



**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD**

February 6, 2020

In lieu of regularly scheduled meeting, DRB members were polled via email for review and approval of the following items:

MEMBERS ATTENDING:

Rick Dominick
Tom McCord
Michael Sanner
John Martin
Rick Messmer

MEMBERS NOT ATTENDING:

Al Musser
Dan Lambert
Glenn Harakal
Todd Labine

1. Executive Session

Via Email

2. General Email Session:

Lundquist Residence – 25-00-69 – 1658 East Haystacker Drive – Final – Highlands Alpine Ranch – KK Design

- a. *The proposed hot tub should be submitted. (Outbuildings and Firepits Policy)*
- b. *Provide the square footage of the fenced-in area. HDG 2.2.11*
- c. *What is the material between the single garage door and the front entry walkway? Driveways and parking areas shall be paved with either asphalt, concrete, or sand set stone or concrete pavers. HDG 2.2.4 (4.)*
- d. *What is the front walkway material?*
- e. *Where are the #4 landscape lights shown on the plan? C.LARIFIED LOCATION AT FRONT ENTRANCE*
- f. *Disturbance line at 7080 grade line is not accurate with regrading of 7080.*
- g. *What are the 2 dark lines at the south of the lot? Just a cad error?*
- h. *Front elevation is not drawn accurately. The front porch should be covered up by the single garage bay up to the easternmost column when drawn based on the angle of the elation tag shown on the floor plan.*
- i. *Discussion item: Horizontal windows still more than plentiful (at preliminary, the instruction was to remove or change to more vertical orientation). VARIED WINDOW ORIENTATION IS ACCEPTABLE AS SUBMITTED IN FINAL PLAN.*
- j. *Provide sample of metal inter-locking panels for siding.*
- k. *Provide sample of matte black metal panels, mottled finish that will be used for the siding.*
- l. *Continuity and coordination of materials has not been addressed from preliminary meeting.*

Summary: *Provide continuing compliance with Highlands Design Guidelines.*

MOTION:

The Board was unanimous in the Final Plan approval of the (Leo's Crossing) Residence with the above conditions to be addressed in the Technical Plan set. Add bellyband above three vertical windows and sliding glass doors at rear of house (eliminate wood headers above stone). Raise shed roof to eliminate any material change at corner.

Eves Residence – Filing 14 -Block 00-Lot 39 – 2253 Eagle Ranch Road – **Final** – Architect: Leah Mayer – Uplands Victorian

- a. *Future Hot tub and firepit specifications will need to be submitted prior to their installation. (Outbuildings and Firepits Policy)*
- b. *What material is the front walkway? UDG 2.2.9 (2.)*
- c. *Discussion item: Southeast property line plantings creating a fence like delineation. UDG 2.4.5 (2.)*
- d. *Discussion item: Gravel beds at side property lines must have approval by the DRB. UDG 2.4.2.3*
- e. *Provide the total area to be fenced in. UDG 2.2.12 (1.)*
- f. *Provide the height of the proposed fence. UDG 2.2.12 (7.)*
- g. *On the construction management plan, the dumpster appears too far back on the site to easily be accessible.*
- h. *On the construction management plan, the job trailer would need to be on the property.*
- i. *Provide utility connections on the site plan and show the utility enclosure on the floor plan. UDG 2.3.6*
- j. *The utility enclosure shown should extend closer to the ground to hide the conduit.*
- k. *Update exterior fixture count shown on lumen count worksheet and lighting plan to include can lights at the rear patio. UDG 2.3.7 – REAR PATIO FIXTURES WERE REMOVED*
- l. *Provide color rendering. PROVIDED AT MEETING*

Summary: *Provide continuing compliance with Uplands Design Guidelines.*

MOTION:

The Board was unanimous in the Final Plan approval of the Eves Residence with the above conditions to be addressed in the Technical Plan set. Driveway width needs to be adjusted to avoid parking spaces in front of the house. Suggest reducing width of cobble bed on west side of home and incorporate native grasses. Moss rock stone requires an ashlar/horizontal installation.

Bruntz Residence – Filing 21 -Block 00-Lot 01 – 0085 East Haystacker Drive – **Preliminary** – Architect: Beth Levine – Uplands Victorian

- a. *Provide width of driveway. UDG 2.2.5 (5.)*
- b. *Discussion item: Narrow driveway at single garage bay.*
- c. *What material are the paths shown on the site plan?*
- d. *Provide plant counts, sizes, types; sod areas, reveg areas. UDG 2.4.2.1 (6.) In Table Format*
- e. *Provide perimeter planting beds. UDG 2.4.2.2*
- f. *Provide utility connections on the site plan and the utility enclosure on the elevations. UDG 2.3.6*
- g. *Provide exterior lumen count worksheet and lighting plan. UDG 2.3.7*
- h. *Discussion item: Material changes mid-façade and not on an inside corner.*
- i. *Stone cladding expressed as a non-structural veneer is not permitted. UDG 2.3.1.1 (2.b.)*
- j. *All roofs must be sloped... no flat roofs. UDG 2.3.4 (1.)*

- k. Provide roof overhang dimensions. UDG 3.2.2.2 (4.)
- l. Provide window trim. UDG 2.3.3.2 (1.)
- m. Head, sill and jamb trim elements must be differentiated. UDG 2.3.3.2 (2.)
- n. Porch columns should have some decorative detailing... UDG 3.2.2.3 (2.)
- o. No more than 3 windows may be ganged together. UDG 3.2.2.6 (1.)

