



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
August 24, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, August 24, 2023, at 2:03 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
John Martin
Jim Crine

MEMBERS NOT ATTENDING

Rick Messmer
Tom McCord
Michael Sanner
Rick Dominick

OTHERS ATTENDING

Nick Richards, Association Manager
Shelley Bellm, Association Assistant Manager
Mike Ingo, DRB Administrator
Satrazemis – Pavan Krueger,
Michael Satrazemis
Lloyd-Ladd – David Ladd
Wynton Homes – Leah Mayer
Patriacca – Brennen Fitzgerald
Bratschie – Steven Bratschie, Grag Macick

MEETING MINUTES

The Board reviewed the July 20, 2023, meeting minutes. *Melanie Richmond motioned to approve as presented, seconded by Jim Crine. Motion carries 3-0*

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

Satrazemis Residence Filing 25 – Block 00 – Lot 85 _ 1164 E. Haystacker Drive – **Pre-Design** – Architect: Krueger Architecture, Pavan Krueger; Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Review intent and use of Apartment/Viewing space. Does this need to meet and be reported as ADU area at this time? *Discuss with the Town of Eagle before determining final intent of this space.*
- b. **Discussion Item:** Review taller massing at front of house over garage. *Lot steps w/ hillside.*
- c. **Discussion Item:** Review proposed all-shed roof design. Per Alpine Ranch Style, may be considered by the DRB. HDG 3.5.2.2. *Will study further. May look to integrate gable at garage upper level or sturdy connector to integrate better.*
- d. **Discussion Item:** Exterior Materials. Review color board ideas. Provide all clarifications discussed on plans for Preliminary Plan review. *Will add colored renderings for preliminary review.*
- e. Provide Site Calculations and Exterior Lighting Worksheets for Preliminary Plan review.
- f. Site Plan is difficult to read with all the ILC background information. Cleanup all unused existing plantings that will be removed and lighten color/line weight of existing contour lines for Preliminary Plan review.
- g. Provide entry porch at least 16 feet wide and 8 feet deep. HDG 2.2.7(1)
- h. Provide 30' building height offset from most restrictive of existing or proposed grades on all elevations for Preliminary Plan review. HDG 2.1.4. & HRDG 4.1(a). Study the 3-levels shown on Rear Elevation in the perspectives for Preliminary Plan review.
- i. Review max. opening height of 10 feet for Preliminary Plan review. HDG 2.3.3.1(5)

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines (HRDG).

Additional Board Discussion:

Shed Roof: John Martin supports the shed roof. Jim is not a fan of all shed roofs, would like to see some gable forms included. Not opposed to approval. Mel would like to see a bit more integration between the two main structures. Generally approved based on total composition and quality of products.

Motion: *Pre-Design review only, no vote.*

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

- a. **Discussion Item:** Review revised second story cantilevered deck off ADU. Now showing support braces, full roof extension, and added exposed gable truss beam. UDG 2.2.10. *Acceptable as presented,*
- b. **Discussion Item:** Review revised Garage door patterns and deleted top panel lights on 2-car door. *Vertical siding applied wood.*
- c. **Discussion Item:** Review revised window and divided lights patterns following 7/20/23 DRB Meeting discussion. UDG 2.3.3. *Vertical divider not required; only horizontal division required.*
- d. **Discussion Item:** Review revised front porch with Craftsman Style. UDG 3.3.2.3. *Acceptable as presented.*
- e. **Discussion Item:** Exterior Materials. Review revised color board. Provide all clarifications discussed on plans for Technical Plan review.
 - i. Horizontal siding: 8" wood Color: changed from grey-tone Platinum to brown-tone Hill Country
 - ii. Vertical Siding: 8" wood. Color changed from grey-tone Platinum to brown-tone Harbour Mist
 - iii. Stone Veneer: Changed from Mountain Ledge Sandstone to Gallegos #354 Granite in squares and rectangles.
 - iv. Timber Beams/Columns: added color, stained members "Crossroad". Clarify color board for "Fascia/Timbers" color if this is new color for timbers on Technical Plan review. *"Blonde" natural wood coloring is planned. Update for technical.*
 - v. Roofs: Asphalt shingle color changed from Weathered Wood to Charcoal
- f. **Discussion Item:** Review revised grades to reduce height at rear deck. Review enclosed requirements per 7/20/23 DRB Meeting. Provide details/section cut for Technical Plan review. UDG 2.2.10(3) *Enclosure is still required under 4'. To be included with technical review.*
 - i. Confirm deletion of railings at rear deck meets code with revised grades for Technical Plan review. *Lowering deck to 30", railing is not required.*
- g. Include ILC Sheet in Technical Plan Set.
- h. Coordinate discrepancy in Drip Area between Landscape Plan and Site Calculations Worksheet for Technical Plan review.
- i. Provide continuous silt fence around entire site with construction fence, with exception for opening at driveway.

