

The Keystone Design Review Board

February 15, 2010

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:08 pm in the Neighbourhood Company conference room on Monday, February 15, 2010.

Board Members Present Were:

Tim Baker, President

Todd Webber, Member

Jeff Zimmerman, Member

Ken O'Bryan, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated January 4, 2010 was approved.

III. Lot 27 Block F-5 East Ranch – Schematic & Preliminary Review – (Larry Gilland, Designer)

The Keystone Design Review Board reviewed and approved at the schematic phase the project at Lot 27, Block F-5 East Ranch with the following comments:

- Board recommends breaking up long ridge line over the garage.
- Front and side elevation a little blank may want to add windows.
- Board requests all trusses in gables be uniform.
- Roof drainage in front of doors and drifting issues needs to be addressed.
- Board will accept the garage roof pitch at 10/12 with all others at 7/12. Noting the 7/12 roof pitch keeps the project within the height limit of the guidelines.
- Board recommends the building be used instead of a retaining wall in the front of the project due to grading issue. The existing grade lines are incorrect on the elevations.
- Raising the garage and entry may help with grading in front as well.
- All materials and constructions entities must be on building site.
- Roof overhangs must be within set backs.
- Board requires all setbacks be verified with Summit County Planning Department.
- Board requires all trees 6" and larger be included on the survey.
- Board requires the driveway grade be within county guidelines of 8%, currently 21%.
- Verify the maximum drive way width per the guidelines and the county.
- Must have proper screening for hot tub.
- Board recommends reviewing chimney location.
- Landscaping in front yard needs to be detailed and more landscaping needs to be added.

- Keep re-grading to a minimum to maintain existing vegetation.
- Verify utility meter locations with Xcel

IV. Lot 20 Saw Whiskers, Fulkerson – CD Review – (Todd Webber, Architect)

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

- Todd Webber abstained from comment.
- Approved as submitted.

V. Pavilion at Keystone – Semi-Permanent Facility – CD Review – (Tim Baker, KNC Director)

The Keystone Design Review Board reviewed and approved the project of the Pavilion at Keystone with the following comments:

- Tim Baker and Jeff Zimmerman abstained from comment
- Approved as submitted.

VI. Adjournment

The meeting was adjourned at 2:35 pm.