



ATTENDANCE

Members Present Gene Shanahan - Chair
 David Staat – Board Member
 Lee Hegner – Board Member
 Judy LaSpada - Board Member
 Dennis Moran – Alt. Board Member

Members Absent Henry Reed - Board Member
 Eric Jung – Alt. Board Member

Others present: Millie Aldrich - DRB Administrator
 Paul Miller - DRB Architectural Consultant
 Kirk Pliske – Public Safety Director

SITE VISIT – 420 Little Andorra **8:45am**

CALL TO ORDER **9:15am**

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Declaration was noted for the record a quorum was present for the purpose of doing business of the Cordillera Design Review Board.

DISCLOSURE MATTERS – No conflicts of interest were noted.

APPROVAL OF AGENDA –DRB unanimously approved the agenda.

APPROVAL OF MINUTES – Minutes from February 13, 2018 approved, moved by Moran second by LaSpada all in favor.

PUBLIC INPUT – No public input was noted.

DRB ACTION ITEM –

1. **Dolan Residence – 1596 Gore Trail** **9:20am**
Review: Final
Present: Shepherd Resources: Adam Harrison / Daniel Dettwiler, Owner: Peter Dolan
Final – approved with conditions. (See memo located in page 3)

2. **Jennings Residence – 420 Little Andorra** **10:15am**
Review: Sketch
Present: Martin & Manley: John Martin, Mountain CAD Services: Rob Dale, Owner/Contractor: Don Jennings
Sketch – denied. (See memo located in page 3)

STAFF APPROVALS - 1

O'Connor Residence – 594 Winchester – Solar Panels on the guest house - Final – DRB approved

SINGLE FAMILY CONSTRUCTION STARTS – 0

SINGLE FAMILY INSPECTIONS – 0

ADMINISTRATIVE UPDATES

- Accessory Building Clarification
 - Amend Design Guidelines to define accessory buildings noted in the Summit (5.02.01 C) and Territories (6.04.01 A) to be consistent with language as defined in the Ranch.
 - Summit / Territories: “No single accessory building can have a footprint in excess of 500 sq. ft., and the total area of all accessory buildings within any lot may not exceed 1000 sq. ft.”
 - Ranch: “An accessory structure or accessory use is defined by the Eagle County Land Use Regulations to mean: a structure less than 850 square feet and which does not contain habitable space or a use incidental and subordinate to the main use of the property and which is located on the same lot as the main use.
 - Amend Summit Section 5.02.01 C – See Ranch regulations regarding size and definition
 - Amend Territories Section 6.04.01 A - See Ranch regulations regarding size and definition
 - Design Guidelines conflict with PUD
 - Remove sentences in 3.03.02 and 4.03.02 Building Size “Single family residences shall have a minimum foot print of 1,100 square feet and a maximum footprint of 15,000 square feet. Building footprint is calculated by the outside dimension of the building foundation, excluding porches, patios are other unroofed areas.”
 - Several areas in the PUD allow a maximum footprint of 10,000 square feet.
 - The Guidelines clarify minimum and maximum square footage requirements.

COMPLIANCE OFFICER UPDATES

- 465 Little Andorra – warning letter sent to the owner for the following failure to notify the DRB change in contractor and updating construction sign, failure to update construction schedule.
- 205 Elk Springs – owner has not provided changes to approved plans for approval.

ADJOURNMENT

12:25pm

There being no further information before the Cordillera Design Review Board, the meeting was adjourned.



Applicant:	Dolan Residence
Location:	1596 Gore Trail / Lot 5, Block 1, Filing 34
Representative:	Adam Harrison – Shepherd Resources
DRB Coordinator:	Millie Aldrich
Review:	Final

Project Overview

The Dolan Residence is a new residence located 1596 Gore Trail / Lot 5, Block 1, Filing 34. The site is 3.910 acres. The proposed residence is 5,950 square feet, per drawing set 3/13/18. The Dolan Residence is being reviewed for Sketch and is subject to the Summit Design Guidelines.

Board Comments:

Site Plan:

- Provide stamped topographic survey
- Sheets L-1, L-4, L-6, L-7 are missing.
- Include utility connections from road or transformer to house, this must be included with limits of disturbance.
- The additional berming above the drive to create screening form parking area is acceptable with DRB provided: the grading looks more natural than indicated on site plan, Metro approval.
- Provide irrigation calculations for landscape and roofscape.
 - Identify landscape material on roofscape.
- Include existing trees to be removed on all sheets.
- Additional shrubs to create a blending of the existing vegetation from the site into the disturbed area as well as a transition from the mass of the house to the natural landscape.
 - Identify shrubs and location correlation to the plan.
- Provide address marker
- Reduce site disturbance on L3.1 and dL5 on south-east area of the site and along the drive.
- The area to the west of the garage seems to be a place where water will not be able to flow.
- If the trench drain and raised garden have an outlet, indicate on the plans.
- Show and dimension roof overhang outside the building envelope.
- Grading lines show driveway to be cupped, not crowned.
- Provide engineered septic design, coordinate with site plan.
 - Modify limits of disturbance and locations.
- Defensible space offset line must include the exterior stair on the south side.
- Metro District will provide an encroachment agreement for landscape, berm, address marker, driveway.

