



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
May 19, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, May 19, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Alicia Davis
Melanie Richmond
Tom McCord
John Martin
Rick Messmer
Rick Dominick

OTHERS ATTENDING

Marc Ruh, Association Manager
Nicholas Richards, Association Assistant Manager
Alyson Leingang, DRB Administrator
Michael Current
Kasia Karska
Gabrielle Meola
Jason Propst
Craig Birk
Phil Bennet
Leah Mayer
Alex McCaffrey
Jim Regele
Bruce Hagedorn
Jesse Hagedorn
Griffin Gilbert

MEMBERS NOT ATTENDING

Jim Crine
Michael Sanner

Administrative Review

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

The Eagle Ranch Design Review Board was called to order at 3:00PM by Alyson Leingang. There was no older business to discuss.

Oliver Residence Filing 21 – Block 00 – Lot 04_0043 Baler Court – MEI – Architect: Current Architects, Michael Current – Uplands, Start of Review: 3:05PM.
Victorian

- a. **Discussion Item:** New 2nd story deck
- b. **Discussion Item:** Tempered glass deck railing
- c. Dog run are permitted to enclose a maximum of 500sf.
- d. Lighting on lot cannot exceed 5,500 lumens. Provide lighting worksheet with existing and proposed quantities as well as on Site Plan. Lighting will need to comply with local TOE lighting requirements.

Summary: Provide continuing compliance with Uplands Design Guidelines

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve as an MEI. As the second deck as shown substitution on the railing will be horizontal steel tubing. The dog is being eliminated and, compliance with item “D”. Motion carried unanimously at 3:21PM.

Berman Residence Filing 25 – Block 00 – Lot 51_0117 New York Mountain Road – Preliminary – Designer: Kasia Karska – Highlands, Alpine Ranch. Start of Review: 3:27PM.

- a. **Discussion Item:** All two-car garages must have single-car doors. HDG 2.2.5 (3).
- b. **Discussion Item:** Second story decks to be integrated into the mass of the home (Entry and side Elevation). At least six feet of the depth of the second story deck must be covered by roof.
- c. **Discussion:** Alpine Ranch building mass
- d. **Discussion Item:** Exterior Materials
 - i. Full metal roofs may be approved on “Alpine Ranch” style.
 - ii. Tempered glass deck railing
 - iii. Windows set in metal may be installed without window trim if approved by the Board.
 - iv. Max. height for continuous opening is 10 feet – exceptions may be made for Alpine Ranch style. HDG 2.3.3.(5).
 - v. Front porch post/ support detail
- e. Minimum pitch for a secondary roof is 2:12 – revisit entry roof.
- f. Gross floor area cannot exceed 7,000 sq. ft per Town of Eagle PUD. Refer to revised Building Size/ Floor Area HDG 2.1.1.
- g. Provide fixtures for all man-doors- missing at upper deck. Revisit lumen count for fixture #1 – labeled incorrectly on Light Worksheet. Update for Final Plan.
- h. Provide all trim details for Final Plan review.
- i. All landscape material other than turf must be maintained and drip irrigated in Zone 1.
- j. Update irrigation calcs for Final Plan. HDG 2.4.1.2.
- k. Locate utility enclosure/ location on site plan and elevations for Final Plan.

- l. Provide all site improvements (patios/walks) on Site Plan for Final Plan.
- m. Town of Eagle requires all structures in Filing 24 to be fully sprinkled. HDG 2.3.7
- n. Site Improvement Calc table to be on set for Final Plan.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve: Second story deck facing north shall have a six-foot projected shed roof. Front porch is confirmed as a six-foot covered porch. Building is classified as an Alpine Ranch. Full metal roof is approved. Item number two, board seeks an alternative to the full glass railing proposed at final review. Windows set in metal without trim is acceptable Max height of 11foot openings is acceptable. Front supports and deck support details are acceptable. All roofs must be a minimum pitch of 2-12. Items “F” through “M” must be complied with. Verification of square footage needed at final. Motion was approved unanimously at 3:50PM.

