

# The Keystone Design Review Board

August 9, 2007

## I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 9:35 am in the Neighbourhood Company conference room on Thursday, August 9, 2007.

Board members present were:

Gene Baker, Member  
Brad Schaeppi, Member  
Todd Webber, Member  
Ken O'Bryan, Member

## II. Approve Previous Meeting Minutes – July 23, 2007

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

## III. Alders Lot 23 – Schematic (Greg McMurray)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 23 at the Alders with the following comments:

- It is acceptable to have a single door at the double garage as long as it is designed to appear as if it's two doors.
- Changes to the garage wall are acceptable.
- Consider adding some out riggers.
- Fix the discrepancies of the windows in elevation and plan.
- The roof plan does not match the elevation.
- The bump out on west elevation does not match the roof plan. Add additional relief to that bump out as well to meet the 75% rule.
- The gable to the far right on the south elevation is draining on upper deck.
- Look at and revise the overhang transitions in the roof plan.
- Remove the patio from the plans.
- Overhangs can be extended in areas where there is room within the building envelope.
- Add a turn out at the driveway.
- Add a drainage pan at the ditch and look at grading issues at the rear of the site.
- Show existing and proposed grades on the elevations.
- Provide a color and materials board and an 8 ½ x 11 color copy for the file.
- Provide a landscape/revegetation plan.
- Provide details regarding the location of the utility meters. Ensure adequate screening.
- Provide additional details on site plan regarding boulder walls.
- Add hot tub screening.
- Provide chimney cap details.
- Look at grading of driveway and attempt to save the 8" tree by the driveway.
- Consider putting a gutter and heat tape at the garage.
- Provide a model or three dimensional renderings via Sketch Up program.

IV. Alders Lot 12 – Preliminary for 8/20/07 review (S-Arch)

The Keystone Design Review Board reviewed the preliminary phase for official review at the August 20, 2007 meeting. The Board had the following comments:

- The massing of the home is appealing.
- Provide a massing model or three dimensional renderings via Sketch Up program.
- Add a chimney cap.
- Line the center of the doors with the center of the truss in elevation.
- Break up the continuous eave line on the top elevation of A 3.2.
- The fascia line is continuous but the roof pitch is changing on the upper elevation of A 3.2.
- Look at the roof intersections on the west elevation between the 4.75 and 12 and 9 and 12. Currently this condition is creating a large, unbroken triangular wall condition that is unacceptable.
- Consider adding a gutter at the roof above the garage.
- Pull out the entire entry roof as well as the adjacent roofs to completely cover the entry stairs and porch.
- Indicate that the bulk plane requirements have been met on the elevations.
- Provide all items as required under the preliminary submittal guidelines for the 8/20/07 meeting such as grading/landscape plan, construction staging, model, colors and materials board, etc.

V. Lot 39 Elk Run – Entry Stair Change (Kraemer Residence, Faye Crow Architect)

The Keystone Design Review Board reviewed and approved the revised entry stairs at Lot 39 Elk Run based on the condition that the grade of the walkway leading to the entry is gradually elevated to reduce the number of stairs required at the front entry in order to keep the steps that encroach into the setback at 18” or less above grade. Verify with the building and planning department that handrails/steps are allowed to encroach into the building set back.

VI. Lot 8 Elk Run – Schematic (McCrerey Owner, Jarrett Buxkemper BHH Architecture)

The Keystone Design Review Board reviewed and approved the schematic and preliminary phases for Lot 8 at Elk Run with the comments listed below. Mr. Baker abstained from the vote because the architect is from his firm.

- The 75% rule is being met. The calculation is currently at 74.2%.
- Pull in the southwest corner of the spa if it is outside of the building envelope.
- Add landscape screening at the spa.
- Pull the corbels, outriggers and roof overhangs in so they do not extend into the setback.
- Provide building height calculations in the plans.
- Break up the large wall on the east elevation.
- Include an offset near the chimney
- Create a drainage swale at the west side so drainage is not going onto adjacent property.
- Construction fence should connect at the rear of the site and should also go west of the utility lines on the northwest corner even though it extends into the setbacks.
- Provide light fixture cut sheets and locations.

VII. Lot 21 Elk Run – Preliminary (Sprague Residence, Jarrett Buxkemper BHH Architecture)

The Keystone Design Review Board reviewed and conditionally approved the preliminary phase for Lot 21 at Elk Run as long as the following comments are met. Mr. Baker abstained from the vote because the architect is from his firm. Revised plans will be emailed to all board members for approval by 8/13/07.

- The 75% rule is being met.
- The entry is now the dominant feature.
- Correct the roof plan to reflect the change in height of the entry.
- Enhance the features at the entryway.
- Reduce the large mass on the left side of the north elevation. Consider reducing the amount of board and bat and add a band board.
- Add a window or two in the master bath.
- Attempt to get a vertical break or offset in floor plans at roof directional changes.
- The front entry needs to be anchored and the size needs to be reduced.
- Pull the overhang on the east side so that it does not extend into the setback.
- The construction fence should connect at the rear of the site and should extend into the set backs.
- Reduce the length of the culvert.
- Correct the windows on the west and east elevations so they do not hit the overhangs when opened.

VIII. Lot 17 Settlers Creek – Preliminary (Long Residence, BHH Architecture)

The Keystone Design Review Board reviewed and approved the preliminary phase for Lot 17 at Settlers Creek with the comments listed below. Mr. Baker abstained from the vote because the architect is from his firm.

- Suggest increasing the size of the overhang of the deck above the garage.
- Stone must be Arkansas River moss rock.

IX. KNC – Bear Proof Trash Containers (Molly Speer, KNC)

The Keystone Design Review Board reviewed and approved the use bear proof trash containers to be located at the bus stops through East Keystone including the Springs, Alders, Ski tip, Trappers Crossing and Settlers Creek.

X. Next Meeting – August 20, 2007

The next meeting will be held on Monday, August 20, 2007 at 1:00 p.m.

XI. Adjournment

The meeting was adjourned at 12:30 p.m.