

The Keystone Design Review Board

December 15, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:25 pm in the Neighbourhood Company conference room on Monday, December 15, 2008.

Board Members Present Were:

Paul Schwarz, Chairman
Ken O'Bryan, Member
Todd Weber, Member
Gene Baker, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector
Molly Speer, Executive Director KNC
Christine Berwyn, VRDC Sr. Marketing Project Manager

Approve Previous Meeting Minutes

The previous meeting minutes dated November 17, 2008 were approved as submitted.

II. Board discussion regarding 2009

A discussion ensued regarding how to build the Keystone Design Review Board into an entity that can support its own expenses and break even or make money. Several other Design Review Board fee schedules will be reviewed including Timber Trails and some located in Eagle County. It was mentioned that the Board look at breaking up the fee by level of review as seen by other Design Review Boards. The current rules and regulations will be reviewed and amended as necessary adding the KDRB has discretionary authority.

In regard to the refundable compliance deposit to be paid for each project it was discussed to have both the homeowner and the General Contractor pay a portion of the compliance deposit to help ensure compliance to guidelines during construction.

A spread sheet with fees from other Design Review Boards will be prepared to compare fees from similar boards to complete the final updated fee schedule.

A discussion began regarding some new issues the Keystone Design Review Board may encounter. New solar and green building rules and regulations were discussed. It was noted that the county sustainability ordinance will be in effect as of January 1, 2009. The administrator will obtain a copy of the county ordinance and include it with the alternative energy devices article shared with the Board by Doug Sims, Settlers Creek Estates HOA President. Due to the new ordinance and the move toward alternative energy and sustainable construction the Board discussed rewriting the design guidelines to roll out to the HOA's to be entered into the respective

neighborhood guidelines. It was noted that Gene Baker wrote most of the existing guidelines and may be a good candidate to prepare the amendments. Mr. Schwarz stated that the Eagle county Design Review Board is currently rewriting some of their guidelines so KDRB will be able to review their guidelines when complete.

A brief discussing on allowing additional roofing materials and the paint and stains guideline changes was reviewed. It was also noted that all exterior lighting needs to meet county guidelines and the current documents do not have any information regarding Christmas lights.

Since the Board currently has four members it was thought we may need a fifth board member, possibly a builder/GC. After some discussion it was decided to seek an alternate to sit in on sessions when needed and not a full time member. Since Paul Duxbury was a long time board member and very knowledgeable about the Keystone area he will be contact to be an alternate member on an as needed basis.

III. Keystone Resort Signage throughout River Run Village (Molly Speer, Exe. Director KNC)

Ms. Speer began the discussion outlining the types and number of illegal signs currently located throughout the village area showing several pictures of the signs in question. It was noted that during the rewrite of the sign code the Board and the Keystone Neighbourhood Company may want to allow some style of sandwich board signage. Several different types of materials were discussed for the various types of signs. Ms. Speer will prepare the proposed signage guidelines for review by the Board. Mr. Schwarz will contact previous board member Brad Schaeppi and obtain his files on the revision of the sign code. Mr. Schwarz abstain comment on the sign code revision and guidelines.

Ms. Berwyn joined the meeting to discuss temporary signage to announce the upcoming real estate development of One River Run. The proposed sign would be constructed out of wood, have 2 sides and be moveable. A proposed location would be in the ski school line up area. After review of the documentation submitted by Ms. Berwyn the Board approved the sign with the following comments:

- Paul Schwarz abstains from the vote on River Run signage.
- Sign to be constructed per section 2.12, sign type 12-2 per the sign code
- A sign with 2 sides, 1 side being River Run directional is approved
- Applicant will e-mail final site location for Board review
- Sign was approved as submitted

IV. Lot 26 Settlers Creek – 3rd CD Review (Mindy Bothel for Architect and Builder)

The Keystone Design Review Board reviewed and gave tentative approval of the project at Lot 26 Settler Creek with the following comments:

- Need stain color and stamp design for concrete walkway
- Need 3-D model
- Eye brow dormer not shown correctly on roof plan
- Final approval pending receipt and review of outstanding items

V. Lot 61 Elk Run – 2nd Round CD Review (Mindy Bothel for Barb Shepler, Architect)

The Keystone Design Review Board reviewed and approved the project at Lot 61 Elk Run with the following comments:

- Plans approved as submitted

VI. Lot 20 Saw Whiskers – Schematic Review (Todd Weber, Architect)

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

- \$3000.00 application fee must be submitted prior to next meeting
- Need signed application
- Approved as submitted to move to preliminary review
- Board requests model at preliminary review

VII. 94 Last Chance Lane – Hot Tub Installation (Mindy Bothel for Kathy Williams, owner)

The Keystone Design Review Board reviewed and denied the hot tub project at 94 last Chance Lane with the following comments:

- Hot tub is required to be screened
- Possible screening options would be to move hot tub back away from railing, solid screen walls, large landscaping at ground level or deck level.
- Must submit site plan with location of hot tub and screening materials

VIII. Review Inspector Post Construction Reports

The following inspector's reports were reviewed with the following comments:

Lot 28 Elk Run

- Must submit revised plans and deviation fee per inspector report
- Submit update plans including, but not limited to, items noted on inspection report

Lot 35 Elk Run

- Reviewed at November 17, 2008 meeting

Lot 17 Settlers Creek Estates

- Intern site visit. Will send inspection report to homeowner and General Contractor.

IX. Adjourned:

The meeting was adjourned at 3:50 p.m.