



**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD  
March 3, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, March 3, 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  
Tom McCord  
Michael Sanner

**MEMBERS NOT ATTENDING**

Rick Messmer  
John Martin  
Rick Dominick

**OTHERS ATTENDING**

Marc Ruh, Association Manager  
Nicholas Richards, Association Assistant  
Manager  
Alyson Leingang, DRB Administrator  
Craig Birk  
Lee Froman  
Brennan Fitzgerald  
Maggie Fitzgerald  
Gabrielle Meola  
Jason Propst  
Jamie Harriosn

## Administrative Review

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

### **Froman Residence** Filing 21 - Block 00 - Lot 18 \_ 0140 Thresher Court – MEI Fence – Uplands

- a. **Discussion Item:** Total fenced area proposed is over the 15% of lot area. “The total fenced area on the home site may enclose up to 15% of the lot area, but not more than 5,000 square feet.”
- b. **Discussion Item:** Setback fence encroachment. “Fences may not be placed on...within designated side yard or rear yard setback areas. Traffic Mitigation Berm/ Fence Policy as referenced in owners letter – it appears a combination of both berm and fence may be used within ten feet of property line.
- c. **Discussion Item:** Proposing solid 5 foot fence. “Sound and headlight attenuation fences are only allowed for properties that have yards that back to busy roads and at the discretion of the DRB.”
- d. **Discussion Item:** Fence style– “Other fence styles may be approved at the discretion of the DRB”.
- e. DRB cannot approve any landscaping that encroaches the Town of Eagle easements – confirm location of evergreen landscaping on site plan prior to any DRB approvals.

#### **Discussed:**

- Would fence abate traffic sound and headlight issues?
- Presented design style is not one of the approved in Eagle Ranch. Need to review guidelines and present a more open design.
- Cannot violate setback.

**Summary:** Provide amended drawings and designs conforming with DRB guidelines.

#### **Board review:**

- See comments above.

#### **Motion:**

- Motion to table by Aliecia Davis. UNANIMOUS approval for tabling of motion.

### **Drever Residence** Filing 03 – Block 00 – Lot 36/37\_0462 Abrams Creek Road - FINAL– Architect: Brennen Fitzgerald, Scott T. Turnipseed – Uplands, Craftsman

- a. **Discussion Item:** Is adequate landscaping provided? Provide quantities of shrubs at Technical Review.  
**Discussion Item:** Floor area break-down of square footage of both existing home and proposed garage to confirm compliance of total SF per PUD.
- b. Provide “Site Calculation Table” worksheet within set at Technical Plan review.
- c. Provide temporary two full irrigation seasons of disturbed areas.
- d. Provide a handrail detail at Technical for patio stairs.
- e. Show setback lines on plans at Technical review.

**Discussed:** Measurements within the Technical review of the HOA and set plans. Proceed with set plans as is.

**Summary:** Approved plans meet DRB guidelines as submitted and garage doors match design of main house.

#### **Board review:**

- See comments above.

#### **Motion:**

- Melanie Richmond made a motion to APPROVE. The motion was UNANIMOUSLY approved.

**Carlin Residence** Filing 08 - Block 09 - Lot 12\_ 0052 Callie Clark Court – FINAL – Architect: Maggie T. Fitzgerald – Uplands, Prairie

- a. **Discussion Item:** Review revised tiered boulder walls at rear back patio. Finished height at rear patio is more than five feet above existing grade. Finished grades around the perimeter may not vary from existing ground by more than five feet.
- b. **Discussion Items: Exterior Materials**
  - i. Clarify engineered wood detail for trim. Corner boards and trim must be at least 2x6 (nominal) UDG 2.3.1.3
  - ii. Clarify window trim. Engineered wood window trim to be packed out? To be padded out.
- c. Wall sconce lumens on Lighting Worksheet do not match the light fixture lumen on spec sheet. Review lumens per model specified on Sheet A1.1 – appears you will be over your allowable lumens.
- d. Provide metal garage door cut sheet for Technical plan review. Northwest Architectural Door is approved.
- e. Revisit landscape plan based on new rear walkout back patio.
- f. Provide “Site Calculation Table” worksheet within set at Technical Plan review.

**Discussed:** Landscape changes, measurements of corner boards and style of architectural doors.

**Summary:** Approved for final conditions with C-F being met in technical.

**Board review:**

- See comments above.

**Motion:**

- Melanie Richmond made the motion to approve. The motion was UNANIMOUSLY approved.

