



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
March 16, 2023**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, March 16, 2023, at 2:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
Tom McCord
John Martin (via Zoom)
Jim Crine
Michael Sanner

OTHERS ATTENDING

Shelley Bellm, Association Assistant Manager
Mike Ingo, DRB Administrator
Yarnell – Justin Yarnell (via Zoom)
Crine – Pavan Krueger (via Zoom), Jake & Kimberly Crine (via Zoom)
Spec Home – Eric Johnson, Scot Webster

MEMBERS NOT ATTENDING

Rick Messmer
Alicia Davis
Rick Dominick

MEETING MINUTES

The Board reviewed the February 16, 2023, meeting minutes. Tabled to April 20, 2023.

The Board reviewed the March 2, 2023, Special Meeting minutes. Tabled to April 20, 2023.

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

Yarnell Additions Filing 23 – Block 00 – Lot 11 _ 0230 Palmer Loop – Major MEI – Architect: Brent, Victor Mark Donaldson Architects; Aiden’s Ranch

- a. **Discussion Item:** Review addition of third garage not showing required 2’ setback from the other doors. NCRDG 3.2.2(B)
- b. Provide Construction Management Plan showing limits of disturbance with continuous construction and silt fence around work area, staging, parking, etc. Refer to Final Plan Submittal Check List for full requirements. May be shown on Site Plan.
- c. Provide Landscaping Plan or notes on Site Plan, including removal of existing trees, etc. for proposed work and new plantings or revegetation per Guidelines. NCRDG 3.4.4. *Will show or note (1) tree being removed.*
- d. Provide revised Site Calculations for impervious area to include front yard walkway, concrete valley pan, driveway extension to rear common driveway, and proposed slab for future hot tub. Include Site Calculations Worksheet on Site Plan for Technical Plan review.
- e. Provide Exterior Lighting Worksheet on plans, including calculations for existing and new lighting, for Technical Plan review.

- f. Show proposed deck and concrete pad for future hot tub on all plans and elevations for Technical Plan review.
- g. Revise existing garage door sizes on East Elevations to address Owner note for Technical Plan review.

Summary: Provide continuing compliance with Neighborhood Center Single Family Residential Design Guidelines.

Additional Board Discussion:

Motion: Melanie Richmond motioned to approve with the following comments:

- 1) Garage & Dining acceptable as presented
- 2) Items “b” through “g” be complied with in the above Administrative Review.

Jim Crine seconded the motion. Motion passes unanimously.

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

Jim Crine declared a potential conflict of interest as this residence belongs to his son. Board acknowledged the potential conflict and gave Jim permission to listen to discussion. Jim did not participate in discussion or determination.

- a. **Discussion Item:** Review Building Envelope layout in close proximity with the work, including work shown outside of envelope at max. allowable 16,500sf. HDG 2.2.1. *Applicant will review layout to possibly pull closer to street to gain space for limits of disturbance.*
- b. **Discussion Item:** Review garage location, preferred behind or recessed from front of residence. HDG 2.2.5(1) *OK based on the presence of an auto court.*
- c. **Discussion Item:** Review lighting at front walk way for restrictions with Brush Creek Rd. HRDG 4.6
- d. **Discussion Item:** Review proposed planting quantity less than min. required. HDG 2.4.1.4.
- e. **Discussion Item:** Review covered front porch, shown as 14'-7"W x 6'D, min. required 16'W x 8'D. HDG *OK as shown.*
- f. **Discussion Item:** Review rear sliding door height shown over max. 10' height. Exceptions may be allowed by the DRB for Alpine Ranch Style. HDG 2.3.3(5). *OK*
- g. **Discussion Item:** Window patterns and divided lights. *OK, consistent.*
- h. **Discussion Item:** Review wall sconce heights at entry, garage doors, and rear of garage. HRDG 4.6. *Study Entry more*
- i. **Discussion Item:** Exterior Materials. Review separate Color Board and perspective sheets provided. Include color board and perspective sheets within plan set and coordinate final colors accordingly for Final Plan review.
 - i. Horizontal siding: 1x10 shiplap, stained TBD or Driftwood Stain?
 - ii. Vertical siding: 1x8 cedar butt jointed, stained TBD or Driftwood Stain?
 - iii. Stucco: Smooth finish, Light Taupe color
 - iv. Fascia & Soffit: Cedar w/ Ebony semi-transparent stain, tight knot larch T&G 1x6 w/ Natural stain, respectively.
 - v. Roofs: Primary 6:12 gables with asphalt shingle, Dark Grey or Charcoal? Secondary 2:12 sheds with standing seam metal, Dark Grey or Dark Bronze?
 - vi. Metal Panel: black steel accent panels. *Will be heavy gauge with concealed fasteners. Sizes 2'x4' or 18"x36"*
 - vii. Stone Veneer: minor accent and chimney in random ashlar dry stack.
 - viii. Garage Door: insulated with horizontal wood siding.
 - ix. Trim: Review proposed corner and various window trims to detail for Final Plan review. *Trim to be 2x wood all around with header taller/wider than jamb and extend past jambs is acceptable. Metal siding – no trim required.*
 - x. Review color of exposed posts, beams, roof support brackets, rafters, outlooks. *Will be dark stained elements.*
- j. Provide calculated area for Limits of Disturbance/Building Envelope max. 16,500 SF and label on Site Plan for Final Plan review.
- k. Provide proposed site utility routing on Site Plan for Final Plan review. Must promptly be revegetated to natural conditions. HDG 2.2.1(4)
- l. Provide Construction Management Plan, including details for silt fence continuous around Limits of Disturbance, for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- m. Planting Plan:
 - i. Review Planting Plan for trees and boulders for address marker encroachment into Utility Easements for Final Plan review. HDG 2.2.1(9) *May require Town of Eagle agreement if allowed.*
 - ii. Show Address Marker on Planting Plan, similar to as shown on Site Plan, for Final Plan review.
 - iii. Review language for Fire Mitigation with Guideline for Final Plan review. HDG 2.4.1.2.
 - iv. Provide irrigation notes and calculations on sheet, similar to requirements on Site Calculations Table, for Final Plan review. Review current legend for notes on irrigated areas and if any drip irrigation for perennial areas.

