



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
October 19, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, October 19, 2023, at 2:05 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
John Martin
Jim Crine
Rick Dominick (Departed-3:30)
Tom McCord

MEMBERS NOT ATTENDING

Rick Messmer
Michael Sanner

OTHERS ATTENDING

Mike Ingo, DRB Administrator
Shelley Bellm, Assistant
Community Manager

Bratschie – Greg Macik, Steven
Bratschie
Crine – Pavan Krueger, Bryan
Desmond, Kathy Alto, Jake & Kim
Crine
Dow – Maggie Fitzgerald, Mary Dow

MEETING MINUTES

The Board reviewed the September 21, 2023, meeting minutes. *Motion by 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

Bratschie Detached Garage Addition Filing 03 – Block 03 – Lot 21 _ 0100 Abrams Creek Road – **MEI Final** – Architect: TAB Associates, Greg Macik; Uplands

- a. **Discussion Item:** Review ADU Area exceeding 850sf max. Take-off of 919.76sf total. *Clarify storage area & mechanical area in ADU with the Town of Eagle. Storage is included in the sf calculation as it stands.*
- b. **Discussion Item:** Review Garage doors. Per 8/24/23 DRB Meeting, Provide spec for Final/Technical Plan review. *Matching existing home. Current garage doors are non-conforming and cannot be utilized in new construction. Consider reaching out to Firkins for allowable doors installed in Eagle Ranch.*
- c. **Discussion Item:** Review window and divided lights patterns. UDG 2.3.3.
- d. **Discussion Item:** Review Corner Trim detail showing 1x4 to match existing. Corner trim must be at least 2x6 (nominal). UDG 2.3.1.3(1) *Need to match existing residence.*
- e. Update Drawing Index to include all sheets provided and include Survey in plans for Technical Plan review.
- f. Per 8/24/23 DRB Meeting, Provide Site Calculations Worksheet on plans for Final/Technical Plan review. Must show all existing and proposed for total.
- g. Per 8/24/23 DRB Meeting, Provide Exterior Lighting Worksheet and manufacturer's cutsheets on plans for Final/Technical Plan review. Must show all existing and proposed for total. Coordinate plans for Technical Plan review.
 - i. Site Plan shows Light Pole to Remain. If this is functioning light fixture, it must be included on worksheet and in calculations.
 - ii. 1/A3.1 shows 2 fixtures on elevation, where worksheet only shows 1.
- h. Provide designated ADU Parking location on either Site Plan, and/or Floor Plan if garage, for Technical Plan review. UDG 2.1.2(5) & 2.2.7(3). *Provide designation for technical review.*
- i. Grading shown right up to side and rear property lines with disturbance area shown outside property lines. Revise all site plans accordingly to keep all work within property limits for Technical Plan review.
 - i. Limits of Disturbance to be enclosed by 4' high green construction fence and continuous silt fence on inside, with exception of access point at driveway. Update notes on Construction Management Plan for Technical Plan review.
- j. Provide perimeter planting beds/cobble border min. 3 foot wide around new structure for Technical Plan review. UDG 2.4.2.2.
- k. Revise detail 3/A1.3 for Construction Sign to meet Eagle Ranch's Sign Policy for Technical Plan review.
- l. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion: *Must eliminate existing kitchen in current ADU to comply with PUD guidelines. Paint on new construction will match colors of the primary home.*

Motion: *Melanie Richmon motioned to approve with the following conditions, seconded by John Martin, motion carried 4-0*

1. *Square footage to be 850, ToE approval required for expanded mechanical room.*
2. *Windows approved as drawn.*
3. *Garage doors need spec sheet, current doors do not comply.*
4. *Trim and paint must match primary residence.*
5. *ADU parking must be identified for technical.*
6. *ADU in primary residence must be eliminated.*
7. *Items e-l must be complied with for technical.*

