



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
September 8, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, September 8, 2022, at 3:07 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Melanie Richmond
Alicia Davis
John Martin
Jim Crine

OTHERS ATTENDING

Marc Ruh, Association Manager
Nicholas Richards, Association Assistant
Manager
Alyson Leingang, DRB Administrator
Maggie Fitzgerald
Martin Manley
Caroline Bradford

MEMBERS NOT ATTENDING

Michael Sanner
Rick Messmer
Tom McCord
Rick Dominick

Administrative Review

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

Anderson Residence Filing 1 - Block 03 -Lot 17_ 0067 Double Hitch Road – **Preliminary** – Architect: Maggie Fitzgerald Architects – Meadows, Craftsman

- a. **Discussion Item:** No parking areas shall be provided forward of the front façade of the residence. MDG 2.2.7(1).
- b. **Discussion Item:** Space over garage- Bonus room or future ADU?
- c. **Discussion Item:** Great Room ridge height. Secondary masses of the house or wings may be one or one and a half stories.
- d. **Discussion Item:** Exterior Materials:
 - i. Four transom windows ganged together about exterior sliding doors. MDG 2.3.2.1
 - ii. Clarify base material below band – stucco? Provide color(s) for Final Plan.
- e. Confirm with TOE about any landscaping in the waterline easement.
- f. Provide all trim and window details at Final Plan.
- g. Provide Site Calc Sheet on plan set for Final Plan.

Summary: Provide continuing compliance with Meadows Design Guidelines.

Board review:

- *See comments above.*

Motion:

Made by Melanie Richmond to approve with the following adjustments:
Parking area shall be modified to NOT violate front yard setback. Space over the garage as shown shall be a bonus room and possibly not completed during this phase of construction. Great room ridge height will be revisited again. As drawn the board believes that it is acceptable. Exterior materials comply with the transom window, although four doors below makes it logical that there are four windows above. Base shall be stone, items “E” through “G” shall be complied with. Motion carried with Unanimous approval for Final.

Gimenez Residence 25-00-25_0095 Mount Jackson Court – **Final** – Architect: Martin Manley Architect; Jeff Manley – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Item:** Culvert outside Limits of Disturbance.
- b. **Discussion Item:** Limits of Disturbance/ Building Envelope to be consistent on all site plan(s). All disturbance (including grading) must be contained in the building envelope. HDG 2.2.1. & HRDG. Disturbance for utility access.
- c. **Discussion Item:** Recessed can/ soffit surface lighting are not permitted in any location visible from Brush Creek Road. HRDG
4.6. Exterior light sources shall be limited to code-required entrances with wall mounted sconce luminaires mounted not more than 6’-8” above the adjacent door threshold.
- d. **Discussion Item:** Concerns with fascia board cupping?
- e. Provide temporary irrigation for two full irrigation seasons. HDG 2.4.1.4.10
- f. Maximum driveway hard surfaced width is 12’-0”. HDG 2.2.4(5). Refer to Landscape Plan-update for Technical Plan.
- g. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location of evergreen tree in front easement prior to any DRB approvals.
- h. Roofs may overhang the building setbacks by not more than 30 inches. HDG 2.2.1. Review garage roof prior to Technical Plan.
- i. Provide Chimney cap detail for Technical Plan.
- j. Provide a belly band detail for Technical Plan.

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Board review:

- See comments above.

Motion:

Motion for approval made by Melanie Richmond for Final with the following conditions: Culvert shown is approved as long as the Town of Eagle is involved. The limits of disturbance As shown are acceptable including the disturbance for utility access. Lights adjusted on the rear of the home not to exceed a height of six feet, eight inches. Facia board and one particular elevations shall be modified from a ten-inch board to a twelve-inch board. Items “E” through “J” shall be complied with. The motion passed for Technical, with the abstention of John Martin.

OTHER BUSINESS

Building and set back disturbances were discusses regarding Board responsibility and Town of Eagle action. Collins residence was set as an example of the builder / homeowner being asked for corrective action on their part from the Town of Eagle.

Invisible pet fencing discussed. The Board was informed of the P.U.D. being explicit on a limited size of enclosure and area for K-9 enclosures of 1,000 square feet.

Meeting was adjourned at 4:29 pm by motion from Melanie Richmond. Motion carried
UNANIMOUSLY
