



**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
July 7th, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, July 7, 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

**MEMBERS NOT ATTENDING**

John Martin  
Rick Dominick  
Tom McCord  
Michael Sanner

**OTHERS ATTENDING**

Marc Ruh, Association Manager  
Nicholas Richards, Association Assistant  
Manager  
Alyson Leingang, DRB Administrator  
Julie Spinnato  
Leah Mayer  
Brennan Fitzgerald  
Maggie Fitzgerald  
Kasia Karska  
Christy Di Agustino

## Administrative Review

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

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

- a. **Discussion Item:** Dog run location on side of house. Clarify design of dog run fence (72” tall) and yard fence (42” tall).
- b. The total fenced area on the home site may enclose up to 15% of the lot area-currently exceeding. Revisit for Final Plan.
- c. **Discussion Item:** Side and rear yard plantings should be designed to avoid creating a delineation between property or setback lines (rear fence line). UDG 2.4.6.
- d. **Discussion Item:** Exterior Materials
  - i. Window patterns/ Add more divided light patterns
  - ii. Window trim details
  - iii. Stucco- more than 50% of masonry on some elevations. (House should be placed on strong horizontal base that steps with terrain. UDG 3.4.2.1.(3)
  - iv. Metal panels: May be used sparingly and approved on condition of integrating into style of home. UDG 2.3.1.2
  - v. Composite garage doors
  - vi. Color: Iron Ore selected for all wood trim, fascia and wood siding.
- e. **Discussion Item:** Front Porch: Roof must be supported on substantial columns. A beam must be expressed resting on porch columns. UDG 3.4.2.3.
- f. Maximum height of a continuous window opening is limited to ten feet. There must be at least a six inch wall or structure between upper and lower windows over ten feet. UDG 2.3.3.3.1 (8).
- g. Show easement lines on Site and Landscape plan for Final plan.
- h. Provide all trim, railing and siding details at Final plan. Provide corner boards on horizontal siding – must be at least 2x6 nominally. UDG 2.3.1.3. Trim is required at windows. No picture framing window trim – must be detailed with head and sill differentiated. UDG 2.3.3.2.
- i. Provide Site Improvement Calc table on set for Final plan.
- j. Provide Lighting Worksheet for Final Plan review. Allowable lumens for entire lot is 5,500 lumens- appears you will be exceeding that limit.
- k. Provide mulch planting beds at least three feet in width along foundation not otherwise bounded by flatwork. HDG 2.4.2.2.(6)
- l. Provide summary table of irrigation areas of lot for Final Plan. UDG 2.4.7.
- m. Review grading at future hot tub as it appears to be greater than a 30% gradient.
- n. Limits of disturbance fence (construction fence) to enclose all site disturbances. Revisit for Final Plan review and coordinate with Construction Management plan.

**Discussed:** See above.

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

### Board review:

- See comments above.

### Motion:

- Motion to table by Melanie Richmond. UNANIMOUS approval for tabling of motion.

- a. **Discussion Item:** Consider more landscape screening for double parking spaces at auto-court?
- b. **Discussion Item:** Consider shifting the house to the East? Garage patio landing must respect building setback. HDG 2.2.8.
- c. **Discussion Item:** Exterior Materials
  - i. Window pattern / Add more divided light patterns
  - ii. Railing design: Deck railings facing toward Brush Creek road shall be at least 50% solid. HRDG 4.3
  - iii. Clarify Garage door material (wood or metal)
  - iv. Eldorado stone veneer – DRB may approve the use of simulated stone. HDG 2.3.1.1.(2).
- d. **Discussion Item:** Structures including garages must be composed of several architectural masses stepped and articulated to reduce the apparent scale of the structure. HRDG 4.2. Consider stepping main ridgeline?
- e. Soffit surface lighting are not permitted in any location visible from Brush Creek Road. HRDG 4.6(b).
- f. Identify utilities and utility enclosures on Site plan for Final Plan. HDG 2.3.6
- g. 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).
- h. Landscape plan: Extend the 25 foot wildfire defensible space (Zone 1) from drip lines of roof, decks and landscaping. Any landscaping taller than 1 foot within five feet of structure is considered part of the structure and Zone 1 inner border needs to be extended accordingly. (Revisit front of garage, facade of home and rear back deck).
- i. Landscape Plan: No disturbance outside the Limits of Disturbance - review landscaping at front easement. HDG 2.2.1
- j. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location of trees at both front easement and within the sewer easement prior to any DRB approvals.
- k. 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. UNANIMOUS approval for tabling of motion.

