

The Keystone Design Review Board

August 20, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:25 am in the Neighbourhood Company conference room on Monday, August 20, 2007.

Board members present were:

Paul Duxbury, Chairman
Gene Baker, Member
Brad Schaeppi, Member
Todd Webber, Member

II. Approve Previous Meeting Minutes – August 9, 2007

The previous minutes dated August 9, 2007 were reviewed and approved as presented.

III. Alders Lot 12 – Preliminary (Mark Harris, S-Arch)

The Keystone Design Review Board reviewed the Preliminary phase for Lot 12 at the Alders. The Board would like to see the preliminary phase again due to the following comments:

- The continuous eave line on the northeast elevation should be offset by at least two feet.
- Rework the roof design at the north and west side of the home which has the potential for ice dams and roof leaks.
- Snow hooks and a heated gutter down spout system is required above the single garage unless you revise the roof design to avoid the snow shed issue.
- Correct the roof plan to match the elevations.
- The bulk plane requirement needs to be met relative to the north and the northeast elevation.
- Insure that the basement meets the definition of the IRC. Reflect those calculations on the plans.
- Provide an 8 ½ x 11 color copy of the colors and materials board.

IV. 2153 Keystone Ranch Road – Exterior Modifications (Peter Campbell, Campbell Construction)

The Keystone Design Review Board reviewed and conditionally approved the proposed exterior modifications for 2153 Keystone Ranch Road with the following comments:

- While not allowed in the Keystone Ranch design guidelines, the Board would support the use of metal siding in limited areas if prior written permission is granted by the homeowners association specifically for this project.
- Paint an area of the house in the proposed colors and the KDRB site inspector will review the colors prior to final approval.
- Natural stone and truss accents are acceptable.

- Material changes need to occur on an inside corner.

V. Lot 23 Alders – Preliminary (Greg McMurray Hive Architects, Kelley Residence)

The Keystone Design Review Board reviewed the preliminary phase of Lot 23 at the Alders. The Board would like to review this phase again due to the following comments:

- Insure that the basement meets the definition of the IRC. Reflect those calculations on the plans.
- Verify that the home meets the building height requirements as set forth on page 26 of the Alders Design Guidelines.
- The hammer head turn out can only extend up to five feet into the setback.
- Consider relocating the driveway to better obtain the 8% with less grade differential.
- 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.
- Add an additional spruce by southwest corner of the patio to further screen the hot tub.
- Show trenching for the utility meters.
- Provide a construction staging plan reflecting materials storage and construction fence. Fencing needs to be kept on the inside of the trees at the canopy that are proposed to be saved.

VI. Arapahoe Lodge – Ghost Graphic of GNT / Wolf Rock (KNC, Molly Speer)

The Keystone Design Review Board reviewed the temporary, unapproved sign at Wolf Rock brewing company attached to the exterior of the Arapahoe lodge, the entry sign and the other miscellaneous signs in the windows. None of these signs have been reviewed by the KDRB. All exterior signage needs to be submitted for prior approval to the KDRB and the Summit County planning department prior to installation. An application for signage that meets the Keystone Planned Unit Development sign code needs to be submitted for review at the September 17, 2007 KDRB meeting.

VII. Next Meeting – September 4, 2007

The next meeting will be held on Tuesday, September 4, 2007 at 1:00 p.m.

VIII. Adjournment

The meeting was adjourned at 3:30 p.m.