Keystone Design Review Board

October 24th, 2022

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, October 24th, 2022. The meeting was called to order at 1:00 pm.

Board Members Present:
Mark Mathews, President
Todd Webber, Member
Randy May, Member

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

The previous meeting minutes dated October 10th, 2021, were approved as amended.

I. Lot 23, The Alders – Owner: Kelley – Fire Pit Installation – Schematic Review #1 – 1:15 to 1:45 (Steve Kelley, Owner).

- No portion of the Project cannot go into the drainage easement.
- The board will need to review a to-scale site plan with the correct fire pit/patio dimensions and location including all components of the fire pit, walkway, and patio.
- The County will need to be able to review a site plan that shows where the gas line will run on the property to the firepit.

II. Lot 58, Elk Run – Owner: Rogers – New Home – Schematic Review #2 – 1:45 to 2:20 (Alida Toth, Architect).

- Verify driveway works with a double garage door.
- Front entryway is not prominent and needs to be revised.
- Verify that the drainage into the rock garden will work to what needs to be retained on the lot.
- Verify driveway slope does not exceed 8%.
- Revise grading on the front of the house.
- Please review page 16 of the Elk Run Design Guidelines as it pertains to garage and entryway prominence prior to Preliminary Review #1.
- Please review pages 13 & 14 of the Elk Run Design Guidelines as it pertains to roofing forms.
- The project is not permitted to move to the preliminary review phase. An additional fee of $750 will need to be paid before the next review.

III. Lot 9, Estates at the Alders – Owner: Mirran – New Home – CD Review – 2:20 to 3:40 (Board Members Only).

- Verify with the county that the light fixtures meet dark sky requirements.
- Revisit enclosing the radon, mechanical, and dryer vents as they come through the roof.
- The board needs to review a physical sample of the M12 material for the exposed beams and columns.
- All wildfire mitigation needs to be contained within the property lines.
- The board needs clarification on wildfire mitigation beyond the building envelope, including possible modification/removal of plan notes that indicate all trees and vegetation within 30 feet of the residence are to be removed.
- Verify the materials to be used on the curved yard wall at the rear of the house.
- The project is not approved at the CD level and will need to come in for an additional review. A fee of $750 will need to be paid prior to review.

IV. General Discussion

- No items were brought up for general discussion.

V. Adjournment

- Meeting adjourned at 3:45 pm.