

## The Keystone Design Review Board

August 23, 2010

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 pm in the Neighbourhood Company conference room on Monday, June 14, 2010.

Board Members Present Were:

Tim Baker, President

Jeff Zimmerman, Member

Other Attendees:

Mindy Bothel, Administrator

### II. Approve Previous Meeting Minutes

The previous meeting minutes dated June 14, 2010 were approved by Board members in attendance and electronically.

### I. Black Bear Landscaping and Entry Redesign – Preliminary Review – 1:15 to 1:45 (Rus Meinzer, DHM Design and Jim Griffin, Board Member)

The Keystone Design Review Board reviewed and approved, at the preliminary phase, the project for the Black Bear Landscaping and Entry Redesign with the following comments:

- Board requires there is a designation on the CD plans to note concrete slab and fence being constructed adjacent to this project for a commercial space
- Board would allow the rear fence to be higher than 6' for privacy of the steam room and rest rooms
- The Board will waive their sign review fee due to the HOA making the change during the project, but the HOA will need to apply with the county for a new sign permit and provide written approval to the Board
- Board will require the executed revisions for the Boardwalk Easement agreement between the KNC and the HOA prior to the release of the refundable compliance deposit.

### II. General Discussion

#### i. Hunki Dori Plaza Project

Vail Resorts Development Company (VRDC) is considering paving the front section of the Hunki Dori parking lot, closest to gondola plaza, from the bike path north. A landscaping feature will be added to the rear of the project which will

consist of approximately twenty-six trees and bushes. In the center of the proposed project they would like to add two fire pits with benches similar to the fire pit in River Run village. VRDC would also like to add sod and shade tents that are mobile, adjacent to the landscaping feature. As phase two of the project would continue in 2011 they are considering adding sod east of the gondola plaza by the bike path and the river. The Board would require that before this project is approved by the DRB the License Agreement between Vail Summit Resorts Inc. and KNC would need to be revised to exclude the new skier bridge and outline the boundaries and detail the responsibilities of each in the Gondola Plaza.

ii. Lot 11 Elk Run request for return of compliance deposit previously denied

Due to the number of changes from the CD plans, including the variation in the driveway, the Board denies the request.

III. Adjournment

The meeting was adjourned at 2:15 pm.