



**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
July 28th, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, July 28, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

**MEMBERS ATTENDING**

Alicia Davis  
Jim Crine  
Melanie Richmond  
Rick Messmer  
John Martin  
Tom McCord  
Michael Sanner

**OTHERS ATTENDING**

Nicholas Richards, Association Assistant  
Manager  
Alyson Leingang, DRB Administrator  
James D'Ambrisi  
Maggie Fitzgerald  
Leah Mayer  
Martin Manley

**MEMBERS NOT ATTENDING**

Rick Dominick

## Administrative Review

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

**D'Ambrisi Residence** Filing 24 – Block 00 – Lot 18\_2831 East Haystacker Drive – Preliminary – Architect: Maggie Fitzgerald Architects – Highlands, Alpine Ranch

- a. **Discussion Item:** Side-loaded garage auto-court site location.
- b. **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.
- c. **Discussion Item:** Main Massing: Overall form and massing shall be based upon combining one or more central forms of central forms of simple geometry with secondary elements added to them? HDG 3.5.2.1
- d. **Discussion Item:** Exterior Items
  - i. Full metal roofs may be approved by the DRB on Alpine Ranch style. HDG 2.3.4.
  - ii. Stone walls on more than 50% of walls may be considered by the DRB (Alpine Ranch) HDG 3.5.2.5.
  - iii. Add muntins to casement windows.
  - iv. Garage Doors: wood stile and rail with frosted glass panels
- e. Review front setback line – not shown correctly on site plan(s). Review for Final Plan.
- f. Any landscaping within five feet of a structure is considered part of the structure. Zone 1 border needs to be adjusted accordingly. Decks are part of the structure as well – offset Zone 1 accordingly on the rear yard as well. HDG 2.4.1.2.
- g. All landscaping must be maintained and drip irrigated 10 feet beyond the inner non-combustible border. HDG 2.4.1.2.
- h. Maintain at least 15 feet between the drip line of single tress or between groupings of trees. HDG 2.4.1.2.
- i. Building Envelope may not include slopes greater than 30% gradient – review grading at retaining walls at garage. HDG 2.2.1(2).
- j. Provide not less 40 perennials on Landscape plan. HDG 2.4.2.1(10).
- k. Provide Site Calc Worksheet for Final Plan on sheet set.
- l. Provide all trim and window trim details for Final Plan.

**Discussed:** See above.

**Summary:** Provide continuing compliance with Highlands Design Guidelines

### Board review:

- See comments above.

### Motion:

- Motion to APPROVE for Preliminary by John Martin. Improve the garage access by vehicles to maneuver. The roofs are allowed as all pitched and all metal based upon the fact of higher quality materials being used. Any changes the board will have to revisit. Stone walls exceeding 50% is allowed providing the stucco coverage area is revised, changing the material to wood. Presently the structure is presented with too much masonry. Add muntin to windows. Provide a cut sheet for the garage doors. Review the above discussion items and meet those items upon final. Motion was approved by a majority vote, Melanie Richmond opposed the motion to approve. **Items E through L as shown in the Administrative Notes shall be complied with.**

**Spec Home** Filing 25 – Block 00 – Lot 05\_ 1017 East Haystacker Drive – 2<sup>nd</sup> Preliminary – Architect: LSKM Design; Leah Mayer – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Review updated entry and rear elevations (added gable). HRDG 4.2.
- b. **Discussion Item:** Building Height. Step main ridge?
- c. **Discussion Item:** Exterior Materials
  - i. Window pattern / Add more divided light patterns (Rear elevation and east elevation)
  - ii. Roof Overhangs (secondary roofs have 1'-0" overhang)
- d. Provide all trim details for Final Plan. The reveal for wood siding may not be less than 8 inches (HDG 2.3.1.2), and eave and rake fascia reveals must be at least 10 inches in height. HRDG 4.4(e).
- e. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location of trees at front easement prior to any DRB approvals.
- f. Lighting is exceeding allowable lumens for the lot. Revisit for Final Plan. Provide Lighting Plan for Final Plan.
- g. 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 to table by Melanie Richmond. Items A-G on the administrative notes shall be complied with. Front entry as drawn is acceptable. Building height is acceptable, make sure the building height stays within the acceptable parameters. Exterior windows need more divided light. The overhang rake (12") and eave (24") should cover the porch. The picture windows are approved. The motion to approve for final was UNANIMOUS.

**Regele Residence** Filing 21 – Block 00 – Lot 37\_0299 Harvester Court – Amended FINAL – Architect: Martin Manley Architects, Alicia Davis – Uplands, Craftsman

- a. **Discussion Item:** Exterior Materials/ Elevation changes
  - i. Exterior Lighting
  - ii. Reduced size of rear patio and deck above
  - iii. Deck Columns
  - iv. Asphalt Shingle roof- No metal to be used
  - v. Rear Elevation (relocated chimney). Provide chimney metal cap detail for Technical.
  - vi. Wood cladding -size change and stone veneer reduced
  - vii. Garage door change? Wood on panel or simulated product. Provide cutsheet for Technical.
- b. Provide a window header detail at stone veneer for Technical.

**Summary:** Provide continuing compliance with Uplands Design Guidelines.

**Board review:**

- See comments above.

**Motion:**

- Melanie Richmond made the motion to approve. All of the presented changes are acceptable.
- The motion was UNANIMOUSLY approved.

**OTHER BUSINESS**

Members present discussed the new law that was passed and future developments regarding the new law.

Meeting was adjourned at 5:15 pm by motion from Melanie Richmond. Motion carried  
**UNANIMOUSLY**

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