- Update Construction Management Plan for Technical Plan review.
- j. Per 7/20/23 DRB Meeting, show proposed Utility Enclosure on Main Floor Plan as shown on Site Plan and Elevation for Technical Plan review.
- k. Provide 35' building height offset from most restrictive of existing or proposed grades on all elevations for Final Plan review. UDG 2.1.4. This will support elevation date provided on Roof Plan
- l. Per 7/20/23 DRB Meeting, provide railing detail. Include for Technical Plan review.
- m. Per 7/20/23 DRB Meeting, corner boards and trim must be at least 2x6 (nominal). UDG 2.3.1.3. Update detail 4/A5.2 for Technical Plan review.
- n. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Nice changes & inclusion of DRB comments

Motion: *Melanie Richmond motioned to approve with the following condition, seconded by Jim Crine. Motion Carried 3-0.*

1. *Solid enclosure required on back of home to enclose underneath deck.*
2. *Items g-n must be complied with for technical.*

Wynton Homs Spec Residence Filing 25 – Block 00 – Lot 06 _ 1043 E. Haystacker Drive – **Final** – Architect: LKSM Design, Leah Mayer; Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Exterior Materials. Review revised rendering with color board. Provide all clarifications discussed on plans for Final Plan review. *Acceptable as presented.*
 - i. Vertical siding: 8" wood shiplap, stained. Color changed from semi-solid Black Alder to semi-solid Mountain Ash
 - ii. Stone Veneer: Changed from Castle Rock natural thin stone, Barnwood Blue to Sweetwater natural thin stone in stack pattern.
 - iii. Window & Door Trim: Color changed from Tricorn Black to Mountain Ash
 - iv. Wood Columns, Beams, Fascia, and Soffit: Color changed from Tricorn Black to Black Alder (semi-transparent)
 - v. Roofs: Color of asphalt shingles changed from Pewter Gray to Weathered Wood
 - vi. Windows: Color changed from Black aluminum clad to Dark Bronze
 - vii. Garage Doors: metal Modern Tech, color changed from Black Satin to Dark Bronze.
- b. Per 6/15/23 DRB Meeting, Include ILC in Drawing List and as part of Plan Set for Technical Plan review. Slip sheeted copy provided at Pre-Design. Also include added Construction Management Plan.
- c. Site Plan: Make all corrections noted as follows for Technical Plan review.
 - i. Review driveway line work at north edge approaching entry walk and garage walk.
 - ii. Disturbance Area/Building Envelope is shown outside Property Line on East side lot line in SE corner of lot. Coordinate any revisions on all Site Plans.
 - iii. Sheet A1.3 not provided but called out for erosion details and limits of disturbance. Provide or correct callout. Correct leader of callout to point at LOD fencing. Note on Plans that silt fence to be continuous with construction fence, exception at driveway.
 - iv. Update Image of Site Calculations Worksheet with current worksheet/dates.
- d. Landscape Plan: Make all corrections noted as follows for Technical Plan review.
 - i. Provide min. qty. 25 shrubs as required. Showing only 20 in both legend and on plan. HDG 2.4.1.4(6)
 - ii. Review trees and shrubs shown in Utility Easement along east lot line. These are at Owner's risk for replacement, should Town of Eagle need to remove them.
- e. Add similar note to A2.0 at Crawl Spaces for 5'-0" max as noted on 1/A4.0. Add similar dimension note to all sections showing crawl spaces. HDG 2.1.1.(1)
- f. Include Exterior Lighting Worksheet and fixture cutsheets on Plans for Technical Plan review.
 - i. Per 6/15/23 DRB Meeting, verify light fixture counts shown on A2.1 and A2.2 match worksheet for Technical Plan review. Showing 8 on A2.1 but only listing 5 on worksheet.
- g. Update garage door tags on A2.2 to reflect revision to 2-car door and coordinate with Door Schedule for Technical Plan review. i.e. 1.05 Not Used
- h. Cleanup callouts on Elevations for relocated window at Master Bath.
- i. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Additional Board Discussion:

Motion: *Melanie Richmond motioned for approval with the following conditions, second by Jim Crine. Motion Carried 3-0*

1. *Site plan required for technical indicating correct property lines and areas of disturbance must be brought within limits.*
2. *Site calculation worksheet shall be included on plans for technical.*
3. *Landscaping quantities shall be needed to meet requirements.*
4. *Items e-l must be complied with for technical.*

Patriacca Residence Filing 24 – Block 00 – Lot 42 _ 2220 E. Haystacker Drive – **2nd Preliminary** – Architect:
Turnipseed, Brenne Fitzgerald; Highlands, Alpine Ranch