Crine Residence Filing 25 – Block 00 – Lot 86 _ 1138 East Haystacker Drive – **Final** – Architect: Krueger Architecture, Pavan Krueger; Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item: Final Plan set is significantly unresponsive to DRB comments provided for Preliminary Plan review at the 3/16/23 DRB Meeting.**
 - i. Many DRB comments from the Preliminary review have been copied to this review on the plans. Pending Board approval of Final, any reference to for “Final Plan review” shall mean “Technical Plan review”.
 - ii. Must comply with all other remaining items from 3/16/23 DRB Meeting Minutes for Technical Plan review that have not have been copied over to this Administrative Review.
- b. **Discussion Item:** Review revised Building Envelope layout in close proximity with the work, at max. allowable 16,500sf. HDG 2.2.1. *Okay as presented. Still a very tight site, builder, Bryan Desmond, believes he can stay within the maximum area of disturbance.*
- c. **Discussion Item:** Review lighting at front walk way for restrictions with Brush Creek Rd. HRDG 4.6 *Walkway lighting is fine as presented. Exterior lighting, not seen from Brush Creek Road, approvable through a variance.*
- d. **Discussion Item:** Exterior Materials. Review revised separate Color Board and perspective sheets provided. Include color board and perspective sheets within plan set and coordinate final colors accordingly for Technical Plan review.
 - i. Stucco replacing horizontal wood siding at mass of bedroom wing.
 - i. Stucco shown as smooth finish on Color Board. Stucco must be finished in a random medium to heavy skip trowel pattern. Particular attention is required to achieve a rustic surface treatment. HDG 2.3.1.1(3b) *approvable as shown.*
 - ii. Per 3/16/23 DRB Meeting, specify metal panel sizes for Technical Plan review.
- e. **Discussion Item:** Review proposed window trim details. Discussed at 3/16/23 DRB Meeting that header and sill must differ. HDG 2.3.3.2.
 - i. Showing 2” head with 1-3/4” jambs and sills. *If head and sill match, 1/4” variance allowable.*
- f. Construction Sign on detail 1/CM1 must match Eagle Ranch Sign Policy.
- g. Planting Plan L2 is unresponsive to DRB Review comments from 3/16/23. Refer to copied/pasted comments on plans and 3/16/23 DRB Meeting Minutes for Technical Plan review.
- h. Per 3/16/23 DRB Meeting, show attic access above Master on plans for Technical Plan review.
- i. Provide notes or dimensions heights for all added crawl spaces for review with Gross Area calcs for Technical Plan review. HDG 2.1.1.
- j. Per 3/16/23 DRB Meeting, Include Exterior Lighting Worksheet and manufacturer’s fixture cutsheets with lumen specs on plans for Final Plan review.
- k. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Additional Board Discussion:

Motion: *Melanie Richmond motioned to approve with the following conditions, seconded by John Martin, motion carried 3-0*

1. *Variance for exterior lighting approved for all path light, front entry and garage doors.*
2. *Metal panel size required for technical.*
3. *Items from preliminary review must also be complied with for technical review.*
4. *Building envelope as drawn is acceptable.*
5. *Stucco as shown smooth acceptable.*
6. *Window trim in wood section shall show 2” header & sill.*
7. *Plant materials shown need to meet required count for technical.*
8. *Items f-k must be complied with for technical.*

Dow Residence Filing 04 – Block 07 – Lot 10 _ 0171 West Foxglove Lane – **Amended Final** – Architect: Maggie Fitzgerald Architects, Maggie Fitzgerald; Meadows, Victorian

- a. **Review of Amended Final is only of revised design elements since approved for Final. Must comply**

with all applicable items and conditions from the 5/18/23 and 6/15/23 DRB Meetings, the 9/11/23 Technical Review, and this review for the Amended Technical Plan review.

