

## The Keystone Design Review Board

February 16, 2009

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:09 pm in the Neighbourhood Company conference room on Monday, February 16, 2009.

Board Members Present Were:

Paul Schwarz, Chairman

Todd Weber, Member

Gene Baker, Member

Other Attendees:

Clark Griffith – VRDC/DRB Inspector

Molly Speer, Exe. Director KNC

### II. Approve Previous Meeting Minutes

The previous meeting minutes dated January 19, 2009 were approved as revised via email.

### III. Lot 3517 West Ranch – Dog Run Installation ( Molly Speer for Willard Hanzlik)

The Keystone Design Review Board reviewed the project at Lot 3517 West Ranch with the following comments:

- The dog run is out of the building envelope on SE corner (on open space property)
- West Ranch guidelines stipulate that the fencing material be similar to that of the living space. No chain link or other open fencing is allowed.
- Need to resubmit on what the material of the fencing will be
- Board suggests the deck has 2'x2' balusters w/2'x6' cap – could build it like their deck rail
- Board advises homeowner to refer to Guidelines: VII B&C
- Owner needs to resubmit on what plans are with w/materials and design.

### IV. Lot 14 East Ranch – Schematic Review (Marc Hogan, BHH Partners, Architect)

The Keystone Design Review Board reviewed the project at Lot14 East Ranch with the following comments:

- Gene Baker abstained from comment, but presented this preliminary project.
- The house is in the building 'circle' but will involve a replat. Mark Hogan spoke to employees at the Planning Department and they have no issues, but wanted verbal OK on preliminary design from the KDRB.
- Precedent has been set with neighbours on both sides of this house - have both done additions.

- Board requests HOA approval since its HOA property that encroaching upon.

V. Lot 26 Settlers Creek – Final CD Review (Tim Sabo, Allen Guerra Design Build)

The Keystone Design Review Board reviewed the project at Lot 26 Settlers Creek with the following comments:

- Board require additional review fee of \$750.00 be submitted
- Driveway dimensions approved with 18' maximum flares
- Dormer is approved
- Concrete walk stamp/color approved
- 3D model approved
- Light Pier not approved – it is an addition to site drawing. Settlers Creek Design Guidelines read: Section II. Q - Outdoor Lighting...with the exception of subdued down lighting located along drives parking areas walkways and decks immediately surrounding the home, all exterior lighting shall be attached to the home. Board commented that the lighting needs to be subdued down lighting. Board requires lighting details.
- Board requires stamped architectural plans

VI. River Run Gondola Bridge – Initial Review (Jeff Zimmerman for Vail Resorts)

The Keystone Design Review Board reviewed the new Old River Run Skier Bridge with the following comments:

- Board requests redesign of crib wall to fit with River Run Village theme. May consider natural vegetation as cover.
- Board acknowledges preliminary landscape information of 12 -1 gallon Alders trees is what Planning Dept requires. VRDC is doing wetlands mitigation with site willows and sedge; adding 5 to 10 - 16' spruces planted by Skier Services building. Will also add some more willows and spruce at southeast side of bridge.
- Board to calculate application fee and refundable compliance deposit and notify applicant.
- Board will review completed package at March 16, 2009 meeting.

VII. 320 Elk Circle – PVC Pipe Addition for Radon Mitigation (Terry Novak – Novak & Nelson)

The Keystone Design Review Board reviewed the project at 320 Elk Circle with the following comments:

- Board requests shortening the pipe to stop at the stone wainscoting - don't take the pipe up to roof line unless otherwise required by code.
- Board approves with comments

#### VIII. Settlers Creek Electric Fence Installation (Gene Baker Preliminary Discussion)

- Lot 8 Settlers Creek Estates, 55 Wolf Rock Road. New or potential owner inquired with DRB members and HOA about installing an electric fencing for their pet.
- After looking in Settlers Creek Estates Design Guidelines which state that “no kennels, dog runs or other exterior facilities for pets shall be permitted”. The issue was reviewed by the Settlers Creek Board of Directors and they are “unwilling to change the language to allow underground electric fencing”. Their decision was based on the fact that Settlers Creek Estates is located in a wildlife corridor; pets must be on leashes at all times when outdoors and no pet food is to be left outdoors. This is done to prevent the attraction of unwanted wildlife from the forest surrounding the community. Pets within the homes and on leashes are welcome.” Molly Speer will forward email correspondence on to Gene Baker; this information has been communicated between the Settlers Creek Property Manager and the real estate agent.

#### IX. General Discussion

Board discussed revised DRB fees.

- Gene Baker mentioned and presented email with suggestion for fees. Discussed 0-4,000 sq. ft. = \$3,000; 4-6,000 sq ft. = \$5,000 ; 7,500 – 10,000 sq ft. = \$6,000
- Discussed ‘Minor Exterior Changes’ as determined by DRB – \$1.00 per sq foot.
- Compliance fee is 3 times application fee for small additions.
- Older subdivisions need small fee or they will just go do it without Board approval
- Mindy Bothel and Paul Schwarz to discuss and get Boards Final comments via email prior to the next meeting – will have formal vote on new fee schedule at next meeting.

#### X. Adjourned:

The meeting was adjourned at 2:45 p.m.