



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
April 28, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, April 28, 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
John Martin

MEMBERS NOT ATTENDING

Rick Messmer
John Martin
Rick Dominick
Michael Sanner

OTHERS ATTENDING

Marc Ruh, Association Manager
Nicholas Richards, Association Assistant
Manager
Alyson Leingang, DRB Administrator
Amber Moran
Leo Hoover III
Brennan Fitzgerald
Charlie Perkins
Bill Nutkins
Chris Palmer
Chris Kokoska
Suzie Kakoska
Beth Levine
John Clements
Paula Clements
Rosie Brunts
Craig Bruntz

Administrative Review

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

Moran and Hoover Residence Filing 14 – Block 00 – Lot 23 _2556 Eagle Ranch Road – Pre-Design – Architect: Studio Spinnato – Uplands, Prairie

- a. **Discussion Item:** Split Auto Court. Side-loaded garages are allowed in front of residences in Filing 14 (Lot 15-25).
- b. **Discussion Item:** ADU proposed? Refer to guidelines for ADU- requires separated housekeeping unit.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board review:

- Board was ok allowing a split garage. Suggested that flatter roof pitches on auxiliary roofs is ok. Primary roofs must meet guidelines. Split garage and flatter roof pitches on auxiliary.

Motion:

- No motion for approval. Approved

Morris Residence Filing 01- Block 02 - Lot 23 _0053 Sawmill Circle - Preliminary - Architect: JMP Architects, Charlie Perkins - Meadows, Victorian

- a. **Discussion Item:** Encroaching neighbor fence along East side of property to remain? fence to be removed
- b. **Discussion Item:** Front manicured lawn – consider native grasses if it blends with the neighboring lots? A max. of 40% of front yard may be manicured lawn. MDG 2.4.4.(2). will comply and reduce
- c. **Discussion Item:** Elements of the front should have some decorative detailing. MDG 3.2.6.
- d. All portions of the house must be located within an area of the lot bounded by 50 foot base line. MDG 2.2.8(2). Review front corner of the porch roof. Roof overhangs ok to extend past massing cone.
- e. From front lot line to front of facade zone the width of the driveway cannot exceed 12 feet. MDG 2.2.5
- f. Provide all trim details for Final Plan review. Window trim head and sill to be differentiated.
- g. Revisit your gross square footage for the home. Provide Area Calc Worksheet for Final submittal. Two floor area calcs will be needed for ADU area – both the gross area and ADU based on PUD measurement of perimeter of interior walls. UDG 2.1.1
- h. Provide mulch planting beds at least three feet in width along foundation. MDG 2.4.2.1.(6)
- i. Provide not less than 25 shrubs and 40 perennials. MDG 2.4.2.1(10). Provide table of irrigation by square feet, type and percentage of lot for Final Plan review.
- j. Chimney must be clad in masonry or metal. MDG 2.3.4.
- k. Provide existing grade on elevations for Final Plan review.

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

Board review:

- Roof overhangs. Front porch columns and elements. Shed roof pitch, Main roof pitch. Brick materials and siding. Must meet roof overhang requirements. Front porch posts need decorative top and bottom elements. Shed roof pitch needs to comply with guidelines as do gables. Brick base at front porch wall ok and can be eliminated if desired. Siding as proposed ok.

Motion:

- Melanie Richmond made the motion to approve with sections E – K being complied with. The motion was UNANIMOUSLY approved at 3:43PM.

Claydon Residence Filing 24 – Block 00 – Lot 45 _2090 East Haystacker Drive – FINAL– Architect: Chris Palmer, NDG Architects – Highlands, Alpine Ranch

- a. **Discussion Item:** Hammerhead/ parking in front setback. Minimize violation and verify with TOE ok.
- b. **Discussion Items:** Exterior Materials
 - i. Metal panels may be used sparingly and approved on condition of integrated into the style of the home. ok
 - ii. Metal trim proposed at metal panels. Clarify size - trim less than 2inches is allowed. HDG 2.3.3.2(6)
 - iii. Clarify window trim at stucco – detail not consistent with elevation. Can't use J-channel min 2" dim around.
- c. Provide wall sconce size/ model number for Technical Review.
- d. Provide materials for hard surface areas for Technical review. HDG 2.2.8
- e. Provide wood siding sizes/ detail for Technical- reveal for wood siding may not be less than 8 inches. HDG 2.3.1.2(1).
- f. Building Envelope may not include slopes greater than 30% gradient – review grading at north side of home. HDG 2.2.1(2).
- g. All landscaping (other than turf) must be maintained and drip irrigated – include in irrigation calcs for Technical. HDG 2.4.1.2
- h. Include Site calc worksheet on Technical set. Two floor area calcs will be needed for ADU area – both gross area (not provided) and ADU based on PUD measurement of perimeter of interior walls (provided). HDG 2.1.1.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Board review:

- See comments above. Emphasis on driveway hammerhead being removed from the setback.

