



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
July 20, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, July 20, 2023, at 2:05 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Google Meet.

MEMBERS ATTENDING

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

OTHERS ATTENDING

Nick Richards, Association Manager
Shelley Bellm, Association Assistant Manager
Mike Ingo, DRB Administrator
Van Voorst – Larry McKinzie
Josefina – Kasha Karska, Kristy
Lloyd-Ladd – Bobby Ladd
Ladd-Barela – Bobby Ladd
Beatty – Paul Roberts

MEMBERS NOT ATTENDING

Rick Dominick

MEETING MINUTES

The Board reviewed the June 15, 2023, meeting minutes. **Melanie Richmond motioned to approve as presented, second by Rick Messmer. Motion carries 5-0**

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

Van Voorst Garage ADU Addition Filing 08 – Block 11 – Lot 06 _ 0652 Hernage Creek Road – **MEI-Final 2nd** – Architect: The McKinzie Group, Larry McKinzie; Uplands, Prairie

- a. **Review of 2nd MEI Final is only of revisions made based on discussions at first Final Review. Must comply with all items of both 6/15/23 DRB Meeting and this review for Technical Plan review.**
- b. **Discussion Item:** Review setbacks shown on Site Plan that are less than required per UDG 2.2.1.2. Update all plans accordingly for Technical Plan review.
- c. **Discussion Item:** Review Gross Area and Site Coverage. Plans included only show partial Existing structure. County records show 2,790sf net finished space with 684sf net garage space. Area Table on A1.1 provides 4,638sf as Primary Dwelling Enclosed Finished Sq. Ft. with 576sf Garage. Clarify significant discrepancy in reported finished spaces and if values provided on plans are net or gross. Showing 748sf for ADU area but DRB take-off is 776.14sf. Provide accurate Gross Area for Existing and Proposed, with separate ADU calculation for interior. UDG 2.1.1 & 2.1.2.
- d. **Discussion Item:** Review revised cantilevered element for ADU for utilization of floor space.
 - i. Clarify revised front cantilever previously shown at 2'-4". Calls 16" on Elevation, dimensioned 1'-6" on Floor Plan, and scales 1'-10" on Elevation. Revised layout of beam supports and deleted support braces previously shown. **Clean up for technical**
 - ii. Review revised rear cantilever previously shown at 2'-4". Floor plan dimensioned 3'-2" with scales same on Elevation. Proposed wing walls added off existing garage wall to conceal sides of cantilever.
 - iii. Review revised width of cantilevered element to 24' to meet UDG 2.3.9. and proposed step-back to existing face of wall for remaining width.
 - ii. Clarify roof discrepancies at step-back. Showing continuous roof tie-in to existing on Roof Plan but roof follows wall line on Floor Plan and Elevation.
- e. **Discussion Item:** Review revised rear deck, stair and added gable roof over deck. UDG 2.2.10.
- f. Per 6/15/23 DRB Meeting, note designated ADU Parking on Site Plan for Technical Plan review. UDG 2.1.2(5) & 2.2.7(3)
- g. Update Exterior Lighting Worksheet to include missing 650 lumens for wall sconces as provided on plan. Total lumens appear to be calculated correctly at 5,150.
 - i. Correct lumen calculations on A1.1 for 7 € Recessed Can Fixtures. Showing 3,050 but calculates to 3,150 which will also require Total Lumens updated from 5,050 to 5,150 to match Worksheet.
- h. Coordinate deck support posts with structural per UDG 2.2.10(7).
- i. Per 6/15/23 DRB Meeting, provide landscape screening around base of existing ground mounted solar array. Update A1.2 accordingly for Technical Plan review. **Be sure that landscape trees meet the minimum requirements for the guidelines. 5 Evergreen, 8 deciduous**
- j. Include structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Melanie Richmond pointed to the possibility of two ADU's located on this property. Owner indicated the basement was constructed as a mother-in-laws unit, with a full kitchen, without a permit. Options for property are to remove the kitchen from the basement or have the unit above the garage constructed without a kitchen.