- v. Provide cost estimate for final landscaping and irrigation and anticipated landscape completion date for Final Plan review.
- n. Verify Gross Floor Area is calculated from exterior of walls and includes vertical circulation. Show Attic spaces listed in calculations on plan view(s) and shall include anything greater than 5'-0" in height. HDG 2.1.1.
- o. Provide eave overhang dimensions on Roof Plan for Final Plan review.
- p. Provide 30' building height offset from most restrictive of existing or proposed grades on all elevations for Final Plan review. HDG 2.1.4 & HRDG 4.1. Provide highest Building Height point referenced to permanent benchmark for review with ILC.
- q. Clarify finish of doors at Utility Enclosure and Garage man door for Final Plan review.
- r. Review 2-car garage door width, may not be more than 18' wide x 10' high. Two single-car doors are allowed not more than 10'w x 10'h each. HDG 2.2.5(4)
- s. Provide Architectural Details for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- t. Provide chimney details for Final Plan review.
- u. Include Site Calculations Worksheet on plans for Final Plan review.
- v. Include Exterior Lighting Worksheet and manufacturer's fixture cutsheets with lumen specs on plans for Final Plan review.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Additional Board Discussion:

Home footprint looks large for 16,500 building envelope.

Motion: Melanie Richmond motion to approve with the following comments:

- 1) Building envelope disturbance must remain at or below 16,500
- 2) Lighting must comply with height & lumen requirements with Ridgeline Guidelines
- 3) Sliding doors acceptable
- 4) Siding Material acceptable
- 5) Trim 2x, windows different

Tom McCord seconded. Motion passes 4-0-1. Jim Crine abstained from vote.

Spec Home Filing 21 – Block 00 – Lot 26 _ 0086 Harvester Court – **Preliminary** – Architect: Eric Johnson; Uplands, Craftsman

- a. **Discussion Item:** Review Building Envelope. Limits of Disturbance not shown on Site Plans and lists 17,000sf on Site Calculations Worksheet. Building Envelope cannot exceed 16,500sf. UDG 2.2.1.1. *Correction, Filing 21 is not included in the Building Envelope requirements of the PUD.*
- b. **Discussion Item:** Review revisions at Garage and Entry Fill. Garage and auto court at 7.5' variance as discussed at 2/16/23 DRB Meeting. Entry and walk range from 8'-11' fill above existing grades. *Interior backfill at Entry does not apply to exterior final grade so OK. Will wrap raised Entry walls with stone.*
- c. **Discussion Item:** Review revised driveway layout. UDG 2.2.5(1). Driveway exceeds 12' max. width. Revise for Final Plan review. UDG 2.2.5(5) *Will show 12' asphalt w/ 2' shoulders.*
- d. **Discussion Item:** Review eave overhangs on shed roofs. Shown as 2'. Review flat roof at rear deck *Will go to 30" at eaves and 48" on gable ends.*
- e. **Discussion Item:** Review revised window patterns and divided lights. *Master Bedroom requires divided lights. Consider outer flank only.*
- f. **Discussion Item:** Exterior Materials. Provide detailed and updated Material Legend for Final Plan review.
 - i. Material Coverage Area: Showing 65-98% masonry on elevations. Not more than 50% of the exterior of any elevation may be clad in masonry. DRB may grant exception for homes clad predominantly in stone that meet requirements. UDG 2.3.1.1 *Cannot exceed 50%, will be adding siding*
 - ii. Vertical wood siding: Clarify size. May not be less than 6" nor more than 12". UDG 2.3.1.2(1)
 - iii. Stucco: Stucco not listed as a wall cladding above base in Uplands Craftsman Architectural Style. UDG 3.3.2.5(2).
 - i. Clarify stucco finish and color. Must be finished in random medium to heavy skip trowel pattern. 2.3.1.1(3b)
 - ii. Clarify stucco control joints/reveals. Linking windows on successive stories of the house with trim and/or exterior material patterns is prohibited. UDG 2.3.3.2(5)
 - iv. Roofs: Primary 6:12 gables with shake shingle, dark color. Secondary 2:12 sheds. Clarify material and color of sheds and flat roof
 - v. Fascia & Soffit: Clarify soffit and fascia materials
 - vi. Stone Veneer: Clarify stone wainscot to stucco transition and stone column wraps. Cap stones? Provide for Final Plan review. *Site walls for raised Entry will be stone. May eliminate stone base wainscot in the rear.*
 - vii. Garage Door: 2-car door with 19'-1" width shown. All 2-car garages must have single-car doors, not to exceed 10'w x 10'h. UDG 2.2.6(3)
 - i. 2-car door, if allowed by DRB not to exceed 18'w x 10'h. UDG 2.2.6(4) *OK with single door, 18' x 8'.*
 - ii. Clarify and provide garage door specs for Final Plan review.

