properly for Technical Plan review.
 - h. Per 8/24/23 DRB Meeting, Review A1.3 Lighting Plan for potentially 3 additional locations of code required lighting not shown on plan. Update Plan and Exterior Lighting Worksheet accordingly for Technical Plan review.
 - i. Potential Locations: man door at Garage, north/east sliders at Upper and Lower Levels patio/deck, man door off Dining.
 - i. Per 8/24/23 DRB Meeting, Clarify joint patterns for horizontal and vertical siding panels on plans for Technical Plan review.
 - j. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Highlands Design Guidelines

Additional Board Discussion:

Motion: *Melanie Richmond motioned to table to a future meeting, seconded by Tom McCord, motion carried 4-0*

OTHER BUSINESS

a. Eagle Valley Wildland

Hugh Fairfield-Smith provided a background on the program for wildlife defense at the homeowner level. Provide services on federal lands, work with town agencies, and homeowner associations. The critical level of prevention is at the homeowner education level – many are unaware of the threat and change to the threat of wildfire in our community. Eagle Valley Wildland would help work with the DRB & Association for compilation of an education program, assessment program, and mitigation program. Bi-annual review of home sites, reports provided to homeowners.

Eagle Valley Wildland has the unique ability to approach municipalities to encourage fire mitigation outside of limits of disturbance. Vegetation is the leading cause of wildfire and not construction materials utilized in the building of a new home.

Sage should not be as old as it is in Eagle Ranch. We have pinion pine and juniper encroachment that has created greater challenges.

Pre-Design is a perfect opportunity to have landscape assessment. Participate in landscape design and final inspections.

Remove pinion pine and juniper from landscaping regulations, modify species in evergreen group, allow for more deciduous planting.

ADJOURN *Melanie Richmond motioned to adjourn at 6:18pm, Seconded by Tom McCord. Motion carries 4-0*

END OF MINUTES