

The Keystone Design Review Board

December 10, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 in the Neighbourhood Company conference room on Monday, December 10, 2007.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated November 12, 2007 were reviewed and approved as presented.

III. Keystone Sign Applications (Doug Lovell, Mountain Operations)

The Keystone Design Review Board reviewed the minor application from Keystone Resort which included five requests. The Board had the following comments:

Request 1 – Chaparral at Montezuma Parking Lot – Sign Type 10-6

- The sign can't exceed 16 square feet.
- The hardware and signage needs to match the two existing chaparrals.
- The addition of shops/dining verbiage is acceptable.
- Use the same font as the other two chaparrals.
- Provide an elevation of the chaparral including the dimensions of the sign.

Request 2 – Temporary Traffic Control - Sign Type 2-3

- There are no provisions in the Keystone Sign Code for temporary vehicular guidance signs.
- The sign material does not meet the requirements in section 2-3.
- The placement does not adhere to the sign code.
- The signs do not meet MUTCD guidelines.
- If the resort wishes to create a temporary sign policy for vehicular traffic it needs to be approved by the Summit County Sign Commission.
- Until the sign code is amended the Keystone Design Review Board does not have the ability to approve these signs.
- The Board recommends these signs be removed until a sign code amendment has been adopted or until a new sign code is adopted by the Summit County Sign Code Commission

Request 3 and 4– Parking Lot and Mountain House Fencing

- The fencing meets the intent of the River Run Village guidelines per section 4.2.6. and is approved by the KDRB.
- Verify that there are no fire district access requirements in those areas.

Request 5 – Sign Illumination – Section 2.14 Keystone Sign Code

- Lighting is acceptable according to the section noted above.
- The lighting needs to meet the guidelines in the section noted above.
- Provide a spec sheet for the lights.

IV. Lot 8 North Fork – Metal Siding

The Keystone Design Review Board reviewed the Covenants for the North Fork Estates regarding the potential for the KDRB to determine whether or not metal siding is acceptable. It is the KDRB's interpretation of the Covenants that under Article 2, the Board that is being referred to is the Homeowners Association Board and not the KDRB. The KDRB is aware that a Homeowners Association Board does not exist so the KDRB defers to its previous request that the applicant contact the individual homeowners for prior approval of metal siding or use stone instead.

V. Memorial Bench (Barbara Kelley)

The Keystone Design Review Board reviewed and approved the addition of a memorial bench. Please provide specifications for the bench that meet section 4.2.1 and details for the plaque.

VI. 54 Goldenrod KWR – Garage door enlargement / replacement (Shawna Emarine)

The Keystone Design Review Board reviewed and approved the enlargement and replacement of the garage door at 54 Goldenrod in the Keystone West Ranch with the following condition:

- The material and finish of the garage door needs to match the existing materials and finish of the house.

VII. Sign Applications

Big Country BBQ

The Keystone Design Review Board determined that the sign application for the Big Country BBQ does not fall within Resort property and therefore needs to only be approved by the Summit County Sign Commission.

O2 Lounge

The Keystone Design Review Board reviewed the sign application for the O2 lounge to be located in the Buffalo Lodge next to Columbia. The Board had the following comments:

- The proposed hot pink color is not allowed per section 1.4.3 of the Keystone PUD Sign Code.
- The signs need to adhere to section 6-3.3 of the Keystone PUD Sign Code.
- Provide a picture or sketch of the locations of where the signs will be placed. A member of the KDRB will review the size and locations of the signs to verify that they meet section 6-3.3 of the Sign Code.
- The Keystone PUD sign Code does not have provisions for free standing signs (Sandwich boards). Until a sign code amendment or a new resort sign code is approved by the Summit County Sign Code Commission these type signs are not acceptable.

KNC Ski Map

The Keystone Design Review Board reviewed and approved the replacement of the Keystone Ski Area Map to be located at the River Run Information Center.

IX. Adjournment

The meeting was adjourned at 2:50. The next meeting will be held on Monday, January 7, 2008.