Keystone Design Review Board

February 7th, 2022

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, February 7th, 2022. The meeting was called to order at 1:01 pm.

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

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

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

I. Soda Springs Neighborhood – Soda Springs HOA – Exterior Painting – Schematic Review #1 – 1:10 to 1:30 (Board Members Only).
- The board agrees with the direction of the project; however, they would like to review a color board with paint chip samples for all proposed color changes.
- Please verify the Anderson Hunter Green sample on the color board and on the color scheme option 1 please verify the new color.
- On the exterior renderings, verify the bottom image is the desired result.

II. Lot 2B, Alders Townhomes – Owner: Lambert – Deck Addition – Schematic Review #1 – 1:30 to 1:40 (Sandra Lambert, Owner).
- Project is approved as submitted.

III. Lot 59, Elk Run – Owner: Hayden – Landscaping – Schematic Review #2 – 1:40 to 2:00 (Geoffrey Lee, Architect).
- Project is approved as submitted.

IV. Lot 2, Wild Irishman, Sub 2 – Owner: Dalal – New Home – Preliminary Review #2 – 2:00 to 3:00 (Mark Harris, Designer).
- Construction fence in the road right of way needs to be removed.
- Please provide clarification regarding hot tub access tub and fire pit access. The site plan and landscape plan should show all hardscape materials. Landscape screening is needed for the hot tub.
- Please bubble any further changes to plans.
- Specific details that need to be called out in plans include: the exhaust vent hoods, any changes on elevations on windows, hot tub access, hot tub cut sheets, patio dimensions, and screening for hot tub.

- Please address the directional changes on the siding as discussed.
- Specify material, dimensions, and color for the cap on the stone.
- Take out reference on the stone being installed per manufacturer specs and reference to owner specifying fiberglass on window cladding.
- Specify where gutters and downspouts (along with heat tape) will be installed. Call out materials and colors for gutters and downspouts.
- The Refundable Compliance Deposit of $15,000 is due before the project's next review.
- Project is approved to move to CD Review.
- Approval may be given prior to formal CD Review at next meeting based on two conditions: 1.) If the DRB receives the compliance deposit as specified above and 2.) The architect provides his narrative along with bubbled plans to show how he has addressed the items identified above subject to the DRB approving this submitted package electronically.

V. Lot 9, Estates at the Alders – Owner: Mirran – New Home – Schematic Review #1 – 3:00 to 4:00 (Yves Mariethoz, Architect).

- Site plan needs to show existing trees 4" caliber and greater.
- Driveway currently goes beyond building envelope. As per the guidelines, encroachments going beyond the building envelope are not allowed.
- Please contact the county to determine the best location for the driveway.
- All site improvements need to fit within the building envelope.
- Please ensure the building design relates to the existing topography.
- As per the guidelines, please avoid long wall planes.
- As per the information given on the design intent the board suggests reviewing the neighborhood guidelines on design, roof forms, massing, and building envelope restrictions.
- Please make sure the snow stack easement at the front of the lot remains cleared.
- For the next review please submit a new site plan.

VI. General Discussion

- No items were brought up for general discussion.

VII. Adjournment

- Meeting adjourned at 4:08 pm.