

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 January 18, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Microsoft Teams video/teleconference*.

Directors Present:

Melanie Richmond, Chairperson
John Martin
Tom McCord
Rick Messmer, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Allison Kent, Mauriello Planning Group
Alicia Davis, Davis Architecture
Maggie Fitzgerald, Maggie Fitzgerald Architects
Ric Fields, Fieldscapes
Pavan Krueger*, Krueger Architects
Be Satrazemis
Kathy Alto, Ceres Landcare
Clint Granros, Ceres Landcare

The order of business was as follows:

1. Call to Order. The meeting was called to order at 2:05 p.m. MST. A quorum of members was present.
2. Approval of Agenda. Upon motion and second, the agenda was accepted as presented.
3. Election of Chairperson. Upon motion and second, Melanie Richmond was elected as chairperson of the Design Review Board for calendar year 2024. Motion by Tom McCord, Second by Rick Messmer. Motion carries 4-0.
4. Approval of Minutes. Upon motion and second, the minutes of the December 21, 2023 meeting were approved. Motion by Melanie Richmond, Second by John Martin. Motion carries 4-0
5. Meeting specific topics / New Business.

a. 22-00-55 – 1074 Fourth of July Road – Cater Residence – Final Review

The DRB provided the following comments:

1. This project was previously approved in 2021 and the owner did not move forward. The only change made to the plans was the addition of the ADU above the garage.
2. Town regulations may not allow for the door connection into the main residence if this is considered an ADU.
3. Grade on berms have been brought into compliance with Design Guidelines.

Motion to approve with conditions:

Motion: Melanie Richmond
Second: Tom McCord
Vote: 3-0-1 (John Martin abstained)

Conditions:

1. Applicant must comply with all conditions set by staff in administrative notes.

b. 25-00-29 – 0203 Mount Jackson Court – Lennon Residence – Final Review

The DRB provided the following comments:

1. Eagle Valley Wildland has requested a change from the Pinion Pine to a Bristlecone Pine. May request additional thinning of sage outside limits of disturbance.
2. Verification that the use of Ecoloturf is not synthetic, and that it is a more efficient drought resistant mix.

Alicia Davis reviewed changes she is making to the plans and materials. Driveway will no longer be heated and they are looking at a trench drain to manage driveway drainage. Roof to be asphalt shingle. Color: Tamko Black Walnut. All changes will be provided for technical.

Motion to approve with conditions:

Motion: Melanie Richmond
Second: John Martin
Vote: 3-0

Conditions:

1. Applicant must comply with all conditions set by staff in administrative notes.

c. 21-00-12 – 0153 Thresher Court – Maslan Residence - Preliminary Review

The DRB provided the following comments:

1. This property may be subject to setback requirements and not limits of disturbance regulations. Show all grading on final set of plans.
2. Fence details should be included in final set of plans.
3. Windows require divided lights. Be sure the divided lights are consistent throughout the plan and provided for final review.
4. Exceeding 10' total height at sliding glassdoors and transom on the rear/North Elevation. . Bring into compliance for final review.
5. Roof plan & site grading, be sure to include ridge & eve heights.
6. Chimney height exceeds 3' above maximum height allowance. Show compliance with guidelines on drawings for final review.
7. Flat roofs are not approvable, especially when not required for a hardship.
8. Plant counts need to be corrected for final review. Only 25 perennials are currently showing on landscape plan, 40 are required.

Motion to approve with conditions:

Motion: Melanie Richmond
Second: John Martin
Vote: 3-0

Conditions:

1. Applicant must comply with all conditions set by staff in administrative notes.

2. Landscaping requirements must meet minimum requirements of 40 #1-gallon perennials
3. Flat roof is not permissible and no variance will be granted
4. Structure at rear patio doors show on plans
5. Cut & fill on front elevation is acceptable and a variance is granted.

d. 25-00-85 – 1164 East Haystacker – Satrazemis Residence – 2nd Preliminary Review

Pavan Krueger reviewed changes she has made to the plans since last review. Wood elements and stone elements have been added to soften the structures architecture. The applicant is asking for a variance to the masonry limits on the south elevation. Garage doors to be frosted glass, similar to homes in neighboring properties. The pool will have a cover instead of fencing.

The DRB provided the following comments:

1. Limit of disturbance should not include Right of Way at street/driveway connection for area calculations. DRB expressed concerns about tight limit of disturbance.
2. Chimney material will be called out for Final Review
3. Volume of stucco is concerning on the South elevation. Maximum allowance is exceeded on this elevation.
4. Windows appear to be flush with stucco. Design Guidelines require they either be set back a minimum of 2" or trimmed with wood. Wood trim to be added to windows for final review.
5. Applicant is requesting a variance for the amount of stucco on south elevation. A suggestion to extend the stone on the lowest level would provide relief on this elevation. DRB will provide variance to overall masonry coverage on South elevation if stone material is added to the walkout level
6. Solid wall on patio above single garage adds to the massing of the structure. Consider utilizing the railing on all sides of the patio.
7. Metal roofs are acceptable. Minimum of 2:12 pitch required.
8. Pool cover will be utilized.
9. DRB requested staff to ask applicant if they are doing control joints in stucco.

Motion to approve with conditions:

Motion: John Martin

Second: Tom McCord

Vote: 2-1 (Richmond opposed)

Conditions:

1. Applicant must comply with all conditions set by staff in administrative notes.
2. Corner boards are required with horizontal siding to be shown for final review.
3. Stone to be added at the base of the walk out level on the south elevation. Board would grant a variance for exceeding allowed masonry
4. All metal roof okay with a minimum of 2:12 pitch.

There being no further business to come before the Board, the meeting was adjourned at 4:01 p.m. MST.

Respectfully submitted,

A handwritten signature in cursive script that reads "SBellm".

Shelley Bellm, Recording Secretary