

## The Keystone Design Review Board

September 4, 2007

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 pm in the Neighbourhood Company conference room on Tuesday, September 4, 2007.

Board members present were:

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

### II. Approve Previous Meeting Minutes – August 20, 2007

The previous minutes dated August 20, 2007 were reviewed and approved as presented.

### III. Mountain House Development – Schematic Review (Greg Brown, DHM Design)

The Keystone Design Review Board reviewed the initial Mountain House redevelopment plans which will need approval from the Summit County Board of County Commissioners. Design guidelines will be completed by Vail Resorts Development Company for this area in the near future and will be submitted to the KDRB for review. There will also be a PUD amendment process for this neighborhood. The current tentative schedule is a sales launch late in 2008 and construction commencing the spring of 2009. There is 48,000 square foot of commercial, 63,000 square feet of resort support and 588 total units. There may be a small conference space component. The common areas are not being designed as an event plaza and it is not known at this time whether or not the pedestrian areas will be snow melted.

Mr. Baker commented that, if possible, the river should be integrated into the design of the area similar to the river walk area in Breckenridge. A play area, picnic area, restaurant with deck, amphitheater, etc. were some of the ideas suggested. Mr. Duxbury noted that the transit drop off by the children's are and the transit drop off by the medical center could create confusion for guests having two alternatives. Having one drop off location would eliminate the confusion. Mr. Schaeppi will continue to discuss the transportation issues with Tom Breslin of Keystone Public Works. They are also discussing having a check in facility in this area.

The Board unanimously agreed that they are in support of redevelopment of the mountain house area and approved the basic concept.

### IV. Lot 12 Alders – Preliminary round two (Mark Harris, S-Arch)

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

- Add a window in the upstairs bath and the attic to break up the gable on the north west side of the house.
- Reflect the construction fencing at the inside canopy of any trees to be saved and the utility meter locations on the plans.
- Identify the square foot calculations and the percentage of each floor on the plans. Along with these calculations the lowest level of the home must identify the classification of the space (basement or not) based on the IBC definition.

V. Lot 23 Alders – Preliminary round two (Greg McMurray, Hive Architects)

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

- The garage has been lowered to fix the grade of the driveway.
- The house was lowered two feet to make the lowest level a basement.
- Flip the location of the snow storage to the other side of the drive.
- A walk out at the south elevation is acceptable as long as it doesn't compromise the definition of a basement. If this change occurs it will need to be reviewed again at the preliminary stage.
- The gas meter will not work in the current location if there are operable windows above it. Deleting the window would also be acceptable.
- Ensure that the utility meters are adequately screened.
- Identify the square foot calculations and the percentage of each floor on the plans. Along with these calculations the lowest level of the home must identify the classification of the space (basement or not) based on the IBC definition.
- Provide a stamped set of construction drawings at the next meeting.

VI. Lot 17 Settlers Creek – Construction Document (Long Residence, BHH Architecture)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 17 at Settlers Creek. Mr. Baker abstained from the vote. Comments were;

- Identify the square foot calculations and the percentage of each floor on the plans. Along with these calculations the lowest level of the home must identify the classification of the space (basement or not) based on the IBC definition.
- Provide details regarding the garage doors.

VII. 112 Penstamon Road – Stone Siding (Barbara Munyon, Homeowner)

The Keystone Design Review Board reviewed and approved the stone siding at 112 Penstamon Road with the following conditions;

- Natural stone must be used, man-made or manufactured stone is not acceptable.
- Material changes are not allowed on outside corners. Please identify the termination points of the stone.

VIII. 900 Keystone Ranch Road – Roof Replacement (Joe Casabona, Homeowner)

The Keystone Design Review Board reviewed and approved the reroof at 900 Keystone Ranch Road with the condition that if any access is required on common area, prior written approval must be obtained from the Homeowners Association. This approval is based on the assumption that the same colors and materials will be used. If there are any changes to colors and materials they will need to be presented to the Board for prior approval.

IX. 21 Porcupine – Hot Tub and Deck Addition (Brad Bailey, Bailey Builders)

The Keystone Design Review Board reviewed and approved the hot tub and deck addition at 21 Porcupine with the following comments;

- Use 8 x 8 posts on the two taller posts.
- Add some landscape screening for the hot tub
- Replace the landscaping back to its original condition in any of the disturbed areas.
- Provide a signed application and the \$100 fee.