- a. **Discussion Item:** Review revised house/garage orientation on site.
- b. **Discussion Item:** Review all revised window patterns and divided lights. HDG 2.3.3.
- c. **Discussion Item:** Exterior Materials. Review revised rendering with revised color board. Provide all clarifications discussed on plans for Final Plan review.
 - i. Vertical siding: Changed from 1x8 T&G w/ ¼" reveal, brown to Trespa 8in x 10ft siding panels in Aged Ash color (7.35in actual x 5/16" thick).
 - i. Clarify joint pattern. Staggered/running? *Staggering pattern.*
 - ii. Review corner conditions. Provide a detail for Technical Plan review *Corner trim required.*
 - ii. Panel Siding: replaces Metal Cladding panels with Trespa 8in x 10ft siding panels in Matter Black (7.35in actual by 5/16" thick).
 - i. Clarify orientation and joint pattern. Horizontal/stacked as shown on Elevations?
 - iii. Stone Veneer: Changed from drystack limestone veneer, or similar to Colorado Buff drystack.
 - iv. Windows, cladding, trim: charcoal matte finish
 - i. Review various Window Trim details. Showing ¾" and 5/4" trim at Stucco and must be 2-inch nominal. HDG 2.3.3.2(2) Review how Trespa Siding Panels will trim out at windows.
 - v. Roofs: All roofs 2:12 sheds with standing seam metal. Color changed from black to Charcoal matte finish
 - vi. Per 6/15/23 DRB Meeting, provide stucco and color to Exterior Materials Legends.
- d. **Discussion Item:** Per 6/15/23 DRB Meeting, Clarify garage door finish. Provide garage door spec for Final Plan review. HDG 2.3.2. *Cut sheet required if not an applied wood panel*
- e. Landscape Plan: Provide the following for Technical Plan review.
 - i. Per 6/15/23 DRB Meeting, include all final quantities and sizes in Plant Schedule meeting minimum requirements. HDG 2.4.1.4(6)
 - ii. Per 6/15/23 DRB Meeting, provide location and detail for Address Marker on Plan. HDG 2.2.3.
 - iii. Per 6/15/23 DRB Meeting, provide for all Wildfire Defensible Space Criteria. Includes extents of Zone 1 and Zone 2 Defensible areas and roof drip line on plan. HDG 2.4.1.
 - iv. Update Irrigation Chart for revised design and coordinate with updated Site Calculations Worksheet. Showing exact same values as Preliminary, despite a completely different site plan after revisions of flipping house.
 - v. Per 6/15/23 DRB Meeting, coordinate all calculations shown in Site Areas/Impervious Coverages Legend. Building Envelope shows 14,415sf in table, plan callouts LOD<15,590sf, and scales 15,569sf. Additionally, this is the exact same legend as provided at Preliminary, despite a completely different site plan after revisions of flipping house.
 - vi. Plantings shown between Entry and Garage are within 5'-0" of structure. Any landscaping taller than 1 foot within 5 feet of a structure is considered part of the structure with the Zone 1 inner border extended accordingly. HDG 2.4.1.2. Extend cobble border or relocate plantings further from structure.
 - vii. Scale is shown as 1"=20' on Plan but appears to actually be 1"=10", which coordinates with all other site plans. Verify and correct scale accordingly.
- f. Site Plan: Provide the following for Technical Plan review.
 - i. Provide updated Site Calculations Worksheet on A1.1, reflecting the flipped/mirrored revised design. Same exact worksheet as provided for Preliminary design at 6/15/23 DRB Meeting.
 - ii. Grading at front of garage is shown outside the Building Envelope. All grading must remain inside Building Envelope. Revise contour line or LOD extents. HDG 2.2.1.
 - iii. Setback lines are shown but not labeled. Provide labels and dimensions on all setback lines. HDG 2.2.1(7)
 - iv. Easement lines are not shown. Provide all easement and setback lines on ALL site plans per Preliminary and Final Plan Submittal Check Lists.
 - v. Show extents of Walkout patio from Lower Level Game Room as shown on A2.1 and include in the impervious area calculations for Technical Plan review.
- g. Construction Management Plan: Provide the following for Technical Plan review.
 - i. Per 6/15/23 DRB Meeting, provide temporary vehicle tracking pad at site entrance.
 - ii. Per 6/15/23 DRB Meeting, provide silt fence detail and note for continuous silt and construction fence with exception at driveway. Can show on Site Plan if preferred.
- h. Per 6/15/23 DRB Meeting, light fixture spec information's text is scrambled on plan. Correct and verify that Exterior

