

The Keystone Design Review Board

January 7, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 in the Neighbourhood Company conference room on Monday, January 7, 2008.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated December 10, 2007 were reviewed and approved as presented.

III. 0050 Kinnickinnick Keystone Ranch - Remodel (Blake Newdell, Travis Construction, Orth Residence)

The Keystone Design Review Board reviewed and approved the remodel for the Orth Residence at 0050 Kinnickinnick in the Keystone Ranch with the following comments:

- The new exterior needs to match the existing home in colors and materials.
- Provide a completed application and the \$100 application fee as well as the \$1,000 refundable construction compliance deposit.

IV. Settlers Creek Townhomes - 45 Tip Top Trail – Site Plan Modification (Blake Shutler, Compass Homes)

The Keystone Design Review Board reviewed and approved the site plan modification relating to landscaping for Settlers Creek Townhomes at 45 Tip Top Trail without any conditions.

V. Spoon Café – Sign application (BHH Architecture)

The Keystone Design Review Board reviewed and approved the sign application for the Spoon Café with the following comments:

- Mr. Baker abstained from the vote.
- The revisions to the exterior have been put on hold until the spring.
- According to section 6-3.3.4 Projecting/Arcade Signs, the sign needs to have 7'6" of clearance and can't exceed 12' in height.

VI. Jay's Patio Café – patio fence, furniture & umbrellas (Jay Solomon, Owner)

The Keystone Design Review Board reviewed and approved the exterior modifications for Jay's Patio Café with the following comments:

- The patio furniture and umbrellas are acceptable.
- Logos / advertising is not allowed on the umbrellas.
- The fence is acceptable.
- Please provide a completed application and the \$100 application fee.

VII. Lot 8 Elk Run – Cupola Change (Jarrett Buxkemper, BHH)

The Keystone Design Review Board reviewed and approved the cupola change for Lot 8 in Elk Run with the following comments:

- Mr. Baker abstained from the vote.
- The cupola has been reduced in size to meet the new county height requirements. A discussion ensued regarding the fact that a PUD is in existence for Elk Run which uses a different requirement for building height. While the county can change an ordinance it can not apply it to an existing PUD. As a representative of Vail Resorts, Mr. Schaeppi will contact the county regarding the issue. The applicant is encouraged to further discuss this issue with the county.
- Pay attention to waterproofing and flashing issues.

VIII. Keystone Mtn Ops – Gondola Cabin and sign in Old River run (Doug Lovell)

The Keystone Design Review Board reviewed and approved the addition of a Gondola cabin. The sign application announcing the new gondola in Old River Run was approved without any conditions based on Section 12-5 3.4.5 of the Sign Code. The Board noted that it needs to review and approve the design of the gondola base structure as soon as possible.

IX. Lot 9 Elk Run – Schematic (O'Bryan Partnership)

The Keystone Design Review Board reviewed and approved the Schematic phase for Lot 9 in Elk Run with the following comments:

- Mr. O'Bryan abstained from the vote.
- Pull back the roof encroachment above the utility easement.
- There is no bulk plane requirement for this lot.
- Correct the elevation labels.
- Verify that the 75% rule is being met.
- Address the roof drainage issue on the south elevation.
- Provide an existing site plan.
- Provide details for the back patio.
- Break up the ridge line on the south elevation.

- Put trusses in all the gables.
- Add a column to each corner of the deck.
- Be consistent with the exposed rafter tails.
- Correct the window details. Windows should center with the gables.
- Provide the application and the \$3,000 application fee.

X. O2 Lounge Sign Violation

A discussion ensued regarding the most appropriate course of action relative to the O2 Projecting Arcade sign. The sign was installed prior to review and approval and exceeds the size allowance of 10 square feet by 2 square feet according to section 6-3.3.4 Projecting/Arcade Signs. The KDRB asked that a letter be sent to the O2 Lounge owners stating that its sign is in violation and must be removed and reduced in size and then replaced.

XI. Adjournment

The meeting was adjourned at 2:35 p.m.