

THE KEYSTONE DESIGN REVIEW BOARD

April 30, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 p.m. in the Neighbourhood Company conference room on Monday, April 30, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Gene Baker, Member
Todd Weber, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – April 23, 2007

The previous minutes dated April 23, 2007 were reviewed and approved as presented.

III. Lot 6 Elk Run – Schematic Review (Steve Harrison Architect, Brit Dimitt Residence)

The Keystone Design Review Board reviewed the schematic phase at Lot 6 in Elk Run. Until more substantial changes occur, this project will remain at the schematic phase due to the following comments:

- See Section C, especially the last paragraph on page 11 of the Elk Run guidelines. The intent of the 75% rule is still not being met.
- Provide more significant changes in the overall massing and scale on the north, west and south elevations.
- Consistency on the treatments of the gable ends is recommended.
- The Board suggests hammerhead at the driveway which can extend ½ ways into the setback if necessary.
- VII There Architectural Standards, H Entries and Exterior Doors
Front entries shall be a prominent feature. Garages shall not be dominate the structure and shall be subordinate to the residence. The board currently feels there is too much emphasis on the garage.
- The upper gable at the front entry appears unnecessary; eliminating this element along with examining the different massing with the lower gable is suggested.
- The board will review this project again on Friday, May 25, 2007 if a submittal with significant changes has been received in the Neighbourhood Company office by 1pm on Monday, May 14, 2007.
- As a reminder the review application fee allows for one (1)-orientation meeting and two (2) - schematic design reviews. Additional reviews at the schematic phase will require an additional \$250.00 per review at this level.

IV. Lot 21 Elk Run – Schematic Review round two (Steve Harrison Architect)

The Keystone Design Review Board reviewed the schematic phase at Lot 21 in Elk Run. Until more substantial changes occur, this project will remain at the schematic phase due to the following comments:

- See Section C, especially the last paragraph on page 11 of the Elk Run design guidelines. The intent of the 75% rule is still not being met.
- The board will review this project again on Friday, May 25, 2007 if a submittal with significant changes has been received in the Neighbourhood Company office by 1pm on Monday, May 14, 2007.
- As a reminder the review application fee allows for one (1)-orientation meeting and two (2) - schematic design reviews. Additional reviews at the schematic phase will require an additional \$250.00 per review at this level.

V. Lot 17 Settlers Creek – Schematic Review round two (Steve Harrison Architect)

The Keystone Design Review Board reviewed round two of the schematic phase for Lot 17 at Settlers Creek. Until more substantial changes occur, this project will remain at the schematic phase due to the following comments:

- Consistency on the treatments of the gable is recommended.
- See Section VII Section C regarding garages and parking spaces. The garage needs to be more integrated with the house. Locating the garage in the back of the house is acceptable as long as the massing of the garage element is more compatible with the overall design of the house. The board reviews the overall site impact as it relates to the design of the house. The garage currently has a standalone appearance which does not substantiate the need for the additional site disturbance and paving.
- See Section C, especially the last paragraph on page 11 of the Elk Run design guidelines. The intent of the 75% rule is still not being met. Provide more significant changes in the overall massing and scale
- The board is concerned with what appears to be multiple roof forms/materials, this will be reviewed more closely with the overall color and material submittal.
- The board will review this project again on Friday, May 25, 2007 if a submittal with significant changes has been received in the Neighbourhood Company office by 1pm on Monday, May 14, 2007.
- As a reminder the review application fee allows for one (1)-orientation meeting and two (2) - schematic design reviews. Additional reviews at the schematic phase will require an additional \$250.00 per review at this level.

VI. Lot 14 Settlers Creek – Schematic Review with architect (Dick Clark, Solar One Builders, R. Lujan, Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 14 at Settlers Creek with the following comments:

- Bring the window on the north elevation down into the middle roof to break it up.
- Review the stone column detail at the entry. The columns currently look out of proportion (height to width)
- Front entries shall be a prominent feature. Extending the stairs and columns beyond the garage door plan is an acceptable method to achieve this.
- The east elevation has a large unbroken wall plane that needs to be broken up.
- The triangular shaped hip roof is lower than the shed roof. The board suggests that they be on the same plane.
- Provide a site plan with existing and proposed grading.
- The sample gable element over the utilities does not appear to fit the roof details of the house. Review other potential locations with that are acceptable with Excel Energy and would have less of a visual impact than the current location.
- The driveway cannot exceed 12' in width at the road. The board recommends review an alternate configuration of the driveway. A driveway turn-a-round disturbance can go up to ½ ways into the setback.
- Provide Existing and Proposed grades on elevation
- The board will review the preliminary phase on Friday, May 25, 2007 if a submittal is received in our office by 1pm on Monday, May 14, 2007.

VII. Lot E – 18 Keystone West Ranch – Schematic Review (Barbara Shepler Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot E-18 at the Keystone West Ranch. The board would like this project to remain at the schematic phase due to the following reasons:

- The Keystone West Ranch does not allow any portion of the structure to extend out of the building envelope. The entire structure including roof overhangs and window wells must within the lot lines.
- Provide a surveyed site plan with topo's and all existing trees between lot and road.
- The pitches of the roof must be a minimum of 4/12. Review the roof plan and elevations, the board is concerned the roof proportions may not be appropriate when adjustments are made.
- Additional stone base is encouraged and must be natural. Manufactured stone is not allowed.
- The board will review the schematic phase on Friday, May 25, 2007 if a submittal is received in our office by 1pm on Monday, May 14, 2007. The board will do the same for Lot 60 at Elk Run.

VIII. Lot 28 Elk Run – Garage location question (Gwyn Wheeler Architect)

The Keystone Design Review Board reviewed the relocation of the garage at Lot 28 at Elk Run. While the board preferred the original submittal with the side-load garage they agreed to support this change with the following comments:

- Scale down the left side of the west elevation to make the entry a more dominant feature than the garage.
- The driveway can not exceed 12' in width at the road. A driveway turn-a-round disturbance can go up to ½ way into the setback.

IX. Lot 11 Elk Run – Schematic Review (O'Bryan Partnership Architects, Guss Boughton Owner)

The Keystone Design Review Board reviewed the schematic phase for Lot 11 at Elk Run. The board would like the project to remain at the schematic phase due to the following comments:

- The 75% rule must be met both in intent and calculations.
- Provide all elevations.
- The entire front elevation should not be on the same plane.
- De-emphasize the door next to the garage.
- The administrator for the KDRB will send a certified letter, return receipt to the owner of Lot 16 regarding the change in the lot line.
- Provide the signed application and the \$3,000 application fee.

X. Lot 35 Elk Run – Preliminary round two (Pat Hubble Architect, Hendrix Residence)

The Keystone Design Review Board reviewed and approved the preliminary phase for lot 35 at Elk Run pending receipt of the following information:

- The stone must be natural.
- Provide specs of the proposed colors and materials. Solid body stains are not allowed.
- See section VII item P regarding outdoor lighting in the Elk Run guidelines. Light fixtures need to be shielded or frosted glass. The lights on the stone posts on the front porch, at each side of the garage doors, at patio doors, above bottom of outside stairs coming from deck and at the back deck hanging from ceiling are not allowed.
- Provide additional landscaping on the southwest corner of the house for screening from the adjacent house.

XI. Adjournment

The meeting was adjourned at 4:30 p.m.