

The Keystone Design Review Board

April 21, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 PM in the Neighbourhood Company conference room on Monday, April 21, 2008.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated March 31, 2008 were reviewed and approved with changes noted.

III. Lot 13 Settlers Creek – Preliminary & Construction (Jon Rice – Euthenics West Architecture)

The Keystone Design Review Board reviewed and approved the project at Lot 13 Settlers Creek with the following comments:

- Metal siding approved as long as pre-rusted per materials board submitted in 2007.
- Construction fence needs to go around full perimeter of project.
- Must submit a stamped and signed set of plans to review board
- Board will not require additional fees due to length of project

IV. Lot 61 Elk Run – Schematic (Barbara Shepler – Shepler Architecture, Karl Koch Owner)

The Keystone Design Review Board reviewed and approved to move to preliminary phase for Lot 61 Elk Run with the following comments:

- Board requests side elevation on southeast side is broken up.
- Utility meters approved by Xcel but Board has concerns over location under deck and ability to hide with landscaping from foot traffic.
- The Board is requiring a Civil Engineer to design the overall site requirements.
- Recommend retaining wall must look more like out cropping of rock not a long unbroken wall. Wall needs to look more natural. Stepping or breaking up of wall. Not U shaped. Does not have to be solid structure.
- Board will consider application for drainage for Lot 60 & 61 at the same time.
- Coordinate floor plan and roof plans

- Make both side elevation look similar
- Must have application and fee to KDRB prior to next meeting

V. Lot 60 Elk Run – Preliminary Round 2 (Barbara Shepler, Shepler Architecture – Karl Koch, owner)

The Keystone Design Review Board reviewed and requests another round of preliminary review for Lot 60 in the Elk Run subdivision with the following comments:

- Board ask applicant to research alternative location on meters
- Utility meters approved by Xcel but Board has concerns over location under deck and ability to hide with landscaping from foot traffic.
- Recommend retaining wall must look more like out cropping of rock not a long unbroken wall. Wall needs to look more natural. Stepping or breaking up of wall. Not U shaped. Does not have to be solid structure.
- Drainage plan has to work for both sites (Lot 60 & Lot 61) but building plans need to be specific to each site.
- The Board is requiring a Civil Engineer to design the overall site requirements.
- Can not have material changes on same plane on roof.
- Review side of the wall elevation in relation to roof over hang to create off set.

VI. 283 Gentian Road – Minor Design App. (Ira render – Redner Construction)

The Keystone Design Review Board reviewed and approved the submission for exterior materials upgrade for 283 Gentian Road with the following comments:

- Board recommends that the stone which is on the south elevation wrap around the southwest corner, past door #7 to terminate at an inside corner.
- Board recommends the stone ends at the left corner of the deck on the north elevation.
- Contractor to confirm owner approval of Boards recommendation on north elevation.

IX. Keystone Cultural Arts Center –Orientation of redesign (Molly Speer, KNC Executive Director and Ken O’Bryan, O’Bryan Partnership, Inc.)

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

- Board requests verification the project is not encroaching on any wet lands area.
- Submit wet lands delineation lines on future drawings

- Board recommends review of west facing roof plan for massing concern regarding Silver Mill homeowner views.
- Request a materials board be presented at next review.
- Board recommends breaking up long front wall with wood/steel truss detail or possible shed roof with truss to cover message boards.
- Orientation review with KDRB supports new design.
- Board suggest adding windows at the east of the gallery and conference room facing the river

X. Lot 4 Wild Irishman – 553 Wild Irishman Lane – Addition (Rick Emarine – Infinite Scope)

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

- Board does not disagree with the finding by Xcel Energy and the applicant that a utility easement does not exist along the side lot line.

XI. Lot 1 Block 1 Last Chance Subdivision Remodel (Todd Weber Architect)

The Keystone Design Review Board reviewed and approved the project to move to the CD phase with following comments:

- The applicant stated that wood, versus metal, siding would be used.
- Need stamped set of documents for CD phase

XII. Lot 8 North Fork Subdivision – Modifications (Fred Newcomer – Bostad International)

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

- Need stamped, signed and updated plans.
- Board approves design modification per county request

XIII. Adjournment

The meeting was adjourned at 2:55 pm.