

## THE KEYSTONE DESIGN REVIEW BOARD

June 11, 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 June 11, 2007.

Board Members Present Were;

Paul Duxbury, Member  
Todd Weber, Member  
Ken O'Bryan, Member  
Gene Baker, Baker, Hogan, Houx

### II. Approve Previous Meeting Minutes – May 25, 2007

The previous minutes dated May 25, 2007 were reviewed and approved as presented.

### III. Lot 28 Elk Run – Preliminary / CD's (Gwyn Wheeler, Architect & Owner)

The Keystone Design Review Board reviewed the preliminary phase for Lot 28 at Elk Run. The Board would like to review the preliminary phase again due to the following issues;

- Determine if the driveway is pavement or concrete. If it is concrete determine the color.
- Resolve the constructability issues with the roof on the east elevation.
- Eliminate the belly band.
- Provide a color copy of the color and materials board.
- Check with the county to determine if gas lights are acceptable. Clear glass on the light fixtures is acceptable if gas is used. If not, the glass must be frosted.
- Correct the access panels at the crawl space.
- Put in a heated well at the snow shed area on the north elevation.
- Bring the driveway ½ way into the setback and add landscaping.

### IV. Lot 17 Settlers Creek – Schematic round three (Baker, Hogan, Houx Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 17 in Settlers Creek with the following comments;

- The massing meets the intent of the 75% rule.
- Bring the entry out further to make it more dominant.

### V. Lot 21 Elk Run – Schematic round three (Baker, Hogan, Houx Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 21 in Elk Run with the following comments;

- Allocate the square footage of the entry to the lower level.
- Pull the entry out to make it more dominant.
- Remove or lower the upper dormer.

### VI. Lot 4 Settlers Creek – Construction Documents (Baker, Hogan, Houx Architect)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 4 at Settlers Creek with the following conditions;

- Reflect the third spruce tree on the corner of the house adjacent to lot 3 for additional screening.
- If a chimney is necessary at the upper fireplace then it will need to be stone with a cap.
- Check the depth of the water line to the lot to ensure its 9' or deeper.
- Provide exterior lighting cut sheets

VII. Lot 14 Settlers Creek – Construction Documents (Richard Clark, Solar One Builders)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 14 at Settlers Creek with the following comments;

- Trees must be protected at the canopy with construction fencing. If the tree canopy projects into the footprint of the house, the house needs to be moved to the east and rotated counter clockwise to save the trees.
- Reflect construction fencing on the staging plan. The silt fence must be within the construction fence.

VIII. Lot 12 Alders – Schematic (Mark Harris, S-Arch)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 12 at the Alders with the following conditions/comments;

- The applicant verified that Architect Robert Meir is assisting on the project and has visited the site.
- Pay special attention to the 75% rule for the preliminary phase. (Section C, Building Height, Scale and Massing of the Alders Design Guidelines). The house needs to step in as it rises.
- Check with the county to determine whether or not the shared driveway needs to meet the 12' requirement.
- Consider re-orienting the house if the 12" and 13" pine trees are worth saving.

IX. Lot E-1 Keystone West Ranch – Schematic submittal for 6/25/07 review (Barbara Shepler Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot E-1 at the Keystone West Ranch for official review at the 6/25/07 meeting. The Board had the following comments;

- The building needs to be entirely within the building envelope.
- The grading and elevations are not consistent.
- The four windows in the second master bedroom look into the ground. The Board suggests pulling the home further up out of the ground.
- Minimize grading and save trees wherever possible.
- Any trees required to be removed for fire mitigation by the county will need to be replaced with the same or bigger sized trees.
- Grading and construction access outside the building envelope is not allowed without prior written permission from the Keystone West Ranch Homeowners Association. It appears that this will be necessary unless construction techniques such as shoring are used.
- The driveway may need a culvert.

X. Lot E-18 Keystone West Ranch – Schematic submittal for 6/25/07 review (Barbara Shepler Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot E-18 at the Keystone West Ranch. The Board had the following comments;

- Consider installing a culvert in the driveway in lieu of providing a low spot.
- The area well off the recreation room is not indicated on the site plan.
- The elevations need to match the grading.
- No disturbances, except for driveways, walkways and utilities, are allowed outside of the building envelope without prior written permission from the Keystone West Ranch Homeowners Association.
- Locate the driveway further to the north to obscure views directly into the garage door and emphasize views of the front entry.
- Minimize grading and save trees wherever possible.
- Inquire about fire mitigation requirements with Patty McGuire at the county.
- Provide all necessary requirements for the preliminary review on 6/25/07.

XI. 30 Potentilla – Repaint (Patricia Hauptman, Owner)

The Keystone Design Review Board reviewed the proposed repaint at 30 Potentilla. The Board had the following comments prior to approval;

- According to the design guidelines, solid body paint is not allowed. A semi-transparent stain needs to be used.
- Consider painting only the upper portion of the dual facia board in the colonial red to avoid a stripy look.
- Apply all proposed colors to an area of the house to be inspected by a KDRB representative prior to approval.

XII. 314 Penstamon – Remodel (Wormington Residence)

The Keystone Design Review Board reviewed the proposed remodel at 314 Penstamon. While the Board is supportive of the remodel it is not able to approve it because the improvements are being proposed outside the property line. This is regardless of the fact that areas of the home already exist outside the property line. All additions need to be made within the building envelope unless prior approval is obtained from the Homeowners Association. It also appears that if approved, access to the areas of the site will occur on common area. This is also not allowed without prior written approval from the Homeowners Association. The Board will review this application at the April 23, 2007 meeting if written approval from the Homeowners Association is provided at that time.

XIII. Lot 6 Elk Run – Preliminary submittal for 6/25/07 review (Brit Dimmitt, Owner & Steve Harrison Architect)

The Keystone Design Review Board reviewed the preliminary submittal for Lot 6 at Elk Run for official review at the 6/25/07 meeting. The Board had the following comments;

- The roof plan currently does not work. Look specifically at the areas at the east and south corners of the upper floor.
- The hip roof on both sides of the North West dormer don't work because they are different in elevation than in plan.
- Verify the dimensions of the truss materials.
- Bump out the wall and roof at the upper portion of the roof on the north elevation similar to what is being done at the south elevation.
- Provide a colors and materials board and an 8 ½ x 11 color copy for the file.
- The construction fencing needs to be brought in from the property line to minimize disturbance.
- The utilities can not be brought across the neighbors property.
- Provide exact square footages for all levels. Currently the 75% rule is being exceeded by 63 square feet.

XIV. Adjournment

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