**Clements Residence** Filing 25 – Block 00 – Lot 78\_ 1364 East Haystacker Drive – Amended Final – Architect: Scott S. Turnipseed; Brennen Fitzgerald – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Site plan revisions
- b. **Discussion Item:** Garage bay removed at street side (added in the future?)
- c. **Discussion Item:** Stone veneer base changes
- d. **Discussion Item:** Window changes on west and rear elevation
- e. Provide grade height(s) at bottom of new boulder wall for lower level windows on Site plan(s).
- f. Update Lighting Worksheet based on path lighting on Landscape Plan- appears quantities are incorrect.

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

**Board review:**

- See comments above.

**Motion:**

- Melanie Richmond made the motion to approve.
- Items “A” through “C” are approved as presented, Item “D” needs window changes on the west elevation to have continuity between the upper windows and the rear lower level windows. Items “E” and “F” are to be followed as written in the administrative notes. And no stone can end on an outside corner.
- The motion was UNANIMOUSLY approved.

**Berman Residence** Filing 25 – Block 00 – Lot 51\_0117 New York Mountain Road – FINAL – Designer: KK Design; Kasia Karska – Highlands, Alpine Ranch

- a. **Discussion Item:** Second story decks to be integrated into the mass of the home (Entry). At least six feet of the depth of the second story deck must be covered by roof.
- b. **Discussion Item:** Exterior Materials
  - i. Cable deck railing
  - ii. Clarify garage door style
  - iii. Clarify eave and rake detail
- c. Provide all site improvements material(s) for Technical (e.g. patio and driveway)
- d. Town of Eagle requires all structures in Filing 24 to be fully sprinkled. HDG 2.3.7
- e. Provide garage door spec for Technical review.
- f. Site Improvement Calc table to be on set for Final Plan.

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

**Discussed:** See notes above.

**Board review:**

- See comments above.

**Motion:**

- Motion by Melanie Richmond to approve for Technical. With the following items:
- The roof over the front deck needs to be extended to six feet, cable railing as drawn is acceptable Cut sheet needs to be provided for the garage door for approval. The eve and rake details will be modified for technical. Items “C” through “F” shall be addressed at Technical as shown in the administrative notes. The two windows above the front porch need to have a vertical divided light.
- The motion was UNANIMOUSLY approved.

- a. **Discussion Item: Exterior Materials**
  - i. Fence stepping with grade (72" at Dog run)
  - ii. Clarify cladding widths (horizontal)
  - iii. Clarify wall section details: Gable rake and eave ends are to be open. UDG 3.3.2.2.
  - iv. Exterior Colors
- b. Review driveway grades as it may not exceed 12% gradient. UDG2.2.5
- c. Site Improvement Calc table to be on the set for Technical.
- d. Denote soil storage location and provide site grading on Construction Management Plan for Technical.
- e. This lot is a setback governed lot. A building envelope is not required- refer to Eagle Ranch neighborhood map on our DRB website.
- f. Provide fence detail(s) for Technical review.
- g. Submit solar panels that meet the Town requirements to DRB prior to install for review and approval. All wall-mounted equipment to be located in an enclosure.

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

**Board review:**

- See comments above.

**Motion:**

- Motion to approve made by Melanie Richmond with the following items: Fence regarding the dog run area may be solid on the lower portion up to 42 inches with mesh area at the top and the regular fence dropping down to 42 inches with a regular mesh material. Siding shall be a 1 inch by 10 inch beveled lap on the horizontal and vertical 1 inch by 8 inch tongue and groove with an exposed surface of 6 to 6 and hone-half inches. The gable rake and eave shall be open as traditional for the Craftsman style. Exterior colors are to be provided for board review at a full mock-up including stone, siding and stain for the timber elements.
- Items "B" through "G" are to be complied with at Technical as shown in the administrative notes.
- 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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