Motion: **Melanie Richmond approve with the following conditions, Second by Rick Messmer. Vote carried 6-0**

1. **Square footage needs to be clarified before technical**
2. **Lighting calculations need to be clean-up to match and meet requirements for technical**
3. **ADU issues need to be addressed with the Town of Eagle**
4. **Items f-j need to be complied with for technical**

Josefina Residence Filing 24 – Block 00 – Lot 01 _ 2453 E. Haystacker Drive – **Preliminary** – Architect: KK Design, Kasia Karska; Highlands, Alpine Ranch

- a. **Discussion Item:** Review house/garage orientation. HDG 2.2.5.2(3)
- b. **Discussion Item:** Review grades exceeding 5' from existing grade around driveway and front of house. HDG 2.2.2(3)

- c. **Discussion Item:** Review Gross Area. Showing 6,509sf on Plans and Site Calculations Table which also states excludes ADU Garage, Stair, and Entry. All areas excluded on plans must be included in Gross Area. DRB take-off at Pre-Design was 6,998.7sf and at Preliminary now 7,324.0sf which exceeds the max. allowable of 7,000sf. Gross Square Foot is taken from outside face of exterior walls. HDG 2.1.1. – Will correct for Final review.
- d. **Discussion Item:** Review width of usable covered front porch. Showing a dimension of 16'-0" wide but scaled take-off is only 12'-0". HDG 2.2.7. Correct for Final review
- e. **Discussion Item:** Clarify supports at roof overhang of garage and ADU deck. Calls out steel on Floor Plan but timber supports on Elevation call outs. Coordinate Plans, Elevations, and Details for Final Plan review. Make consistent – timber – for Final
- f. **Discussion Item:** Review Roof Plan. Provide all clarifications/requirements discussed on plans for Final Plan review.
 - i. Review low 3:12 pitch gables as secondary roofs between primary masses. Okay
 - ii. Review reverse shed at entry for concerns of snow and ice build-up.
 - iii. Review proposed Tesla Roof on all primary roofs. Verify Town of Eagle requirements if acceptable prior to Final Plan review.
 - iv. Review eave and rake overhangs. Provide dimensions on Roof Plan for Final Plan review. Provide dimension for Final
- g. **Discussion Item:** Review cantilevered deck at ADU. HDG 2.2.7. All guidelines must be followed for Final. Cantilever with diagonal support brackets may be acceptable; Length, no more than two-thirds of the side of the garage area
- h. **Discussion Item:** Review garage doors. Provide all clarifications/requirements discussed on plans for Final Plan review.
 - i. Review smaller width door at ADU Garage. Okay
 - ii. Review differing door material and orientation. Clarify garage door finishes. Provide garage door spec for Final Plan review. HDG 2.3.2. Okay
- i. **Discussion Item:** Review window patterns and divided lights. HDG 2.3.3. Will be corrected for Final
- j. **Discussion Item:** Exterior Materials. Review color board and renderings. Provide all clarifications discussed on plans for Final Plan review.
 - i. Horizontal siding: 1x12 shiplap with ¼" reveal in Espresso stain
 - ii. Vertical siding: 1x8 in Tobacco Brown stain
 - iii. Stone Veneer: Dry-stack Northstar
 - iv. Columns, Brackets, Fascia: Carbon stain
 - v. Exposed Rafters and Beams: Espresso stain
 - vi. Flashing/Metal Accents: Matte Black.
 - vii. Window & Door Clad: Matte Black.
 - viii. Roofs: Combination of 2:12, 3:12, and 8:12 gables and sheds for primary roofs with Steel Solar Roofing Tiles by Tesla. Combination of 2:12 and 3:12 gables and sheds for secondary roofs with standing seam metal, Matte Black
- k. Address incorrectly shown as "2463" throughout plans. Correct to "2453" on all plans for Final Plan review.
- l. Contour lines on all site plans are difficult to read. Differentiate Existing contour lines from Proposed contour lines for Final Plan review. Line weights of Existing are heavier than Proposed. Consider gray-scale or dashed for Existing to not interfere with other pertinent information being presented on plans.
- m. Elevation Sheets: Provide the following for Final Plan review
 - i. Provide all exterior related callouts for Final Plan review as previously shown on Pre-Design plan set.
 - ii. Scales vary on multiple Elevation Sheets. Provide consistency on all Elevation sheets with same scale for elevation details.
- n. Provide Construction Management Plan, including details for silt fence continuous around Limits of Disturbance, for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- o. Locate Utility Enclosure on Site Plan, Floor Plan, and Elevations for Final Plan review. HDG 2.3.6.
- p. Provide 35' building height offset from most restrictive of existing or proposed grades on all elevations for Final Plan review. HDG 2.1.4. Provide USGS elevations to all roof high points either on Elevation sheets or Roof Plan.
- q. Include Exterior Lighting Worksheet and fixture cutsheets on Plans for Final Plan review.
 - i. Coordinate Worksheet and Plans. Quantities shown on plans do not match quantities shown on Worksheet. Max. 5,500 lumens. HDG 2.3.8.
- r. Provide Architectural Details for Final Plan review. Refer to Final Plan Submittal Check List for requirements. i.e. window trim for each siding material, corner trim, eave and rake with soffit and fascia, chimney cap, etc.
- s. Include renderings and Color Board within plan set for Final Plan review.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Additional Board Discussion:

Michael is not supportive of the cantilevered deck with the diagonal support.
 Rick is concerned with amount of fill required for site that is over 5' – has not been approved with other projects in Eagle Ranch
 Variance may be approvable for fill requirement for 1440 sq ft.

Motion: Melanie Richmond motioned to approve with the following conditions, seconded by John Martin. Motion carries 6-0

1. Square footage must comply with the 7,000 maximum, including ADU

2. Building elevations must be below 35' in height
3. Rear ADU deck to no more than 2/3 width of elevation – fully supported; roof covered entirety and partially integrated into the structures.
4. Fill – please provide a better model of how this looks – approximately 1440 sq ft of fill over 5'. A variance may be granted at final.
5. Driveway intersection must comply with TOE public works requirements and typically is to be perpendicular to the street. Verify with TOE.
6. Items k-s must be complied with for final

Lloyd-Ladd Residence Filing 08 – Block 11 – Lot 09 _ 0726 Hernage Creek Road – **Preliminary** – Architect: RAL Architects, Bobby Ladd; Uplands, Craftsman

- a. **Discussion Item:** Review house/garage orientation. Refer to GIS arial image with adjacent lots. UDG 2.2.3(1) **Okay**
- b. **Discussion Item:** Review setback greater than 35'. Unique lot location in partial cul-de-sac. Cul-de-sac homesites may require a greater front setback and will be evaluated on an individual basis. UDG 2.2.3(2) **Show 50' setback on final**
- c. **Discussion Item:** Review second story cantilevered deck off ADU.
 - i. At least 6 feet of the depth of second story decks must be covered by roof. Scabbed on or scaffold like decks are not permitted. UDG 2.2.10(4) **Review guidelines to comply at final**
 - ii. Posts are limited in height to the floor-to-floor of the story below. Any taller posts must spring from a substantial pier or wall. UDG 2.2.10(8) & (9)
- d. **Discussion Item:** Review gable rake ends and eaves shown as 2'-0" on secondary roofs with Craftsman Style. UDG 3.3.2.2(2) **Okay**
- e. **Discussion Item:** Review RV Garage door. Must be designed to match the other doors (i.e. match windows in top panel, same trim package, same materials). UDG 2.2.6(5e) **Okay as designed**
 - i. Clarify garage door finish. Provide garage door spec for Final Plan review. UDG 2.3.2.
- f. **Discussion Item:** Review RV Garage massing at front of house. UDG 2.2.6(5c) **Okay**
- g. **Discussion Item:** Review window patterns and divided lights. UDG 2.3.3. **will be reviewed for final and suggested more vertical with divided lights.**
- h. **Discussion Item:** Review front porch with Craftsman Style, particularly support posts. UDG 3.3.2.3. **Add base to column base.**
- i. **Discussion Item:** Exterior Materials. Review color board. Provide all clarifications discussed on plans for Final Plan review.
 - i. Horizontal siding: 8" wood Color: Platinum.
 - ii. Vertical Board & Batten: Clarify batten size and reveal spacing on plans or provide detail for Final Plan review. Clarify if color is also Platinum? Battens shall be sized to complement the wood siding dimension. UDG 2.3.1.2(1) **Prefer vertical lap siding, minimum dimension is 6" – Two contrasting colors between vertical & horizontal siding. Colors to be provided at final.**