- b. **Discussion Item:** Review revised stair layout and relocation of fenced area to west side of house.
- c. **Discussion Item:** Review added 3rd car garage and extended driveway.
- i. Review atypical garage door light sizes at revised 2-car door.
 - ii. Coordinate door heights for Technical Plan review. Plan shows both doors at 8' high and elevation shows 2-car at 9'h and 1-car at 8'h. *This will be corrected for technical review. Height is the same for both.*
- d. **Discussion Item:** Review deleted stone wall at entry. Now showing horizontal siding.
- e. **Discussion Item:** Review added partially cantilevered bay window at Master. Windows of which the projecting bay continues to the ground are preferred. Bay windows that are cantilevered and supported by architectural elements consistent with the house style may be approved. MDG 2.3.2.1(5) *Supports shall be shown for technical.*
- f. Remove all revisions clouds throughout plans for Technical Plan review for a clean set to be stamped for permit submittal.
- g. Provide updated rendering on sheet A0.0 to match re-design for Technical Plan review.
- h. Update Drawing Index to reflect revised structural sheets from redesign for Technical Plan review.
- i. Site Plan: Provide the following for Technical Plan review.
 - i. Review SF of Building Footprint in callout. Showing 2,827SF as previously shown before re-design.
 - ii. Coordinate all references to Exterior Lighting. Showing 6 locations on plan, listing 8 in callout and on worksheet, and 7 in legend. Update all notes on plan accordingly.
 - iii. Remove reference to Lower Floor Slab = 90'-0" no longer applicable with deletion of basement.
 - iv. Pending discussions on bay window at Master, update footprint on site plan.
- j. Provide updated Site Calculation Worksheet on Sheet A1.2 to reflect all current design changes in Site and Building Coverages.
- k. Update room tag for Garage on A2.2 to reflect new 3-car Garage and increased area (SF) for Technical Plan review.
- l. Remove duplicate elevation note and random content from 4/A3.1 for Technical Plan review.
- m. Dimension line for building height at ridge of garage on 3/A3.1 is out of the viewport. Adjust accordingly for Technical Plan review.
- n. Update Corner Board callout on 6/A3.2 to "wood to match field" to coordinate with detail 6/A4.3 and 6/15/23 DRB Meeting.

Summary: Provide continuing compliance with Meadows Design Guidelines.

Additional Board Discussion:

Motion: *Melanie Richmond motioned to approve with the following conditions, seconded by Jim Crine, motion carried 3-0*

1. *Garage door heights to match at technical.*
2. *Garage door windows shall match in size for technical.*
3. *Deleted stone at front acceptable as shown.*
4. *Cantilever bay window shall require structural support, bay window as show not approvable.*
5. *Items f-n must be complied with for technical.*

OTHER BUSINESS

A. Millboard Product

- a. *Trim details need to be dialed in.*
- b. *Concerned over long-term fading. What will product look like in 20 years?*
- c. *Product is acceptable.*

B. Mechanical Screening

- a. *Robins Egg Lane mechanical as shown with Trees/Shrubs is acceptable.*

C. 2024 Design Review Board Calendar

- a. *Continuing third Thursday of the month with scheduled starts for 2:00pm. Starts may push back to*

3:00pm on a case-by-case basis with shorter agendas to improve attendance.

- b. 45 day submittal/review for preliminary applications; 17 day submittal/review for final applications.*
- c. Alternate members must attend a minimum of six (6) meetings per year. Roles & Responsibilities will be updated to reflect this amendment.*
- d. Rick Dominick & Tom McCord need to apply for appointment prior to the November Executive Committee meeting.*

D. Construction Meeting

- a. A meeting with the Town of Eagle is in the works to discuss pre-construction requirements.*
- b. The goal is to have Town of Eagle & Eagle Ranch have the same wording in documents provided to applicants.*
- c. DRB requests to keep Eagle Ranch requirement of the issuance of a building permit before any mobilization of a construction site can take place (fence, porta let, etc.).*

E. Eagle Valley Wildland – WUI Inspections

- a. Update provided to DRB regarding HOA meeting with Eagle Valley Wildland and the desire for a partnership with Eagle Ranch for wildfire assessments, wildlife habitat enhancement, inspections.*
- b. DRB would like to request a meeting with EVW for the next DRB meeting to gain better understanding of process..*
- c. Concerned over long-term fading. What will product look like in 20 years?*
- d. Product is acceptable.*

ADJOURN

Jim Crine motioned to adjourn at 4:11 pm, Seconded by Melanie Richmond. Motion carries 4-0

END OF MINUTES