Architectural:

- Roof form: approximately 1/3 of the overall roof area is flat roof, no slope. This was presented at the first meeting to be a sod roof, whereas, it is currently shown as having a ballast topping finish with a green edge. Section 4.03.04-B With the exception of small flat roof sections, the pitch of secondary roofs shall be at least 3:12.
 - Drawings will reflect a sod roof.
- Indicate proposed and existing grades to verify building height calculation summary.
- Provide consistency with the expressed structure at the cantilevers and gable ends.

General Comments:

Approved with comments.

- Trapezoidal windows and flat sod roof require a DRB variance per Sketch Review 12.12.17



Applicant:	Residence
Location:	420 Little Andorra Rd / Lot 64, Filing 3
Representative:	Don Jennings – Owner John Martin – Architect, Rob Dale - Mountain CAD Services
Staff Contact:	Millie Aldrich, Coordinator
Review:	Sketch

Project Overview

The Jennings Residence is a new residence located at 420 Little Andorra Rd / Lot 64, Block 5, Filing 3. The site is 6.01 acres. The proposed residence is 4,497 square feet, per drawing set 2/27/18. The Jennings Residence is being reviewed today for Sketch approval and is subject to the Divide Design Guidelines.

Board Comments:

Landscape & Site Plan

- Provide topographic survey to include data south of the utility easement where improvements are proposed.
- Coordinate drawings: garage floor elevation is shown at 7813, thought contour 7814 is in front of the garage doors.
- Steepest section of driveway is graded at 12.5%, which exceeds the allowable driveway slope of 10%.
- Reduce site grading and limits of disturbance on the west and east side of the house, as shown on plan.
 - Instead of grading 40 ft from the driveway or 25 ft. from the house, it can be accomplished by establishing a swale 10-12ft from the foundation.
 - On the south, utility connections must be considered.
 - On the west side, the trampoline is proposed to be in a narrow flat spot, not large enough for the tramp. Trampoline must be inside the building envelope.
 - Grading below trampoline will not catch existing conditions. It's not clear why the proposed grading stops with contour 78010, but it reflects a site fill of 4ft over contour 7806 with no means to contain site disturbance.
- Drainage in front at entry walk needs further development, is there a bridge at the entry walk?
- Review drainage on back side out the house
 - Grade line runs into bump out stairwell.
- Proposed grading cannot exceed 2:1 slope.
- Proposed utility line locations, connections to home and associated disturbance has not been shown. Utility meter locations are not shown on site plans. See 3.02.11B.
- Show dashed line indicating exterior wall locations.
- Provide floor elevation tags, spot elevations at points of egress.
- Indicate window wells.
- Provide engineer drawings for leach field
 - Current location appears to be small and in an unusual place, this could affect the site placement of the house drastically
- Existing spruce tree, east of the drive can be preserved by means of the proposed training walls either by moving them closer to the drive or extending the lower wall to limit site disturbance.
- It appears drainage along Little Andorra road flows on the North side of the street.
 - Provide culvert for drainage under driveway
- The drive shows no special consideration for the flow of the 40ft drainage and utility easement.

- The site plan shows a roof but not the foundation, doors, or windows for corresponding living spaces, making it difficult to see how proposed grading affects the house design.
- Proposed planting is sparse and does little to soften the impact of the house to the site by transition its mass to existing conditions. Plantings should frame views, screen views rom off-site, soften the building mass, mitigate prevailing winds, provide shade to outside spaces in the summer and sun in the cooler months. This plan does little to accomplish these goals.
 - Landscape planting plan must significantly increase.
 - 10-14ft juniper trees are not readily available.
- Reflect wildfire mitigation measures.
 - Indicate 30 ft wildfire mitigation line
- Driveway lights placed on the uphill side away from snow storage
- Boulders along drive have a rhythmic placement; they should appear more naturally placed.
- Review utility easement depth with proposed driveway to make sure elevation of drive is not in conflict with elevation of utilities.
- Cut sheets on all proposed exterior light fixtures.
- Provide irrigation calculations: permanent and temporary.

Plan and Elevations

- Provide a building height calculation calculation summary.
- There needs to be some hierarchy to the massing to the architecture.
 - Currently very lineal and the garage and entry should have some push forward and pull back to break up the massing.
- Provide a consistent expression of divided light window patterns.
- Provide a consistent expression of timber beam detailing throughout.
- The pitch break at the north elevation should occur with respect to the building massing.
- The elevations do not reflect the proposed site grading on north and east side of home.

General:

List of adjoining property owners within 75', provide return receipt of mailings.

Denied – Sketch