Spec Residence 1 Filing 24 – Block 00 – Lot 13 _2693 East Haystacker Drive – Preliminary – Architect: Gabrielle Designs Architecture – Start of Review: 3:53PM.

Highlands, Alpine

- a. **Discussion Item:** Maximum gross square footage is 7,000 sq. feet per the PUD for Eagle Ranch. Review calcs for upper level. HDG 2.1.1.(1) Show area below 5’-0” to be excluded from floor area calc.
- b. **Discussion Item:** Exterior Materials
 - i. Clarify window trim
 - ii. Full metal roofs may be approved on “Alpine Ranch” style
 - iii. Frosted glass at Primary Bedroom?
 - iv. Clarify 2nd story deck railing material
 - v. Front Entry
 - vi. Clarify details at patio shade structure
 - vii. Window pattern
- c. Proposed grades should tie in with existing grades and be clearly denoted graphically- grading disturbance cannot exceed the building envelope.
- d. Provide all lighting cut sheets/ model # and Lighting Worksheet for Final Plan review.
- e. Provide all trim details for Final Plan review. Review siding, window trim and corner trim guideline requirements. Reveal for wood siding may not be less than 8 inches. Corner boards are required on horizontal siding and must be 2x6. HDG 2.3.1.2
- f. Landscape plan: Provide irrigation type and calcs and plant types for Final Plan review.
- g. Site Improvement Calc table to be on the set for Final Plan.
- h. Review if culvert is needed under driveway.

Summary: Provide continuing compliance with Highlands Design Guidelines.

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve for preliminary with the following conditions: square footage must comply with the DRB guidelines. Exterior window trims shall be 2” x 2” on the sides with a 4” x 4” header and sill. Full metal roof is acceptable. Frosted glass as presented is acceptable. Second floor deck railing shall be a metal and timber product. Front entry should be a “beefier” column that meet the planter bases. Review stone material needed or not needed. Details of the patio structure as timber vertical framing and horizontal are acceptable. Window pattern as presented is acceptable however may not be supplyable. (Supply must be verified). Items “C” through “H” must be complied with. Motion was approved unanimously at 4:20PM.

Spec Residence 2 Filing 14 - Block 00 - Lot 20_ 2924 Eagle Ranch Road – Amended Final – Architect: Alicia Davis Architect. Start of Review: 4:21PM.

- a. ***Discussion Item:*** Retaining wall in setback. Any retaining walls over four feet will need to engineer. Walls will need to be accurately portrayed on the site plan if engineering is required for Technical.
- b. ***Discussion Item:*** Areas where finished grades vary from existing ground by more than five feet. UDG 2.2.2(3).
- c. ***Discussion Items: Exterior Materials:***
 - i. Front porch.
 - ii. Vinyl Windows
 - iii. Trim details at door and windows
- d. Show grading on Landscape plan and Construction Management Plan for Technical Plan. UDG 3.3.2.2.
- e. Lighting Worksheet not consistent with lighting fixtures denoted on the floor plans. Update for Technical as it appears you are over your allowable lumen count for the lot.
- f. Site Improvement Calc table to be on the set for Technical.
- g. Hammerhead not to encroach utility easement.

Summary: Provide continuing compliance with Uplands Design Guidelines

Board Review

- See above

Motion:

- M. Richmond proposed a Motion to approve as an amended final with the following conditions: Retaining walls placed within the setbacks. Finished grade as presented is approved. Exterior materials presented are approved. Clarification of the windows noted as not being vinyl and are Mill Guard Ultra in a matt black. Trim detail shall be a 2”x4” header with sill and jam 2”x2”. Items “D” through “G” shall be complied with on the technical set. The motion passed unanimously at 4:32PM.

McCaffrey Residence Filing 4 – Block 07 – Lot 24_ 0024 Red Haw Close – FINAL – Architect: Leah Mayer, LKSM Designs– Meadows, Victorian. Start of Review: 4:34PM.

- a. ***Discussion Items:*** Retaining wall inside Easement.
- b. ***Discussion Item:*** Six-foot fence proposed. Sound and headlight attenuation fences are only allowed for properties that have yards that back up to busy roads and are at the discretion of the DRB. Top 12 inches preferred to have with an open lattice or other partially open treatment. Evergreen landscaping

shall be provided to screen and soften the fences.