Motion:

- Motion by Melanie Richmond to approve with compliance of articles C -H. The motion was UNANIMOUSLY approved at 4:03PM.

Kokoska Residence Filing 24 – Block 00 – Lot 39 _2272 East Haystacker Drive – FINAL– Architect: Glenn Harakal, Scott S. Turnipseed – Highlands, Craftsman

- a. **Discussion Item:** Floor area calculation.
- b. Fences cannot encroach side setbacks- adjust for Technical on plans.
- c. Lighting Worksheet to include all landscape lighting as well (i.e.. step lights and path lighting). Update worksheet and provide spec(s) for Technical Review.
- d. Update Site Calc sheet on set for Technical – not most current attached.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Board review:

- See comments above. Floor area square footage needs to comply. Dog run fence cannot enter setback. Garage door will have wood scabbing / siding.

Motion:

- Motion by Melanie Richmond to approve with compliance of articles b -- d. The motion was UNANIMOUSLY approved at 4:10PM.

Clements Residence Filing 25 – Block 00 – Lot 78 _1364 East Haystacker Drive – FINAL – Architect: Brennen Fitzgerald, Scott S. Turnipseed – Highlands Ridgeline, Alpine Ranch

- a. **Discussion Items: Exterior Materials**
 - i. Clarify large trim around windows. (Front and rear elevation)
 - ii. Maximum height of continuous window opening is limited to 10 feet – exception may be allowed by DRB for Alpine Ranch. HDG 2.3.3. (Rear door and transom) Will separate
- b. Review scale of site plans(s) – not scaled as noted.
- c. Site grading and all construction activities must be contained in Building Envelope (review right-of-way and portable toilet). HDG 2.2.2.
- d. Provide wood siding sizes for Technical – cladding must express a reveal not less than eight inches per course.
- e. Provide entry beam and bracket detail for Technical review.
- f. Update Lighting Worksheet for Technical – not consistent with Lighting Plan.
- g. Submit solar panels to DRB prior to install for review and approval.
- h. Include Site calc worksheet on Technical set.
- i. Provide metal garage door spec for Technical review. Two-car garage doors may not exceed 18'-0" wide. HDG 2.2.5 (4).

Summary: Provide continuing compliance with Highlands Ridgeline Design Guidelines.

Board review:

- Provide detailed material mockup. Window material trim type. Metal siding removal until detailed mockup presented. Will move forward with wood siding. Stated to do mock up early regarding the metal siding desired. needs to look like a wood product.

Motion:

- Motion to approve by Melanie Richmond to approve with items B – I meeting compliance at Technical.: Motion was passed UNANIMOUSLY approved at 4:35PM

Bruntz Residence Filing 20 – Block 00 – Lot 01 _0085 East Haystacker Drive – Amended FINAL – Architect: Beth Lavine – Uplands, Victorian

- a. **Discussion Items:** Three proposed garage doors. (One-double door and two-single car doors). A total of three garage doors is allowed on the homesite. HDG 2.2.6(5b). Reduce asphalt with new garage layout? OK 3 doors
- b. **Discussion Items:** If a hipped roof is proposed, it must be visually subordinate to the primary gable roofs. UDG 3.2.2.2(2). Board said gable roof is required.
- c. **Discussion Item: Exterior Materials**
 - i. Stucco at or above 50% in areas on elevations. DRB may grant an exception. UDG 2.3.1.1.
 - ii. Stucco above entry. Stone cladding expressed as a non-structural veneer is not permitted. UDG 2.3.1.1.(2b) No stucco on second story
 - iii. Windows set in recessed stucco were to be reviewed/ approved at mock-up per May 2020 meeting notes. Needs trim.
 - iv. Window trim at fiber cement siding- need to differentiate? differentiate sizes
- d. Note ADU parking on site plan for Technical review.
- e. Update Lighting Worksheet for Technical – quantities are not consistent with Lighting Plan. Provide spec for recessed can light.
- f. Not more than three windows may be ganged together (Rear Elevation). UDG 3.2.2.6.
- g. Provide metal garage door spec for Technical review.
- h. Include Site calc worksheet on Technical set. Two floor area calcs will be needed for ADU area – both gross area and ADU based on PUD measurement of perimeter of interior walls. UDG 2.1.1

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board review:

- See discussion above. Must comply with admin items d-h to be complied with at Technical.
with conditions noted above and items d-h to be complied with at technical.

Motion:

- Motion presented by Melanie Richmond to approve. Board members: Davis, Richmond, Martin and McCord voted in favor of approval. Board member Crine voted to decline approval. Motion carried approval 4 – 1.

END OF REVIEW

Meeting was adjourned at 5:30pm by motion from Melanie Richmond. Motion carried
UNANIMOUSLY

DRAFT