Keystone Design Review Board

March 6th, 2023

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, March 6th, 2023. 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 February 6th, 2023, were approved as amended.

I. Lot 4, West Ranch – Owner: Stevens – Deck Renovation – Schematic Review #1 – 1:15 to 1:30 (Christine Stevens, Owner).
- The County may require the light fixture to be Dark Sky Compliant, not friendly.
- Landscaping needs to be restored to its original condition after construction is completed.
- If any trees need to be taken down for construction access, the Association must be notified, and the trees flagged for their approval.
- The decking sample of Trex Enhance® Composite in Toasted Sand (Item Number: TSE92000) or in the same family is approved.
- The project is approved based on the above conditions.

II. Lot 12, The Alders – Owner: Pietraszek – New Home – Preliminary Review #1 – 1:30 to 2:00 (Paul Minor, Architect).
- The board would like to see additional Spruce or Aspen trees planted.
- Stone shall be Arkansas River Moss Rock.
- As per the design guidelines, the siding stain needs to be semi-transparent on natural wood and cementitious materials as not allowed.
- The board will need to review a physical materials board at the next review.

III. Lot 3, Estates at the Alders – Owners: Independence Mountain Builders – New Home – Schematic Review #1 – 2:00 to 2:30 (Jamie Pawlek, General Contractor).
- The board will need to review a grading plan and a landscape plan.
- The grading plan and all regrading shall be within the building envelope. Site drainage shall not drain into the drainage easement.
- The plans should list the building envelope rather than the setbacks.
- Please reflect the utility location on the plans.

- The Foundation Drains cannot daylight to the Wetlands Setbacks and a dry well might need to be installed.
- Verify the location of the sewer lift station.
- Connect the driveway to the road and reflect on plans. Please confirm the driveway material.

IV. Lot 58, Elk Run – Owner: Rogers – New Home – Preliminary Review #3 – 2:30 to 3:00 (Zane Levin, Architect/ Alida Toth, Architect).

- Please show the construction/silt fencing on the Construction Staging plan (SP1.04).). Move the port-a-let out of the snow storage easement.
- Please email a copy of Elk Run HOA correspondence for KDRB records.
- The project is approved to move to the CD Level.
- A refundable compliance deposit of $12,000 will need to be paid prior to the next review.

V. Lot 11A, Alders Townhomes – Owner: Humphers – Hot Tub/Review of Neighborhood Design Guidelines – Schematic #2 – 3:00 to 3:15 (Board Members Only).

- Based on the review of the updated Alders Townhomes neighborhood guidelines, the project is approved as originally submitted.

VI. Lot 12, The Alders – Owner: Lampert – Signage Inquiry - 3:15 to 3:30 (Board Members Only).

- As per The Alders design guidelines, a wooden no-trespassing sign as shown in Figure 6 (page 19) is approved. Metal signage is not permitted.

VII. General Discussion

- No items were brought up for general discussion.

VIII. Adjournment

- Meeting adjourned at 3:30 pm.