- c. **Discussion Item:** DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees). Meadow's guidelines states." In neighborhoods without curb, gutter and sidewalks, each Owner shall plan and maintain two 2- inch trees on each street frontage. MDG 2.4.4.(5). "Trees should be planted in alignment five feet from property line (on lot) near each front corner
- d. **Discussion Items:** Exterior Materials
 - i. Stucco belly band detail at window header
 - ii. Grooved plywood soffit material. Siding material thinner than 3/8" inches is not permitted. MDG 2.3.1.2
 - iii. Review garage door spec
 - iv. Clarify horizontal wood siding paint color
- e. Provide construction sign location and soil and material staging area. The construction fence is to enclose all disturbance on the lot. Update the Construction Management plan for Technical.
- f. Site Improvement Calc table to be on the set for Technical – updated form on Eagle Ranch website.

Summary: Provide continuing compliance with the Meadows Design Guidelines.

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve with the following conditions: Retaining wall is moved out of the easement. The six-foot fence that backs to Fourth of July Rd. with no open top is acceptable. Landscaping within the Town of Eagle shall either be moved back or eliminated, and tree count complied with. Exterior materials and stucco belly band is acceptable. Group plywood soffit and siding material shall be 3/8" or larger. Garage as presented is contingent upon the final sample or similar house for viewing in person or photos. Items "E" and "F" shall be complied with for technical. The motion passed unanimously at 4:53PM.

Regele Residence Filing 21 – Block 00 – Lot 37 299 Harvester Court – FINAL – Architect:
Alicia Davis & John Martin, Martin Manley Architects – Uplands, Craftsman. Start of Review: 5:05PM.

- a. **Discussion Items:** Exterior Materials:
 - i. Clarify cladding material on rear elevation
- b. Clarify roof overhang and rafter tail spacing for Technical. UDG 3.3.2.2.
- c. Site Improvement Calc table to be set for Technical.
- d. Provide existing and proposed grade on elevations at Technical.
- e. Provide location of soil storage and site grading on Construction Management Plan for Technical.
- f. Provide location of meter and/panel on Site Plan and Elevation for Technical.
- g. DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location at Front easement of landscaping on site plan(s) prior to any DRB approvals.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board review:

- See above.

Motion:

- M. Richmond proposed a Motion to approve for final: No conditions other than complying with administrative

notes items “B” through “G”. The motion passed unanimously at 5:12PM

Gold Dust Capitol Partners Filing 30 - Block 00 - Lot 01 _1200 Capitol Street - FINAL – Architect: 359 Design – Mixed-Use Commercial. Start of Review: 5:20PM.

- a. **Discussion Items: Exterior Items:**
 - i. Color palette alternatives - review composite siding color options.
 - ii. Planters removed at South elevation – consider consistent base at stucco cladding?
 - iii. Limestone base at brick
 - iv. Raised concrete patio is “broom” concrete finish
- b. Any exterior signage and signage at passages to be submitted to DRB prior to install. Page 15
- c. Any mechanical equipment on roof to be screened. Page 15
- d. Provide soffit detailing and material selection. Page 21
- e. Provide steel header openings and limestone and stucco base(s) at Technical

Summary: Provide continuing compliance with Commercial Guidelines.

Board review:

- See above.

Motion:

- M. Richmond proposed a Motion to approve contingent upon executive board financial arrangement with developer regarding the units due to the number exceeding what is currently approved. Approved color, fern green, on the horizontal siding. The LP smart siding is acceptable. Acceptable that the planters have been removed. Limestone base removed at the front facade, corner column, and maintained under the brick portions of the building. Acceptable that the concrete patios have a broomed finish on the horizontal and vertical areas. Items “B” through “E” shall be complied with for technical. The motion passed unanimously at 5:43PM.

OTHER BUSINESS:

Garage door changes and approvals of larger types for R.V. garages.

Color pallet on the Eagle Ranch web site changes and revisions.

Painting swatch requirements and color chip proposals.