

The Keystone Design Review Board

March 16, 2009

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:40 pm in the Neighbourhood Company conference room on Monday, March 16, 2009.

Board Members Present Were:

Paul Schwarz, Chairman

Todd Weber, Member

Gene Baker, Member

Ken O'Bryan, Member

Other Attendees:

Clark Griffith – VRDC/DRB Inspector

Molly Speer, Exe. Director KNC

II. Approve Previous Meeting Minutes

The previous meeting minutes dated February 16, 2009 were approved as amended.

III. Lot 3517 West Ranch – Dog Run Installation (Mindy Bothel for Willard Hanzlik)

The Keystone Design Review Board reviewed and gave tentative approval for the project at Lot 3517 West Ranch with the following comments:

- Board requires revised site plan showing dog run in the building envelope
- Board requires materials board
- \$1000.00 refundable compliance deposit due prior to construction

IV. Lot 27 West Pines @ Keystone (Elk Crossing) - Remodel (Jarrett Buxkemper, Architect)

The Keystone Design Review Board reviewed and approved the project at Lot 27 West Pines @ Keystone (Elk Crossing) with the following comments:

- Gene Baker abstains from comment.
- Board requesting HOA approval for stucco siding material use since guideline prohibit this material. Architect produced several photographs of homes in the neighborhood with this type of material for siding. If no HOA in neighborhood KDRB may consider revising guidelines.
- Board requests county be consulted on removal and replacement of piers, may be in setback.
- Board requires a construction management plan.
- Must submit lighting plan adhering to dark sky guidelines
- Board determined the remodel fee schedule applies to this project.
- Application fee of \$2,100.00 and refundable compliance deposit \$6,300.00

VI. River Run Gondola Bridge – Schematic/Final Review (Jeff Zimmerman for Vail Resorts)

The Keystone Design Review Board reviewed and tentatively approved the River Run Gondola Bridge with the following comments:

- Board requires \$5000.00 application fee and \$15,000.00 refundable compliance deposit.
- Board requires a lighting plan be submitted adhering to the county dark sky compliant guidelines.
- Board requires a landscaping plan.
- Board requires construction management plan including a construction schedule
- Submit engineering plans to KDRB for file
- Final approval pending submittal of above information
- Board agreed to conclude the process via e-mail

VII. General Discussion

Inspector to take photos and send letters to merchants with illegal signs to have them up to code by June 1, 2009.

For inspector site visits in winter the Board has approved the following guidelines for refunding the compliance deposit:

If there is no landscaping or paving visible KDRB will retain the full deposit until such time the site can be fully inspected.

If landscaping and driveway are visible enough for partial inspection will refund 50% of deposit and schedule another inspections (at no charge) when complete inspection can take place. The 50% deposit will only be refunded if the visible portion of the project is in compliance with the submission to the KDRB.

The fee schedule for the KBDR was reviewed and comments collected. The administrator will prepare a revised schedule and submit to Board with minutes. The Board will review the new fee schedule and the revised application and vote on final adoption at the April 13, 2009 meeting.

VIII. Adjourned:

The meeting was adjourned at 2:50 p.m.