X. 41 Bristlecone Court – Hot Tub and gutter Addition (Eileen McCoy, Owner)

The Keystone Design Review Board reviewed and approved the hot tub and gutter addition at 41 Bristlecone Court with the following conditions;

- Provide landscape screening for the hot tub.
- Revegetate any disturbed areas back to the original condition.
- The hot tub siding should be a natural wood color.

XI. Lot 5 Elk Run – Hot Tub Addition (Boughton Residence)

The Keystone Design Review Board reviewed and approved the hot tub addition at Lot 5 in Elk Run with the following conditions;

- The Board approves the installation of a hot tub into the set back however it can not have a permanent foundation structure.
- Three to five evergreens, six to eight feet tall are required for landscape screening.
- Any landscaped areas damaged need to be revegetated to their existing state.
- If access over common area is required prior written approval needs to be obtained from the Homeowners Association.

XII. Lot 19 Keystone Ranch – Repaint (Todd Webber, Architect)

The Keystone Design Review Board reviewed and approved the proposed repaint at Lot 19 in the Keystone Ranch with the following conditions;

- Apply the various colors to small sections of the house for inspection by the Design Review Board site inspector prior to final approval.
- Since this is a previously painted home, the Board can approve the use of paint.
- Provide the \$100 application fee.

XIII. Lot 6 Elk Run – Construction Document (Britt Dimmitt)

The Keystone Design Review Board reviewed the construction document phase for Lot 6 in Elk Run. The Board would like to review this phase again due to the following comments;

- It would appear as if the foundation well will not day light and a dry well will be necessary.
- Provide a stamped set of construction drawings.
- Provide exterior details such as fascia, soffit and chimney cap on the plans.
- Provide details for the window wells on the plans.
- Provide existing and proposed grades on the elevations.
- Identify the square foot calculations and the percentage of each floor on the plans. Along with these calculations the lowest level of the home must identify the classification of the space (basement or not) based on the IBC definition.
- Place the construction fence on the inside canopy of the trees to be saved.
- Provide a landscape plan.
- Provide details regarding utility meter location including appropriate screening.

XIV. Miscellaneous applications for repaint, reroof, hot tubs, etc (Shawna Emerine)

**118 Elk Crossing**

The Keystone Design Review Board reviewed and approved the addition of gutter and heat tape at 118 Elk Crossing.

**40 Potentilla Circle**

The Keystone Design Review Board reviewed the repaint at 40 Potentilla Circle. The Board is in favor of the proposed colors but because the house was previously stained and solid body paint is not allowed in the guidelines, approval will need to be obtained from the Homeowners association to use a solid body paint. If the Homeowners Association does not approved the use of paint then an alternative plan will need to be presented to the Board.

**1921 Keystone Ranch Road**

The Keystone Design Review Board reviewed the addition of heat tape and gutters at 1921 Keystone Ranch Road. The copper gutter would need a patina so that it does not have a bright glare.

**1631 Keystone Ranch Road**

The Keystone Design Review Board reviewed and approved the proposed reshingle of the roof and the two faces of siding at 1631 Keystone Ranch Road. Restaining the house with the existing color is also acceptable. The addition and/or repair of gutters and heat tape is approved. Use colors that compliment the house.

**1711 Keystone Ranch Road**

The Keystone Design Review Board reviewed and approved the addition of gutters and heat tape at 1711 Keystone Ranch Road. However it could make the section of the roof that has leaked in the past a bigger problem. The Board recommends that a cricket be installed to correct the problem if one does not already exist. Use colors that compliment the house. The Board also approved the replacement of windows. The Board approved the addition of gas lines and if a shed roof is required by the utility company it needs to match the existing home and can not exceed the property line. Restaining of the house is also approved as well as replacement of rotten siding as long as the same materials and colors are used. All construction access that is over common area needs prior written approval from the Homeowners Association.

XV. Next Meeting – September 17, 2007

The next meeting will be held on Monday, September 17, 2007 at 1:00 p.m.

XVI. Adjournment

The meeting was adjourned at 4:45 p.m.