

The Keystone Design Review Board

June 2, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:15 PM in the Neighbourhood Company conference room on Monday, June 2, 2008.

Board Members Present Were:

Ken O'Bryan, Member
Todd Webber, Member
Gene Baker, Member
Brad Schaeppi, Member

Approve Previous Meeting Minutes

The previous meeting minutes dated May 20, 2008 were reviewed and approved.

II. Lot 60 Elk Run – CD Review (Barb Shepler – Architect Karl Koch – Owner)

The Keystone Design Review Board reviewed and requests the project at Lot 60 Elk Run to submit a second round of CD's with the following comments:

- Board requests a complete staging plan on site plan. All storage, parking and toilets must be on the construction site property.
- Construction fencing must be on construction property being careful not to damage trees. Wrapping around trees is permitted. No fencing is required between lots.
- Final stamped architectural and structural update plans required. Photocopy of materials board to be up graded.

III. Lot 61 Elk Run – CD Review (Barb Shepler – Architect, Karl Koch - Owner).

The Keystone Design Review Board reviewed and requests the project at Lot 61 Elk Run to submit a second round of CD's with the following comments:

- Board requires the changes in the drive way and the roof plan be noted on the final, stamped drawings.
- Board requests a complete staging plan on site plan. All storage, parking and toilets must be on the construction site property.
- Construction fencing must be on construction property being careful not to damage trees. Wrapping around trees is permitted. No fencing is required between lots.
- Final stamped architectural and structural update plans required. Photocopy of materials board to be up graded.

IV. Lot 8 Elk Run – Landscape Change – (McCreary Fine Homes)

The Keystone Design Review Board reviewed and approved the landscape changes at Lot 8 Elk Run with the following comments:

- Gene Baker abstained from commenting on project.
- Pavers used in place of asphalt for drive way accepted

V. Lot 7 Settlers Creek – Drive Way Materials Change (McCreary Fine Homes)

The Keystone Design Review Board reviewed and approved the Drive Way Material Change for Lot 7 Settlers Creek with the following comments:

- Board reviewed and approved the materials change from asphalt to a colored, broom finished concrete.

VI. Lot 9 Elk Run – Final CD Review (Ken O’Bryan – O’Bryan Partnership)

The Keystone Design Review Board reviewed and approved the elevation changes at Lot 9 Elk Run with the following comments:

- Board approved the minor revisions to the elevations.
- Applicant is eligible to move to the Pre-Construction Meeting Phase
- Ken O’Bryan abstained

VII. Lot 15 Settlers Creek – Landscape Changes (Mindy Bothel for Dick Clark, Solar One Builders)

The Keystone Design Review Board reviewed and approved the landscape changes at Lot 15 Settlers Creek with the following comments:

- Board reviewed the revised drawing noting the removal of the 2 beetle kill trees and the addition of 7 – 7’ to 9’ Spruce trees.
- Board requests the boulder retaining wall around the brem be more broken up and look more like a natural rock out cropping.

VIII. Ticket Booth Signs – River Run (Molly Speer)

The Keystone Design Review Board reviewed and approved the signage for the River Run Ticket Booth with the following comments:

- Board requests the lettering is consistent with other signs in River Run

IX . Discussion with Board concerning the Settlers Creek contractors access (Molly Speer):

Ms. Speer told the Board of the concerns of the homeowners at Settlers Creek and the Neighbourhood Company in regard to the access road between the river and the homes on Wolf Rock Road. She explained the conversation Thomas Carter had with the contractors at the job sites and noted the letter which was sent last week.

Board member Brad Schaeppi, is very familiar with the rules and regulations in reference to situations similar to this and stated he believes the land is under VRDC control and motor vehicles are not allowed on the path for any reason. The Board request that the KDBR administrator, Mindy Bothel, contact Mr. Carter again and ask him to ascertain the extent of damage to the area. Concerns were voiced that concrete trucks may have been cleaned out in this area which may require contractor clean up and revegitation.

Please see additional comments from DRB member Brad Schaeppi:

“ The area in question is owned by Vail, is public open space, and within the 25' county wetland setback. This area needs to remain chained and closed at all times to motor vehicles which are not permitted. Any damage caused by the Contractors may raise issues for Vail with the County, such as re-vegetation costs. Thomas should track this area for any damage, and if so, document with digital photos, and present to the Board to review as a fine against a deposit.”

X. Adjourned:

The meeting was adjourned at 2:15 p.m.