

The Keystone Design Review Board

March 17, 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, March 17, 2008.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated March 3, 2008 were reviewed and approved as presented.

III. Lot 6 Last Chance – Schematic (Faye Crowe Architect, Tom Yetzer, Owner)

The Keystone Design Review Board reviewed and recommended a second round of schematic approval for the March 31, 2008 meeting for Lot 6 at Last Chance with the following conditions:

- Phone conference with Faye Crow and Tom Yetzer
- More integrated before moving to next level. Next meeting schematic round two.
- Board likes scale and massing, roof elements. Dislike how far garage sticks out must be integrated. Integrating garage with house. Rectangle home with garage added “suburban look”.
- Neighbor encroachment on property line on drive way. Need to negotiate with neighbor. Board not approving neighbors drive way on Yetzer property.
- Overall direction OK would like more timber accents on home and garage.
- Grade, 9228 through home 9227 through garage. Garage higher than house and shown differently on plans (backwards). Fay to rework.
- Take another look at schematic then move on. Fay ok.

IV. 1608 Soda Ridge Road – Orientation - Remodel (Michael O'Sullivan, Owner)

The Keystone Design Review Board reviewed and approved to move to schematic phase with continued plan redesign for the 1608 Soda Ridge Road with the following conditions:

- Owners purposed changes as follows; change existing front door, improve entrance, and add bedrooms.
- Asked for board opinion on local –vs. - out of area architect.

- Advantages to local architect. Knows special circumstances, can come to meetings, advised to use local architect. Original set of plans good to begin with.
- Next meeting can be schematic per board
- Contact KNC for local architect and referrals.

V. Lot 24 Keystone Ranch – Remodel (Jerry Dokken, Marketplace Architects)

The Keystone Design Review Board reviewed and approved the remodel plans for Lot 24 Keystone Ranch.

- Minor exterior changes. New gas line for 2 gas fireplaces. Survey, site plan, color photos, large and small plans were provided by Jerry Dokken.
- As with all hot tub installations we will require a screen for the hot tub. If any accesses outside the property boundaries are required, approval from the Ranch HOA will be required. Also a site meeting with Thomas Carter from VRDC will be required prior to starting construction.
- Expanding decks, second phase possible, and spa under deck.
- Both decks more sq. footage, Dutch door entrance to deck, and 2 window areas. Change railings on decks. Built 1982 remodel. 1992
- Comments by the board on the various types of windows would like more consistent if owner is willing. If changing windows board recommends make the all windows the same type.
- Colors and materials need to match. Must be consistent
- Approve fully by KDRB no need to come back.

VI. Lot 60 Elk Run – Schematic round two (Barbara Shepler, Shepler Architecture)

The Keystone Design Review Board reviewed and approved to move to preliminary phase for Lot 60 in the Elk Run subdivision with the following comments:

- Very Steep lot. See previous minutes for original plan questions.
- Elevations better on second set of plans. 75 % rule guide lines reviewed. 1 story under ground and partial 2nd story underground.
- Provide calculation identifying the 75% requirements.
- Structural / Civil engineer required due to steep grade and for drainage.
- Wall in back may be designed to be landscaped with rock retention wall. Will have checked by engineering
- Drive way turnout too far in set back move drive over to accommodate.
- Snow collecting in window well. Need gable or other covering.
- Retaining wall at approx. 6' and look more natural, engineering will be required for wall over 6' Boulder retaining walls can not encroach into set back and drainage easement without written approval from Summit County engineering showing the relationship of the drainage for adjoining lots.

- Carl Cook owns lot next door as well. Need to see drainage easement for both at same time.
- Along with requirements of the preliminary review provide all requirements for preliminary phase.

VII. One River Run – Schematics (Tim Baker, VRDC)

The Keystone Design Review Board reviewed and approved the plans to proceed to the next KDRB meeting to address the boards comments listed below.

- Tim Baker submitted plans; the board will review and send him any questions. He will attend the 3/31/08 meeting to comment on board suggestions.
- 190 parking stalls for 183 units. 7 extra spaces. Tandem parking spaces allowed or to code? Especially 4 deep. County will need to be involved in final decision.
- Without the preview plans to review and compare to this submittal, it appears the board has concerns regarding several of the elevation that appear to have more of a vertical stacked appearance than the prior submittal. Would like to review at next meeting.
- Pool issue needs additional study for clearance and support.
- Want to see elevation of building presented at 1/21/08 meeting at 3/31/08 meeting.
- Would like to see elevations for each of the Phases of construction.
- Construction staging plans, where are they storing materials, trash, etc... during construction.
- Operation access during each phase of construction.
- Need West elevation Phase 3, East and West elevation Phase 2, and East elevation Phase 1 when there is no elevation of Phase 2.

VIII. Lot 21 Settler Creek – Orientation (Mark Hogan Baker, Hogan, Houx)

The Keystone Review Board reviewed the orientation plans and approved the plans for Lot 21 Settler Creek.

- Gene Baker abstains from this project.
- Have orientation drawings and schematics completed to 90%
- Stairs extend beyond the building envelope cannot exceed 18” in height from finish grade.
- Flip fireplace and bed wall in master bed room and express chimney through roof
- Board approval of schematic

IX. Lot 24 Settlers Creek – Orientation (Gene Baker – Baker, Hogan Houx)

The Keystone Review Board reviewed and approved the schematic for Lot 24 Settler Creek.

- Gene Baker abstained and presented for orientation and schematic review for this lot.
- Drive way turn around need to be shortened to take in to consideration the easement.
- View Northeast of Porcupine Rock.
- Waterproof deck that partially covers garage below.
- Split level up ½ flights to great room.
- Overall 3565 sq. feet Upper approx. 65% of lower level. So well inside the 75% guideline.
- The garage looks dominant and when viewing from the Northeast elevation the garage sticks out farther then the entry way. Garage cannot be dominant to residence. Front entries shall be prominent feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set behind the front primary wall of the home.
- Board suggests increasing the width of the garage doors if possible for a more convenience access to the garage.
- The board will require screening in the area of the hot tub, landscaping is the preferred method.

VIII. Adjournment

The meeting was adjourned at 4:10 p.m.