 - iii. Stone Veneer: Mountain Ledge Sandstone.
 - iv. Fascia & Timbers: stained black semi-solid. Clarify image on Color Board appears more "brown"
 - v. Flashing/Metal Accents: Dark Bronze.
 - vi. Window Clad: Dark Bronze.
 - vii. Roofs: Combination of 6:12 gables with asphalt shingle, color: Weathered Wood, and 3:12 sheds with standing seam metal, Dark Bronze
 - viii. Trim: Clarify corner trim, window trim materials. Colors to match siding, Platinum
- j. **Discussion Item:** Review below deck condition at rear. First story decks within 4 feet of finished grade should be enclosed below and tied back to grade at one or both ends. UDG 2.2.10(3) **Needs to be enclosed – will clarify at final**
- k. Identify designated ADU Parking on Site Plan for Final Plan review. UDG 2.1.2(5) & 2.2.7(3)
- l. Provide Construction Management Plan, including details for silt fence continuous around Limits of Disturbance, for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- m. Provide Utility Enclosure on Floor Plan and Elevations as shown on Site Plan for Final Plan review. UDG 2.3.6.
- n. Provide details following all Roof Forms of Craftsman Style for Final Plan review, including exposed rafter tails and beams or brackets having some ornamental detailing. UDG 3.3.2.2(3) & (4)
- o. Provide 35' building height offset from most restrictive of existing or proposed grades on all elevations for Final Plan review. UDG 2.1.4.
- p. Clarify railings and provide detail for Final Plan review. **Likely to be metal**
- q. Clarify and provide details for corner trim at horizontal siding and board & batten for Final Plan review. Corner board at horizontal siding must be at least 2x6. UDG 2.3.1.3.
- r. Provide Architectural Details for Final Plan review. Refer to Final Plan Submittal Check List for requirements. i.e. window trim for each siding material, corner trim, eave and rake with soffit and fascia, chimney cap, etc.
- s. Include Exterior Lighting Worksheet and fixture cutsheets on Plans for Final Plan review.
- t. Include Site Calculations Worksheet on Plans for Final Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Jim Crine – potentially mask the height of the RV door but allow it to be a garage door. Horizontal siding without the vertical break in the middle may create a less tall and skinny looking door.

Motion: Melanie Richmond motioned to approve with the following conditions, seconded by Michael Sanner. Motion carries 5-0

1. Show 50' setback line on front site plan
2. Incorporate deck on ADU to meet requirements (size, roof, support, integration)
3. Gable roofs as shown are acceptable
4. RV garage door acceptable as shown
5. Review window pattern to comply with requirements for divided light windows
6. Front door posts – build up lower section of support to create a solid looking base.
7. Must comply with siding requirements 8" Horizontal, 6" Vertical
8. Stone is acceptable as shown
9. Open space beneath rear deck must be enclosed
10. Screen & provide identifiable parking for ADU for final
11. Items k-t must be complied with for final

Ladd-Barela Residence Filing 24 – Block 00 – Lot 31 _ 2532 E. Haystacker Drive – **Final** – Architect: RAL Architects, Bobby Ladd; Highlands, Alpine Ranch

