

The Keystone Design Review Board

October 22, 2009

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 9:05 am in the Neighbourhood Company conference room on Monday, October 22, 2009.

Board Members Present Were:

Tim Baker, President

Ken O'Bryan, Member

Jeff Zimmerman, Member

Tom Connelly, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated September 28, 2009 was approved.

III. Lot 12 – 0061 CR 169 Saw Whisker Cr. Orientation & Schematic Round 2 (Peter Hannishin, Owner and Ryan Novak, Designer)

The Keystone Design Review Board reviewed and rejected the project at Lot 12 Saw Whiskers II with the following comments:

- Ken O'Bryan abstained from comment.
- This home needs to be harmonious with neighboring homes. Due to the lot location this home will be a predominate feature in the neighborhood and needs to be more fluid with the existing homes.
- Back massing needs to be addressed. Recommend reduction of the back portion of the home, bring down to 1 to 1 ½ stories to to break up overall massing allowing for premium view from kitchen and dining room which are the most used by the applicant.
- Board recommends bringing master bedroom down to grade and bring it to the front acknowledging that this will increase the foot print which is acceptable by the Board.
- Board recommends applicant reorient the entry to be more adjacent to road.
- The vertical siding needs to be considered but not a predominate issue to the Board.
- The Board suggests allowing architect some creativity to produce a home that will fit with the existing house in the neighborhood, be marketable with a sustainable resale value and satisfy the applicant's desires.

IV. Lot 5 Tract F-1 East Ranch – Remodel Revision – (Todd Webber, Architect)

The Keystone Design Review Board reviewed and approved the project at the Lot 5 Tract F-1 East Ranch with the following comments:

- Board requests Architect write narrative on what has been added since last approval.
- Require \$1,000 to complete the new application fee and \$4,500 compliance deposit prior to construction beginning.
- Recommend reviewing the massing on north elevation.

V. Lot 20 Saw Whiskers – Preliminary Review Round 2 – (Todd Webber, Architect)

The Keystone Design Review Board reviewed and approved the project at Lot 20 Saw Whiskers with the following comments:

- Approved as submitted at the preliminary level

VI. Additional Project from Todd Webber – Lot

Mr. Webber did not have another project ready for review today.

VII. Lot 4R North Fork – Revision to CD – (Rick Emarine, Infinite Scope)

The Keystone Design Review Board reviewed and approved the project at Lot 4R North Fork with the following comments:

- Assure stand alone system for each property's snowmelt system
- ID expansion joint for separate walk way on each property easements
- Need cut sheet for low voltage path way lighting being dark sky compliant.
- Re-vegg any disturbed land to original form

VIII. Lot 3R North Fork – Sidewalk Upgrade – (Rick Emarine, Infinite Scope)

The Keystone Design Review Board reviewed and approved the project at Lot 3R North Fork with the following comments:

- Assure stand alone system for each properties snowmelt system
- ID expansion joint for separate walk way on each property easements
- Need cut sheet for low voltage path way lighting being dark sky compliant.
- Re-vegg any disturbed land to original form.

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IX. Adjournment

The meeting was adjourned at 11:30