

## The Keystone Design Review Board

June 8, 2009

### 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, June 8, 2009.

Board Members Present Were:

Todd Weber, Member

Tim Baker, Member

Paul Duxbury, Alternate

### II. Approve Previous Meeting Minutes

The previous meeting minutes dated May 11, 2009 was approved.

### III. Lot 4 Wild Irishman – CD Revision – (Rick Emarine – Infinite Scope)

The Keystone Design Review Board reviewed and approved the project at Lot 4 Wild Irishman with the following comments:

- Board requires chain link fencing to be used to protect the foot path during construction.
- Board requests the construction management plan be red lined and return to administrator.
- Construction management for Lot 4R will be allowed on Lot 3R which is owned by same homeowner.

### IV. Lot 10 Elk Run – Review “As Built” Plans – (Gwyn Wheeler – Jordin Architecture)

The Keystone Design Review Board reviewed and rejected the compliance deposit refund request on the project at Lot 10 Elk Run as follows:

- Due to the amount of changes to the CD's and that the project is completed we will not be able to refund compliance deposit.

### V. Lot 28 Elk Run – Review “As Built” Plans – (Gwyn Wheeler – Jordin Architecture)

The Keystone Design Review Board reviewed and rejected the compliance deposit refund request on the project at Lot 28 Elk Run with the following comments:

- Due to the amount of changes to the CD's and that the project is completed we will not be able to refund compliance deposit.

VI. General Discussion

Final Approval of new fee schedule

The Board gave comments on the fee schedule requesting additional square footage break downs and a remodel fee schedule. The fee schedule will be revised and presented at a future Board meeting for approval.

Decision of fees for new bridge

A review of the communications between the Board members, KNC staff and Jeff Zimmerman from VRDC regarding the application fee and refundable compliance deposit were reviewed. After consideration the Board is maintaining their view on the fees previously required and asking for immediate payment since the project is under way.

Lot 26 Settlers Creek waive fee of \$750.00

A brief discussion began on the fee being charge for additional review and it was decided to hold this topic over to another meeting since a quorum cannot be reached.

Board Members

Tim Baker, the new Executive Director for Keystone Neighbourhood Company, has joined the Board. He is working with Alex Iskenderian of VRDC to fill the remaining open Board positions as well as the inspector position. As soon as the new members have been identified and join the Board an election for the Board chairmen will take place.

VII. Keystone Sign Program Amendment – (Alex Iskenderian, VRDC and Gregg Brown, DHM Design)

A discussion began regarding the current sign code for the Keystone area. An amendment to the PUD is being considered and VRDC would like feedback from the KDRB on the process. The current sign code is confusing and out dated. Summit County has identified over 100 signs in the Keystone area that are not in compliance with the code and/or never received a permit from the county. Currently a sign applicant is required to apply and pay a fee to the KDRB and Summit County prior to installing a sign. Kirsten Dean, of the Summit County Building Department, is advising that the sign code be revised and made easier for the applicants. The county is showing very little interest in the ongoing “policing” of the signs and the enforcement of the code. They would prefer the KNC or the KDRB handle the compliance piece. Due to the addition of the responsibilities of compliance the KDRB may need to increase their sign application fee which is currently \$50.00. Since the county would like the compliance to be administered by someone else perhaps they could reduce their fees. It is being considered

to have the KDRB inspector or someone else appointed by the KDRB to handle the enforcement of the code. There are three main groups that produce the majority of the signs in the Keystone area. They would real estate (VRDC), ski operations (Vail Resorts) and the KNC (which would include HOA's). Streamlining the process should remedy the majority of the issues the KDRB and Summit County are currently experiencing. Possibly each department could have a point person to help their department with the submittal process to stay within compliance. A concern is how we entice individuals, outside of the primary group, to comply with the code and follow the rules. May want to look at an incentive to following the rules such as allowing a larger sign or other minor change. Mr. Iskenderian and Mr. Brown will take the Boards input in to consideration as they continue the process and submit a more detailed plan at a future meeting.

#### VIII. Lot 20 Saw Whiskers – Preliminary Review – Todd Webber, Architect

The Keystone Design Review Board reviewed and gave tentative approval on the project at Lot 20 Saw Whiskers with the following comments:

- Reviewed the model understanding a quorum can not be reached. Todd Webber will meet with Ken O'Bryan independently for his review comments to be forwarded to the administrator.
- The Board noted the roof overhang is in the 100 year flood plain.
- Board would approve maintaining original house on site until new structure is completed but would require the original structure be removed and property revegged prior to final sign off.
- The Board took into consideration the 4/12 pitch roof guideline, but due to the overall project the Board would approve a roof pitch with less of a pitch.
- Will hold final approval until a quorum can be reached and Board can review all members' comments.
- Ken O'Bryan comments: I reviewed Todd's Lot 20 Saw Whiskers project this morning. I really do not have any comments except that I had expressed concerns with the boulder walled patio that extends into the 100yr. flood plain. It could possibly alter the flood plain but told Todd that the decision was really at the county level but wanted to make him aware of it. Todd said that the house might be moving further away from the river anyway. We also talked about the driveway entry and that it should be moved further to the east so it is not so close to the street intersection to the south. Also, the existing house can remain but it will have to be demo'd (and replaced with approved landscaping) before a C.O. would be issued by the county. I suggest that we move to allow Todd to go to final with a condition that all comments are addressed.

#### IX. Adjournment

The meeting was adjourned at 3:45 pm.