

THE KEYSTONE DESIGN REVIEW BOARD

May 14, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 p.m. in the Neighbourhood Company conference room on Monday, May 14, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Todd Weber, Member

II. Approve Previous Meeting Minutes – April 30, 2007

The previous minutes dated April 30, 2007 were reviewed and approved as presented.

III. Lot 35 Elk Run – Preliminary Follow up (Steve Hendrix Residence)

The Keystone Design Review Board reviewed the preliminary phase for Lot 35 at Elk Run. The Board requested the following additional information:

- Provide a complete set of colors and materials including colors for soffits, deck railings, window claddings, facia, timbers, flashing and doors.
- Provide a spec sheet for exterior light fixtures.
- Provide a sample of the roof shingle
- Pavers are acceptable to use on the driveway as long as they are snow melted: provide a sample of the desired paver.

IV. Lot 11 Elk Run – Schematic Review (O'Bryan Architecture, Guss Boughton Owner)

The Keystone Design Review Board reviewed the schematic phase for Lot 11 in Elk Run. While the Board appreciates the details and break up of materials it would like to review this phase again on May 25, 2007 due to the following comments:

- The calculation and intent of the 75% rule is still not being met. There is still too much structure of the house on the upper floors, especially the main level.
- Provide a site plan including existing and proposed grading.
- While not required at this level, a roof plan would be helpful.
- Feather out the vertical wall at the patio so that it blends out instead of rising straight up.

V. Lot 28 Elk Run – Preliminary / CD's for May 25th review (Gwen Wheeler Architect & Owner)

The Keystone Design Review Board reviewed the preliminary and construction document phase for official review on May 25, 2007. The Board had the following comments:

- Establish consistency and hierarchy for the gable end treatments including trusses and gorbels.
- The roof plan needs to match the elevations.
- It appears that there is a change of materials on the same wall plane on the west elevation. This is not allowed.
- If proposed, reflect a hot tub on the plans including appropriate screening.
- Maintain consistent window trim details on the west elevation.
- Provide a sample board with all colors indicated.
- Preliminary will not be approved at the May 25th meeting unless all these items are addressed.

VI. Lot 60 Elk Run – Orientation for schematic review (Barbara Shepler Architect, Karl Koch Owner)

The Keystone Design Review Board preliminarily reviewed the schematic phase for Lot 60 at Elk Run which will officially be reviewed on May 25, 2007. The Board had the following comments:

- The driveway needs to be 15'-0" from property corner.
- Due to the quantity and size of the walls and the significant slope of the lot, a civil engineer will be required to design the grading and drainage plan for this lot.
- The grading plan does not match the elevations
- See Section B Item 2 on page 10 of the Elk Run guidelines regarding Design and Configuration. The overall design needs to be more sensitive to the lot. Site differences need to be taken up in the house as opposed to massive excavations of the lot.
- No regrading/retaining will be allowed in the drainage easement.

VII. Lot 6 Elk Run – Schematic round three for 5/25/07 review (Steve Harrison Architect)

The Keystone Design Review Board preliminarily reviewed the schematic phase for Lot 6 at Elk Run which will officially be reviewed at the 5/25/07 meeting. The board had the following comments:

- Adjust the proportions of the small truss element on the south elevation.
- Include a wall break at the south gable on the east elevation.
- The massing at the great room wall needs to be broken up.
- Provide square footages for each level.
- While not required at this level, a roof plan would be helpful.
- Verify that all roof overhangs are within the building line.
- The overall massing of the house is going in the right direction.
- It appears there may be constructability issues with the entry roof and the gable above.
- The entry roof appears to be over the setback.
- Reduce the width of the hammerhead turn-around area.

VIII. Lot 21 Elk Run – Schematic round three for 5/25/07 review (Steve Harrison Architect)

The Keystone Design Review Board preliminarily reviewed the schematic phase for Lot 21 at Elk Run which will be officially reviewed at the 5/25/07 meeting. The board had the following comments:

- Provide square footages for all levels to confirm that the calculation of the 75% rule is being met. However, there still remains significant concerns regarding the north and south elevations meeting the intent of this rule. The east and west elevations are fine.

IX. Lot 14 Settlers Creek – Preliminary (Dick Clark, Solar One Builders)

The Keystone Design Review Board reviewed the preliminary phase for Lot 14 at Settlers Creek which will officially be reviewed at the 5/25/07 meeting. The board had the following comments:

- A double door at the garage is not allowed.
- Provide a model of the home.
- Provide actual samples of materials with colors applied and a sample of the stone.
- Provide an exterior lighting cut sheet.
- Provide all items required for a construction staging plan including toilet, dumpster, parking and fencing locations.

Items two, three and four from the 4/30/07 review still apply:

- 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 is an acceptable method to achieve this.
- The east elevation has a large unbroken wall plane that needs to be broken up.

X. Lot 17 Settlers Creek – Schematic round three for 5/25/07 review (Steve Harrison Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot 17 at Settlers Creek which will officially be reviewed at the 5/25/07 meeting. The Board had the following comments:

- Provide square footage calculations for each level.
- There appears to be roof drainage issues at the door by the garage.
- On the south elevation, bump out the fire place further from the wall plane than just the depth of the stone.

XI. 32 Appaloosa Court, Last Chance – Residing & Entrance Change (Marketplace Architects)

The Keystone Design Review Board reviewed and approved the residing and entrance change at 32 Appaloosa Court in the Last Chance subdivision with the following comments:

- Place construction fencing around the site.
- Provide a staging plan including materials storage, port-a-let and dumpster location, etc.

XII. Lot E-1 Keystone West Ranch – Orientation for 5/25/07 Schematic review (Barbara Shepler Architect, Karl Koch Owner)

The Keystone Design Review Board reviewed the initial schematic phase for Lot E-1 at the Keystone West Ranch for official review at the 5/25/07 meeting. The board had the following comments;

- Provide a signed design review application.
- Provide a copy of the plat map to review driveway access or a topo that includes the site and the driveway.
- A chimney cap will be required.
- The design of the home looks to be in keeping with the Keystone West Ranch guidelines, however a site plan with existing and proposed grades and the proposed driveway location will be required for a better understanding of the lot.

XIII. Lot 6 Last Chance – review to determine if official review is necessary at 5/25/07 meeting (Chris with Easton Homes)

The Keystone Design Review Board reviewed whether or not Lot 6 in the Last Chance subdivision is subject to Architectural Review by this board. Mr. May stated that all lots within Last Chance are subject to review and approval by this board. An area near that subdivision called Moon Valley is not. The Board had the following comments:

- Provide an application and fee.
- Provide the site plan including building layout, driveway location, tree location, existing grades and proposed grades.
- A detached garage is not allowed as garages must be integrated into the home design.

XIV. Adjournment

The meeting was adjourned at 4:00 p.m.