**Sunderland Residence** Filing 08 - Block 10 - Lot 11\_ 0046 Left Lady Belle Place– FINAL – Architect: Maggie T. Fitzgerald – Uplands, Victorian

- a. **Discussion Items: Exterior Items:**
  - i. Review material transitions on front elevation.
  - ii. Review revised window pattern.
  - iii. Clarify window trim at stucco.
- b. Wall sconce lumens on Lighting Worksheet do not match the light fixture lumen on spec sheet. Review lumens per model specified on Sheet A1.1.
- c. Provide platted easements on plans. DRB cannot approve any landscaping that encroaches the Town of Eagle easements.
- d. Provide material storage on Construction Management plan.
- e. Provide a typical rake detail for Technical review.
- f. Review grading at building sections– drawings do not appear consistent with Site plan.
- g. Provide “Site Calculation Table” worksheet within set at Technical Plan review.

**Discussed:** Materials, windows, and lighting. Drawings regarding grading made consistent with site plan.

**Summary:** Design meets DRB requirements, items B-G need more detail for administration review at time of Tech review.

**Board review:**

- See comments above.

**Motion:**

- Motion by Melanie Richmond to approve. The motion was UNANIMOUSLY approved

**Spec Residence** Filing 24 – Block 00 – Lot 13 \_2693 East Haystacker Drive – Preliminary – Architect: Gabrielle Designs Architecture – Highlands, Alpine Ranch

- a. **Discussion Item:** Grading on east side of home is more than 5 feet. Finished grade around the perimeter of the residence may not vary from existing grade more than five feet.
- b. **Discussion Item:**
  - i. Alpine Ranch style may be rendered in any approved exterior materials. Homes with stone walls on more than 50% of walls may be considered. HDG 3.5.2.5
  - ii. Clarify window trim.
  - iii. Clarify siding material/pattern. Min. reveal of siding is 8 inches.
  - iv. Full metal roofs may be approved on "Alpine Ranch" style.
  - v. 2<sup>nd</sup> story deck vertical supports must have masonry clad piers below deck structure. HDG 2.2.8.(7).
- c. Patio area needs to respect side building setback. HDG 2.2.8 (1).
- d. Provide driveway grading and spot elevations referencing elevations at Final Plan review. Grades should not exceed 6% grade up or down gradient for the first 20' from pavement edge. HDG 2.2.4.(2)
- e. Provide existing and proposed grades on building elevations for Final Plan review. Keep new grading around 7' apparent- slopes may not be greater than 30%.
- f. Revisit tree/ evergreen planting in utility easement. DRB cannot approve any landscaping that encroaches the Town of Eagle easements. Provide irrigation calcs and mature height/ spread for all new plant materials in Zone 1. HDG 2.4.1.2.
- g. Provide utility enclosure on site plan and elevation for Final Plan review.
- h. Provide all lighting specs/ model # for Final Plan review.
- i. Provide all trim details for Final Plan review. Review siding, window trim and corner trim guideline requirements.
- j. Landscape plan: Denote Zone 1 and Zone 2. Zone 1 extends a min. of 25 feet from roof drip line of structure, deck and/ or landscaping. HRDG 2.4.1.2.
- k. All structures in Filing 24 must be fully sprinkled. HDG 2.3.7.
- l. Provide "Site Calculation Table" worksheet within set at Final Plan review.

**Discussion:** Design of residence regarding "Alpine Ranch style," structure and siding angles.

Window placement.

Support of porches and materials used. Engineering of supports regarding the overhangs.

**Summary:** Address structure of egress in bedrooms, grading, setbacks, structural engineering of porches, window divided lights, awning windows may not work with egress, patio must be within setback-cannot violate setback, needs to comply with limits of disturbance (LOD) 16,500 SF. Perhaps a 3-d rendering would help the board understand finishes better. Items A-L need to be addresses.

**Board review:**

- See comments above.

**Motion:**

- Motion to table by Alecia Davis: Motion to TABLE was UNANIMOUSLY approved.

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END OF REVIEW

**BOARD REVIEW:**

Discussion item: Gold Dust Development progress with the HOA.

Discussion item: Hockett Gulch development proposal for lot and restroom by Town of Eagle and Hockett Gulch

Discussion item: Sprinter van parking in residential driveways.

Discussion item: Guideline revisions.

Discussion item: wording on fee sheet "TO Whom."

Meeting was adjourned at 5:51pm by motion from Melanie Richmond. Motion carried  
**UNANIMOUSLY**

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