- a. **Discussion Item:** Review revised roof from 6:12 composite shingle to 2:12 metal standing seam. Reference Elevations 1/A2.1 for relation to Entry revisions and 1/A2.3 for more uniform window openings at Upper Level lookout room. **Okay**
- b. **Discussion Item:** Review revised front entry. Lowered roof by 1 ft, widened stone wall pillars & added double posts, and revised 2:12 roof line beyond on right side as noted above. **Okay**
- c. **Discussion Item:** Review revised rear window opening off Entry, separating transoms to meet 10' max opening height discussed in 6/15/23 DRB Meeting. **Okay**
- d. **Discussion Item:** Review revised Lower Level window and door layout on 1/A2.3. Previously showed 2 sets of double doors only. Now combination of 3 single doors with 3 doubled ganged casement windows.
- e. **Discussion Item:** Review revised siding to all 8" horizontal with different colors for accent. Clarify which color is Siding A and Siding B. Provide color board within plans for Technical Plan review. **Color rendering to be provided at technical.**
- f. Per 6/15/23 DRB Meeting, Provide scales on Site and Landscape Plans for Technical Plan review. Assumed 1"=10' for take-offs for Final review.
- g. Per 6/15/23 DRB Meeting, Identify designated ADU Parking on Site Plan for Technical Plan review. HDG 2.1.2(5) & 2.2.6(3)
- h. Verify if code requires light fixture at patio off Owen's Bedroom. Update Exterior Lighting Worksheet and Site Plan accordingly for Technical Plan review.
- i. Coordinate irrigation areas shown in Irrigation Table on A0.2 with what is shown on Site Calculations Table provided on A0.3 for Technical Plan review.
- j. Update Construction Management Plan to show continuous silt fence around perimeter of limits of disturbance for Technical Plan review.
- k. Verify correct scale on 1/A2.1 for Technical Plan review. Showing ¼"=1'-0", DRB scale set to 3/16"=1'-0" matches floor-to-floor elevations provided and similar to other Elevation details.
- l. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Additional Board Discussion:

Motion: Melanie Richmond motioned to approve with the following conditions, seconded by Rick Messmer. Motion carries 6-0

1. Color rendering to be provided at technical to be forwarded to DRB for review.
2. Lumen calculations must comply with regulations.
3. Items f-l must be complied with for Technical.

Beatty Residence Filing 22 – Block 00 – Lot 20 _ 0244 N. Penstemon Lane – **Final** – Architect: Turnipseed, Paul Roberts; Uplands, Victorian

- a. **Discussion Item:** Review Gross Square Foot shown with DRB take-off. Scale appears to be corrected on sheets A2.0 and A2.1 from previous Preliminary Plans.
- b. **Discussion Item:** Review garage door widths. Future ADU garage shown as 9' wide with other two doors shown as 10' wide. **Okay**
- c. **Discussion item:** Review 2x6 trim boards carried down from ADU dormer at rear of garage into field of horizontal siding. Ref. detail 4/A3.2. **Okay**
- d. **Discussion Item:** Clarify muntin locations on windows. Shown centered on all elevations, perspectives, Window Schedule but shown approx. top 1/3 on detail 4/A5.2 Window Perspective. Update accordingly for Technical Plan review. **All should be at midpoint. Will correct for technical**
- e. Per 5/18/23 DRB Meeting, update Site Calculation Worksheet and areas where shown on Plans for Technical Plan review. Values do not calculate correctly and do not match values provided on plans.
 - i. Building Envelope shown as 15,560 on Site Plan but listed as 14,415 on Worksheet and Area Tables within Plans.
 - ii. Revise Irrigation Areas on Worksheet to match new sheet L-1 values.
- f. Coordinate Building Envelope Limits of Disturbance for all site plans for Technical Plan review. Site Plan and Landscape Plan do not appear to be coordinated properly to complete all work shown between various plans. UDG 2.2.1.1.
- g. Update Lighting Worksheet and Lighting Plan for Technical Plan review to include Landscape Lighting shown on new sheet L-1. UDG 2.3.7. & 2.4.2.4.
- h. Per 5/18/23 DRB Meeting, provide sizes of vertical and horizontal siding for Technical Plan review. May not be less than 6" nor more than 12". UDG 2.4.1.2(1)
- i. Update upper perspective in detail 4/A3.1 to match Elevation detail 1/A3.1 where transom windows were removed to meet max. opening height of 10' per UDG 2.3.3.1(8).
- j. Per 5/18/23 DRB Meeting, ADU dormer at rear of garage can be no wider than 16' per Victorian Style. UDG 3.2.2.2(6) **Allow variance**
- k. Correct description for Detail 8/A5.0 showing flagstone detail but labeled as "Typical Wall Assembly" for Technical Plan review.
- l. Callouts on details 5,6, & 7 on A5.0 are cutoff and cannot be read completely. Review viewport sizes on all detail sheets accordingly and update for Technical Plan review.
- m. Per 5/18/23 DRB Meeting, window trim must be detailed with head or sill differentiated at minimum. UDG 2.3.3.2(2) Update details on A5.2 for Technical Plan review.
- n. Review all items previously identified from 5/18/23 DRB Meeting to be included in Technical Plan review.
- o. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Motion: Melanie Richmond motioned to approve with the following conditions, seconded by Rick Messmer. Motion carries 6-0

