

The Keystone Design Review Board

March 3, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 in the Neighbourhood Company conference room on Monday, March 3, 2008.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated February 18, 2008 were reviewed and approved as presented.

III. Lot 4 Wild Irishman – Addition (Infinite Scope. Rick Emerine)

The Keystone Design Review Board reviewed and approved the addition to Lot 4 at Wild Irishman with the following conditions:

- There is a five foot utility easement set back which the deck addition currently extends beyond. The board will support the abandonment of the utility easement if Excel Energy and Summit County Planning supports that abandonment. Provide written support from Excel and Summit County Planning if that is the case. If not then the deck needs to be pulled back five feet.
- Match existing materials and colors.
- The check for the \$3,000 application fee is for new construction, not an addition. Additions over \$50,000 are a \$1,000 fee. The other \$1,000 will be applied to the refundable construction compliance deposit and the remaining \$1,000 will be refunded.
- Provide a final set of construction document drawings.

IV. New Gondola Terminal (Jeff Zimmerman, Keystone Resort)

The Keystone Design Review Board reviewed and approved the new base terminal for the River Run gondola with the following conditions:

- Submit details for temporary restrooms if it is determined that they are necessary.
- Items 3, 4, 5, 6 of the letter you provided are a part of the conditional approval.

V. Lot 9 Elk Run – Preliminary (Frank, O'Bryan Architecture)

The Keystone Design Review Board reviewed and approved the preliminary phase for Lot 9 in Elk Run. Mr. O'Bryan abstained from the vote. The following comments were made:

- The 75% rule is being met. The home is currently at 73.5%.
- Adjust the location of the hot tub so that it is not more than 50% into the set back.
- Reconfigure the roof over the entry walk to avoid snow shed on the walkway.
- Include the numbers of each species of trees on the landscape plan.

VI. Lot 1 Last Chance – Remodel (Todd Webber Architect)

The Keystone Design Review Board reviewed and approved the remodel/addition at Lot 1 in the Last Chance subdivision with the following comments:

- Keep the 25' set back.
- Replace the bad siding on the curved deck element.
- Provide the application fee.

VII. Lot 17 Settlers Creek (Gene Baker, Baker, Hogan, Houx Architecture)

The Keystone Design Review Board reviewed and approved the use of Elk Prestique 30 or 40 year high-profile composition shingles in the color weatheredwood for Lot 17 at Settlers Creek as apposed to the previously approved Certainteed Weatheredwood shingles. Mr. Baker abstained from the vote.

VIII. Adjournment

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