

## The Keystone Design Review Board

July 14, 2008

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 PM in the Neighbourhood Company conference room on Monday, July 14, 2008.

Board Members Present Were:

Paul Duxbury, Chairman  
Ken O'Bryan, Member  
Todd Webber, Member  
Gene Baker, Member  
Brad Schaepfi, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector

### Approve Previous Meeting Minutes

The previous meeting minutes dated June 30, 2008 were reviewed and approved with minor revisions.

### II. Lot 39 Elk Run – Landscape/Sod (Mindy Bothel for Bruce Kramer)

The Keystone Design Review Board reviewed and approved the landscape change at Lot 39 Elk Run with the following comments:

- As per approval of Gail Allman and the neighborhood HOA landscape plan can be installed per plan.

### III. Lot 20 Elk Run – Landscape Change for Final Inspection (Steve Smith, Owner)

The Keystone Design Review Board reviewed and approved the landscape change at Lot 20 Elk Run with the following comments:

- The Board recognizes the approval from the Elk Run HOA to allow the landscape changes as submitted by the owner.
- The Board will approve the changes in accordance with the HOA comments.

### IV. 1608 Soda Ridge Road – Preliminary 2<sup>nd</sup> round (O'Sullivan Remodel, Todd Weber, Architect)

The Keystone Design Review Board reviewed and approved the remodel at 1608 Soda Ridge Road to proceed to CD's with the following comments:

- Board request a copy of the material and colors board
- Board requires a lighting, soffit and railing detail be submitted on the final plans
- Board request window on west elevation on garage.
- Board requires an existing and purposed landscape plan

V. Sprung Structure for Gondola Project (Jeff Zimmerman – VRDC)

The Keystone Design Review Board reviewed and approved the Sprung Structure with the following comments:

- Board requires trash location be included with the final site plan.
- The Boards final approval contingent upon the trash enclosure. Must submit trash enclosure plan prior to final approval.
- The DRB Board approvals will be consistent with the County approvals.
- Board requests the utility meter locations be verified with Xcel.

VI. Lot 14 - Settlers Creek – Review Inspector Comments (Thomas Cater, VRDC)

The Keystone Design Review Board reviewed and acknowledged the inspectors comments for Lot 14 – Settlers Creek with the following comments:

- The inspector brought to the Boards attention, during final review, several items were added or modified from original plan which did not receive prior approval. The items include the driveway is 12' 5" at ditch line, snow storage guidelines may have not been followed, chimney caps are not per plan, post at front entrance and exterior light fixtures not per plan and garage doors not per plan.
- The Board has reviewed the items as per the DRB guidelines and application fees. The Board is requiring an additional fee of \$200.00 for the modifications which were not approved including all items listed above except the chimney.
- Referring to the chimney, section VII- L of guidelines, the flue shall be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence. Unpainted flues and vents are not permitted.
- Board requires the chimney design match the originally approved design or submit alternate design to the Board for approval. If additional submission is needed there may be an additional review fee.

VII. Lot 7 Settlers Creek – Review Drive Way Width – (Thomas Carter – VRDC)

The Keystone Design Review Board reviewed and will reserve any decision on the Drive way size at Lot 7 Settlers Creek with the following comments:

- Gene Baker abstained
- Board reviewed the noted plans by Thomas Carter of the drive way width.
- Board requests the inspector to re-measure all area driveways and will make a final determination at the next meeting.

VIII. Skier Services Building Remodel – Orientation/Schematic (Thomas Carter – VRDC)

The Keystone Design Review Board reviewed and approved the remodel of the skier services building with the following comments:

- The Board requests the number of exits be reviewed.
- It is required that a comprehensive landscape plan be submitted defining all landscape aspects and tying into the existing River Run Village landscape.
- The Board will need to review a lighting plan.

IX. Lot 4B North Fork – Orientation/ Schematic (T.A. Franco & Associates)

The Keystone Design Review Board reviewed and approved the orientation phase of the Lot 4B North Fork project with the following comments:

- Board will require minimum amount of surface coverage between drive way and county road. Board recommends checking with the county on number of drive ways allowed per lot.
- Board will require a site plan, staging plan, model of all views in sketch up form or 3D.
- The Board would advise contacting Lindsay Hirsh with the county to get information on county guide lines.
- The Board will require the project to follow the North Fork guide lines for all aspects of the project which include, but are not limited to, building height, retaining wall structure, materials, setbacks, landscaping, etc...
- The Board recommends reviewing position and height of home on the lot, sloping and location of home on lot, scale and massing of the structure, materials and design to adhere to mountain scale, snow load and storage.
- Verify utility location with Xcel.
- The Board is anticipating significant changes to original plans.

X. Adjourned:

The meeting was adjourned at 4:15 p.m.