

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 December 21, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Members Present:

Melanie Richmond, Chairperson
Michael Sanner
Jim Crine
Tom McCord
John Martin*
Rick Messmer, Alternate Member
Rick Dominick, Alternate Member

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Allison Kent, Contract Administrator, Mauriello Planning Group
Jason Berghauer, Incoming Administrator, Eagle Ranch
Alicia Davis, Architect, Davis Architecture
Paul Roberts, Architect, Turnipseed Architecture
Brennen Fitzgerald, Architect, Turnipseed Architecture
Gabrielle Meola, Architect, Gabrielle Designs Architecture
Rick Fields, Fieldscapes
Rick Bezdek

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:00 p.m. MST. A quorum of Members was present.
2. Approval of Minutes. Upon motion made and seconded, the Board approved the minutes of the meeting held November 16, 2023.
3. New Business

a. Lennon Residence – 25-00-29 – 0203 Mount Jackson Court – Preliminary Review – Davis Architecture

The DRB provided the following comments:

- 1) Fence 42” split rail w/ mesh – remove reference to dog-run to eliminate need for higher privacy fencing.
- 2) Requesting a variance of 2.5’ to create positive drainage from the home, so there’s about 7-7.5 ft of fill at the front of home.
- 3) Will work with Eagle Valley Wildland on landscape outside limits of disturbance.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

- 1) General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Final Plan Review.
- 3) The approval includes the requested variance to allow for approximately 740 sq ft of fill at entry.
- 4) For Final Plan Review, the applicant shall include a detail for the rail & fence.

b. Turnipseed-Nevin Residence – 14-00-37 – 2297 Eagle Ranch Road – Final Review – Turnipseed Architecture

The DRB provided the following comments:

- 1) Landscape plant schedule must show compliance with guidelines for technical review.
- 2) Remove stairs in garage as previously discussed, for technical review.
- 3) Color mock-up of white exterior color is required.
- 4) Watch set-back placement. This is a tight construction site.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

- 1) General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Technical Plan Review.
- 3) The Landscape Plan shall be revised to indicate the required tree minimums and to reflect consistent total permanent irrigated area.
- 4) The Landscape Plan shall be revised to show any AC unit locations and to provide appropriate screening. In no case shall an AC unit be directly visible from the street.
- 5) For Technical Review, the landscape plant schedule shall be updated to demonstrate compliance with the Design Guidelines.
- 6) For Technical Review, the applicant shall remove stairs in garage as previously discussed.

- 7) A mock-up of the white exterior color is required.
- 8) Because this is a tight construction site, the applicant is directed to watch setback requirements.

c. Wright-Gelker Residence – 01-03-16 – 0091 E. Double Hitch Road – Final Review – Turnipseed Architecture

The DRB provided the following comments:

- 1) Garage doors need to be frosted.
- 2) No work may occur within the recreation path easement.
- 3) Succo calculations shall be provided to verify that no elevation exceeds the 50% allowable amount of stucco.
- 4) Site calculation worksheet shall be corrected and provided to match plans.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Michael Sanner

Vote: 5-0

Conditions:

- 1) General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Technical Plan Review.
- 3) The Landscape Plan shall be revised to show any AC unit locations and to provide appropriate screening.
- 4) The garage doors are required to be frosted.
- 5) No construction work is allowed within the recreation path easement.

d. Miller Residence – 22-00-10 – 0203 N. Penstemon Lane – Final Review – Turnipseed Architecture

The DRB provided the following comments:

- 1) Driveway width must comply with Town regulations.
- 2) Garage doors will be black siding.
- 3) John Martin – consider snow shed at front elevation front door. Provide more gable roofs. Too far from Victorian.
- 4) Rick Dominick – Consider gable forms instead of shed roof at garages. Shed roof makes it appear Alpine Ranch rather than Victorian. Loss of intent of the guidelines and moving too far “modern”. Consider a gable roof on double garage to create another Victorian element.
- 5) Michael Sanner – Shed roofs appear dominant on front elevation leading away from Victorian design.
- 6) Site calculation worksheet shall be corrected and match plans.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Michael Sanner

Vote: 5-0

Conditions:

- 1) General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Technical Plan Review.
- 3) The Landscape Plan shall be revised to show any AC unit locations and to provide appropriate screening.
- 4) For Technical Review, the applicant shall add gable roof element to double car garage, parallel to main residence.
- 5) For Technical Review, the applicant shall update the landscape planting to demonstrate compliance with the Design Guidelines.

e. Bezdek Residence – 24-00-45 – 2090 E. Haystacker Drive – Final Review – Turnipseed Architecture

The DRB provided the following comments:

- 1) Verify driveway complies with Town regulations.
- 2) Jim Crine – Garage takes away from the presentation of the front of the home. Jim believes that this may be a violation of the rules in the Highlands. Could make this better by making a 3-car garage. Potential to pull one garage back further into the site to open the front of the home.
- 3) John Martin – stone columns appear too large and too close together. These columns support the cantilevered great room.
- 4) Rick Dominick – Intrigued by the design and wants to see how this pushed the courtyard design.
- 5) Melanie Richmond – dog run details should be developed by this time. The design must comply with the guidelines for technical.
- 6) Site calculation worksheets to be corrected to match plans.
- 7) For technical review, the applicant shall update the landscape planting to demonstrate compliance with the Design Guidelines.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Tom McCord

Vote: 4-1 (Jim Crine opposed)

Conditions:

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- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Technical Plan Review.

- 3) The Landscape Plan shall be revised to show any AC unit locations and to provide appropriate screening.

f. Patriacca Residence – 24-00-42 – 2220 E. Haystacker Drive - Final Review – Turnipseed Architecture

The DRB provided the following comments:

- 1) Site improvement worksheet shall be corrected to match plans.
- 2) The landscape plan shall be corrected.

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

- 1) General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 2) The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Technical Plan Review.
- 3) The Landscape Plan shall be revised to show any AC unit locations and to provide appropriate screening.
- 4) For technical review, the applicant shall update the landscape planting to demonstrate compliance with the Design Guidelines.

g. Primabox Residence – 24-00-13 – 2693 E. Haystacker Drive - Final Review – Gabrielle Designs Architecture

The DRB provided the following comments:

- 1) Melanie Richmond – screen front ADU parking better with more landscaping; shrubs may be utilized for screening. Not sure herringbone design can be supported.
- 2) John Martin – Herringbone design on SE elevation is very stark. It looks very nice on the gable as an accent.
- 3) Rick Dominick – the back draws the herringbone n better than the front of the house. Match some of the linear, deconstructed texture of the back onto the front. Stone on base of roof forms seems out of place, thrown on.
- 4) Board majority supports the herringbone as an accent only.

Motion to table to return with options for siding where the herringbone pattern is used as an accent only. Additional fee will be collected for the third final review.

Motion: Melanie Richmond

Second: Tom McCord

Vote: 5-0

Other Business.

- a. Design Guidelines. The Executive Board has expressed an interest in pursuing the opportunity to update and simplify the Design Guidelines. Mauriello Planning Group will provide an estimate and presentation to the Executive Board at its next regular meeting in February 2024. A goal is to consolidate the various neighborhood guidelines and create a cohesive single set of guidelines while still maintaining the variations in style, size, and intricacies of each.

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m. MST.

Respectfully submitted,



Shelley Bellm, Recording Secretary