Summary: Provide color rendering. Provide continuing compliance with Uplands Design Guidelines.

MOTION:

The Board TABLED the Bruntz Residence Preliminary Plan with the above conditions to be addressed for the next submittal. Volumes and massing are fine. Work to meet the Victorian requirements for vertical orientation with materials/siding and windows. Ganging of double hung windows looks too horizontal. Need symmetrical orientation of windows on Gable Ends. Reduce the amount of stucco and orient it towards the base of the home. Work on breaking up the wall mass on East elevation. Front entry could use a steeper pitch to define the entrance and work on the columns to be more prominent.

The Assembly – Filing 10 - Block 00 - Lot 02 – 1143 Capitol Street – **MEI** – Architect: Glenn Harakal: Scott Turnipseed – Commercial Center

- a. Continue discussion on proposed removal of awnings.

Summary: Provide continuing compliance with Eagle Ranch Neighborhood Center Architectural Guidelines.

MOTION:

The Board approved the MEI request of *The Assembly* commercial development to remove the awning with the condition to patch and paint the façade.

Talon Flats – Filing 27 - Block 00 - Lot 02 – 761 Sylvan Lake Road - **Amended Final** – Architect: Glenn Harakal: Scott Turnipseed – Commercial Center

- a. Drawings are not adequate for an amended final plan review, more like a preliminary submittal. Missing: dimensioned plans, details, lighting, mechanical, etc.
- b. Balconies need to be dimensioned. ER NCAG Section 5, page 20
- c. Confirm that balconies are no less than 13 feet above the sidewalk. ER NCAG Section 5, page 20 **BALCONIES ARE NOT OVER SIDEWALK.**
- d. Provide soffit materials. ER NCAG Section 5, page 20
- e. What is the width of the sidewalk at the pedestrian area for the “opportunity zone?” Eight feet is ideal. ER NCAG Section 8, page 30.

Comments from the Commercial Center:

TRASH:

- 1) *There is no need for any additional trash enclosure beyond the one that already exists and serves just the Addison building.*

SIDEWALKS AND PATHWAY SNOW REMOVAL AND SNOW SHOVELING:

1) *Clearing of sidewalks between existing Addison building and the Apartments will be very difficult and problematic if pavers make up the sidewalk as the Bobcat cannot push snow through the pavers without destroying the pavers. All sidewalks separating the 1185 Addison Building and the Brush Creek Market that are currently asphalt need to be concrete sidewalks as the Town of Eagle will not allow the snowplow/sidewalk clearing to be pushed into the street, the snow must be pushed up the sidewalks to a storage area and pavers will hinder this process especially with the curvy sandstone path design.*

2) *The sidewalks between the buildings and facing north will require constant snow/ice remediation which may negatively impact the shrub landscaping in these areas.*

LANDSCAPING:

1) *The street trees should be the same type as the other street trees which I believe to be Patmore Ash. There should not be shrubs at the street tree locations.*

2) *Shrub beds on Sylvan Lake Road are probably okay since they are located between the residential units.*

3) *Landscaping on the north side of the building will take a beating with no sun. What type of plants?*

4) *What is the soft surface path in back of the building and why? Seems to me this area should be landscaped.*

5) *Specific ornamental trees? Are Ornamental trees allowed by the DRB? I don't think we have any other ornamental trees in the ERV and can be very messy.*

6) *The renderings depict a soft surface seating area with boulders for seats? I guess this is okay but we have mental street benches everywhere else!*

OTHER:

1) *I think there is a telephone pedestal and maybe an electric meter that will need to be moved.*

Summary: *Provide continuing compliance with Eagle Ranch Neighborhood Center Architectural Guidelines.*

MOTION:

The Board was unanimous in the Amended Final Plan approval of Talon Flats commercial development with the above conditions to be addressed in the Technical Plan set. Capitol Street elevation needs more development to articulate the building similar to the Sylvan Lake Road side to provide sufficient street presence on Capitol Street. Consider changing the glass block to another material. Technical Plans must be submitted within 6 weeks for review and approval by the Board.

Guzik Residence – Filing 14 -Block 00-Lot 43 – 2159 Eagle Ranch Road – Requesting Variance – Mike Guzik – Uplands

The exterior walls shall not encroach within setbacks on a homesite. UDG 2.2.1.2

MOTION:

The Board denied the Variance for the Guzik residence. A case for a hardship was not notably evident.