1. The Board approves a variance for item J to 18'
2. Items e-o must be complied with for Technical

OTHER BUSINESS

a) Roles & Responsibilities – Design Review Board

Shelley reviewed the proposed roles & responsibilities document and clarified information as provided by the Association's attorney.

1. Appointing alternate committee members is permissible, as long as the total number of DRC members who are voting does not exceed 5. Alternates may vote in the absence of the regular/standing committee member.
- 1.2 – Terms paragraph related to removal of members was discussed to clarify the number was placed at the request of the Executive Board and Shelley will bring the DRB comments to the Executive Committee for discussion. The number was suggested to ensure continuity in reviews of applications. Shelley also provided clarification that members can serve as long as they like as members are not limited to the number of years they may participate.

Additional Board Discussion:

Jim Crine questioned which regulations determined the number of members that can serve and inquired how the number could be modified. The structure of the board is regulated by the Eagle Ranch Association Declarations and it would take a vote of the entire ownership and lenders to modify the document.

Term discussion:

- Rick Messmer offered to be an alternate as he needs some flexibility.
- Term discussion resulted:
 - Alternates:
 - Rick Dominick – Term Expires 2023
 - Rick Messmer – Term Expires 2024
 - Regular Members:

- Melanie Richmond – Term Expires 2024
- John Martin – Term Expires 2025
- Jim Crine – Term Expires 2025
- Tom McCord – Term Expires 2023
- Michael Sanner – Term Expires 2024

Motion: Melanie Richmond motioned to approve as presented, seconded by Michael Sanner. Motion carries 5-0

b) Wood like Metal Siding – Follow-up Discussion

Additional Board Discussion:

Mike has asked that the Board consider adopting a performance spec and not limiting materials to a specific manufacturer. He has had a request for use of material from another homeowner and this request is for a different manufacturer.

Allow for variation of pattern of material to provide for relief of repetitive placement of materials.

Consider utilizing regulations adopted by Town of Vail and point applicants to Cal Fire site. However, the codes in Eagle do not require this at this time.

Make material allowable for primary structure/material and not only secondary structure/material.

Overall, Board agrees with moving forward with material approval but find that the trims are a bit weak.

Motion Discussion only, no motion was made.

c) Utility Screening Discussion

Mike brought up images of large heat condensers recently installed on a project on Robins Egg Lane. Initial plans called for condensing units, however the size and height of the units installed were quite surprising.

As we move forward to a zero-emission code, we will begin to see more of these large units. What can be done to screen them from the street?

Mike will talk to a mechanical contractor and inquire as to space requirements and potential options for the screen.

Update "Solar" policy to a "Utility Screening" policy and have sections for various types of applications.

ADJOURN *Melanie Richmond made a motion to adjourn at 5:07 pm, second by Jim Crine*

END OF MINUTES