- viii. Trim: Clarify window/door trim conditions at each siding type. Clarify material and color of horizontal belly bands. Provide details for each in Final Plan review.
- ix. Review color of exposed posts, beams, roof support brackets, rafters, outlooks.
- g. **Discussion Item:** Review revised entry porch. Changed low pitch gable roof preferred at 2/16/23 DRB Meeting back to shed. Clarify porch and patio build-up and facing material. Porch should be solid below, clad with same material as the base of house. UDG 3.3.2.3(2). *Review main shed & look at bringing more with mass of structure. Study other Entry roof options.*
- h. Provide Construction Management Plan, including details for silt fence continuous around Limits of Disturbance, for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- i. Provide Utility Connections and proposed site utility routing on Site Plan. Must promptly be revegetated to natural conditions. UDG 2.2.1.1(4) and UDG 2.3.6.
- j. Differentiate existing and proposed grade lines on all site plans for Final Plan review.
- k. Planting Plan: Provide per requirements in UDG 4.3.3.3. and Final Plan Submittal Check List for Final Plan review
 - i. Provide tree and plan schedule with size, quantity, and area of planting beds and turf.
 - ii. Provide irrigation notes and calculations on sheet, similar to requirements on Site Calculations Table, for Final Plan review. Review current legend for notes on irrigated areas and if any drip irrigation for perennial areas.
 - iii. Provide cost estimate for final landscaping and irrigation and anticipated landscape completion date for Final Plan review.
 - iv. Provide detail for Address Marker on Landscape Plan for Final Plan review.
- l. Roof Plan: Gable rake ends and eaves overhangs to be at least 30" but not more than 48" with exposed rafter tails as discussed in 2/16/23 DRB Meeting. UDG 3.3.2.2(2) & (3)
- m. Verify Site Calculations Table. Gross Floor Area is calculated from exterior of walls and includes vertical circulation. HDG 2.1.1. Impervious totals look low. Review building and site areas against DRB take-off.
- n. Provide 35' building height offset from most restrictive of existing or proposed grades on all elevation details as requested in 2/16/23 DRB Meeting for Final Plan review. UDG 2.1.4.
- o. Provide Architectural Details for Final Plan review. Refer to Final Plan Submittal Check List for requirements.
- p. Provide chimney details for Final Plan review.
- q. Providing exterior lighting on site or floor plan, or new Lighting Plan sheet. Include Exterior Lighting Worksheet and manufacturer's fixture cutsheets with lumen specs on plans for Final Plan review.
- r. Provide at minimum, colored rendered front elevation for Final Plan review.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Additional Board Discussion:

- 1) Variance for garage door
- 2) Transom gable windows at living room / dining at deck are off and don't align with others various width sliders. Currently go all the way across gable end. Consider single, taller, ganged transom to create standalone form and perhaps not all the way across. Consider the interior view of differing shapes/sizes.

Motion: Melanie Richmond moved to table. Second by Jim Crine. Motion passes unanimously.

OTHER BUSINESS

Solar Policy

- a. Reviewed Draft Solar Policy. Minor changes to be made for review at April 20,2023 DRB Meeting.

Contractor Registry

- a. Will write up draft policy for DRB review and recommendation for adoption by Executive Board.

Melanie Richmond made a motion to adjourn at 5:09 pm, second by Jim Crine

END OF MINUTES