

# The Keystone Design Review Board

October 15, 2007

## I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 pm in the Neighbourhood Company conference room on Monday, October 15, 2007.

Board members present were:

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

## II. Approve Previous Meeting Minutes – October 1, 2007

The previous minutes dated October 1, 2007 were reviewed and approved as presented.

## III. Lot 10 North Fork – Schematic (Ted & Derrick Wade Architect)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 8 at North Fork with the following comments:

- According to the North Fork Estates Declaration, caretakers units can be an accessory structure. The Board requested that the applicant verify whether or not an extra parking area will be required.
- In this particular instance the 2 / 12 roofs and metal accent roofs are acceptable considering the overall architecture of the house.
- Provide a landscape plan.
- All utility lines should come in from the same location.
- Provide details regarding utility meter locations and ensure that they meet Excel Energy requirements.
- Notify the adjacent lot owner that you will be utilizing the access easement for the driveway. Shift the location of the driveway so that it is within the access easement.
- Revise the drainage plan.

## IV. Compass Homes – Settlers Creek Townhomes (Blake Shetler)

Todd Morgan with Intrawest & Blake Shetler with Compass Homes joined the meeting to discuss recent issues with the latest phase of the Settlers Creek Townhomes. This issue arose due complaints from the Settlers Creek Estates Homeowners association regarding excess trash and construction vehicles parked all over the roads.

Compass Homes was sent a certified letter from the Board as a result of discussions at the last KDRB meeting however after further discussions it was determined that the construction compliance deposit amount was incorrect as it was based on each unit and not on gross square footage for the entire building. One of the three buildings will be closing within the next several weeks so the

Board will not require a construction compliance deposit on that one. The other two will require a deposit of \$8,000 each via check payable to the KNC.

The Board reviewed the construction management plan and requested that a copy of the construction documents be delivered to the KNC for the file. The Board was asked if it was acceptable for construction vehicles to be parked along the road to the water tank. This was determined to be acceptable as long as there were no issues during the winter with snow removal. As Compass approaches buildout and parking spaces are lost a car pool system from the skier parking lot will be instituted.

Mr. Morgan from Intrawest stated that it paid a \$3,000 refundable construction compliance deposit in 2005. Ms. Stenhammer will review the accounting records to locate that deposit and refund it directly to Intrawest as opposed to applying it towards Compass' amount due.

Mr. Shetler inquired as to whether or not it is acceptable to apply raw siding to the building this fall and then finish staining the siding in the spring. The Board stated that this is acceptable however a portion of the construction compliance deposit will be held back until work is complete.

V. Lot 4 Keystone Ranch – Remodel Revisions (Randy Hodges Architect)

The Keystone Design Review Board reviewed and approved the revisions to the remodel at Lot 4 Keystone Ranch.

VI. Lot 3 Alders – Color / Materials Change (Scott Fortner, F2 Inc.)

The Keystone Design Review Board reviewed the color and material changes for Lot 3 at the Alders. Mr. Baker abstained from the vote. Comments were as follows:

- While the colors and materials meet the guidelines, the board feels that the new colors are very monochromatic and some variation of colors would add character and interest.

VII. Lot 23 Alders – Construction Documents (Greg McMurray, Hive Architects)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 23 at the Alders with the following requirements;

- Provide a new landscape plan and include existing and proposed grades.
- Provide revised architectural, structural and grading plans.
- Due to the drainage easement, the retaining wall cannot go 1/2 way between the building envelope and the easement. The retaining wall can extend to the edge of the easement.
- Resolve the conflict of the height of the retaining wall between the structural versus architectural plans. Reflect this on the new landscape plan.
- Provide the \$3,000 refundable construction compliance deposit.
- The applicant is required to contact Thomas Carter, VRDC Site Inspector at 970-496-3266 prior to grading and excavation for sign off or the construction compliance deposit may be forfeited.

VIII. Lot 39 Elk Run – Landscape Plan (Hood Landscaping)

The Keystone Design Review Board reviewed and approved the landscape plan at Lot 39 in Elk Run with the following conditions:

- The proposed trees are approved if they are in addition to the existing trees that were reflected on the 2/1/07 landscape plan.
- Coordinate the locations of the trees to be located in open space with Steve Corniellier of Keystone Resort.
- Provide top and bottom elevations of the landscape boulder wall.

IX. Keystone Ski School – Tuff Sheds (Jeff Lifgren)

The Keystone Design Review Board reviewed the already existing Tuff Sheds located in Historic River Run and at the Mountain House. The Mountain House sheds will be painted the same color as the children's ski school building and the River Run tuff sheds will be painted to match the existing buildings in River Run. The Board stated concerns that Keystone departments continue to add temporary storage sheds throughout the Resort that do not fit within the architecture of the area and it does not meet the intent of what the Board would like to see as far as storage buildings.

The Board approves of these structures as long as they are painted to match existing buildings in the area. This approval is based on the fact that both base areas will be completely redeveloped in the future and at that time appropriate storage facilities will be integrated into the new architectural design and programming. The Board requested that future submittals occur prior to purchase of the proposed item. The Board requested pictures of the completed buildings once painted to keep on file. It was noted that there will be no exterior lighting or electricity run to the sheds.

X. Lot 17 Settlers Creek – Bulk Plane Changes (BHH Arch)

The Keystone Design Review Board reviewed and approved the three changes to Lot 17 at Settlers Creek which resulted from the fact that the previously approved design did not meet the bulk plane requirement for this lot. The design of the home now meets the bulk plane requirement. Mr. Baker abstained from this vote.

XI. Lot 21 Elk Run – Robbins Residence change (BHH Arch)

The Keystone Design Review Board reviewed and approved the minor change to the plans for Lot 21 at Elk Run without any conditions.

XII. Next Meeting – October 29, 2007

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

XIII. Adjournment

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