- Lighting Worksheet and fixture lumens are coordinated properly for Technical Plan review.
- i. Exterior Lighting Worksheet is for a completely different project. Provide correct project specific Exterior Lighting Worksheet for Technical Plan review.
- j. Verify Gross Area calcs provided on Floor Plans with all other values provided in the tables. Math does not calculate properly, Totals when added up is 7,216sf but only showing/reporting Combined Gross Total as 6,266. HDG 2.1.1
 - i. Clearly identify height of crawlspaces or note less than 5'-0" on Floor Plan and Sections. HDG 2.1.1(1)
 - ii. DRB Gross Area Take-off, excluding Crawlspace, was 6,261.4sf
- k. Review proposed solar layouts shown on Roof Plan with the revised site orientation for Technical Plan review. Showing array pointing downward and to the north.
- l. Elevation 1/A3.1 does not show the additional walkout from Lower Level Game Room with sliding door as shown on A2.1 between gridlines "2" to "5". Revise and update for Technical Plan review.
- m. Provide details for all window trim, corner trim, termination trim, etc. related to each condition of Trespa Siding Panels for Technical Plan review.
- n. Provide structural drawings for Technical Plan review.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Additional Board Discussion:

Motion: *Melanie Richmond Motioned to approve 2nd preliminary, with the following conditions, Seconded by John Martin. Motion Carries 3-0*

1. *Samples of trespa materials to be provided at final with discussion of trim requirements.*
2. *All comments from 6/15 meeting need to be incorporated for final.*
3. *Wildfire defensible requirements to be incorporated for final.*
4. *Site calc worksheet on plans with new orientation to be incorporated for final.*
5. *All setback / easement lines shall be shown on final.*
6. *Verify gross area calculations are accurate and below 7,000 sq. ft. maximum.*
7. *Adjust solar to reflect new layout for final.*
8. *All other comments must be compiled with at final review.*

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

- a. **Discussion Item:** Review request for detached garage in Uplands Neighborhood. *Detached garages are not disallowed in Uplands. Concern that this appears to be another home on the lot. Structure shall be moved back to comply with all setbacks. The garage appears to be the primary building, due to its height, and must be secondary to the existing home on the property.*
- b. **Discussion Item:** Review proposed replacement of existing single-car garage doors with 2-car door. All two-car garages must have single-car doors. UDG 2.2.6(3) *Owners indicates that current doors do not allow good access for their vehicles. Existing home may have a single double garage door if there is a single door on the detached garage.*
- c. **Discussion Item:** Review intended uses of Lower Living Space and Upper Living Area. Spaces may not be used as ADU as County Records already show a Lock-off recorded. Define this space better for Final/Technical Plan review. *Den, Office, Play Area – no kitchen area to be included. Upper level could be reduced to comply with total square footage.*
- d. **Discussion Item:** Review proposed ridge height of garage higher than primary residence and 3-story elevation at rear. Must comply with max. Building Height for Final/Technical Plan review. UDG 2.1.4. *Look at options to lower to two story,*
- e. **Discussion Item:** Review second story cantilevered deck off rear of garage. UDG 2.2.10.
- f. **Discussion Item:** Review Garage doors. Provide spec for Final/Technical Plan review.
- g. **Discussion Item:** Review window and divided lights patterns. UDG 2.3.3.
- h. **Discussion Item:** Exterior Materials. Review proposed materials. Provide all clarifications discussed on plans for Technical Plan review.
- i. **Site Plan:** Make all corrections noted as follows for Final/Technical Plan review.
 - i. Must show and follow all setback lines for proposed structure and improvements. Only showing 7.5' side easement, not showing 15' side setback. Only showing 7.5' & 10' rear easements, not showing 25' rear setback. UDG 2.2.1.2.
 - ii. Clearly identify elevation for Garage Level to transfer to Architectural elevations. i.e. 100'-0" = 6724.0'
 - iii. Show existing front concrete walk to entry porch and include in impervious calculations.
 - iv. Define proposed walkout patio area and include in impervious calculation if applicable.
 - v. Provide general landscape plan or notes.
- j. Provide Site Calculations Worksheet on plans for Final/Technical Plan review. Must show all existing and proposed for total.
- k. Provide Exterior Lighting Worksheet and manufacturer's cutsheets on plans for Final/Technical Plan review. Must show all existing and proposed for total.
- l. Include Existing House Drawings or other means of backup to support calculations shown on A2.2 of existing lot coverage and Gross Area calculations.

- m. Potentially draw in some of the existing home to show integration of proposed garage with existing.
- n. Coordinate all elevations accordingly for Final/Technical Plan review. Showing higher than floor level. Typ. All Elevation and Section details.
- o. Provide structural drawings for Final/Technical Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

Get square footage down to 7,000 total. Must appear to be a detached garage and shall be secondary to the primary structure.

Motion: *Pre-Design Review, no vote.*

OTHER BUSINESS

No other business was discussed during this meeting.

ADJOURN *Melainie Richmond motioned to adjourn at 3:58pm, Seconded by John Martin. Motion carries 3-0*

END OF MINUTES