Keystone Design Review Board

April 17th, 2023

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, April 17th, 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 April 3rd, 2023, were approved as amended.

I. Lot 58, Elk Run – Owner: Rogers – New Home – CD Review – 1:10 to 1:20 (Board Members Only).
- The structural detail on JS-2 should show the stone veneer and how that is being attached.
- The project is approved at the CD Level.

II. Lot 18, The Alders – Owners: Devin – Materials modification – 1:20 to 1:30 (Board Members Only).
- Modification to materials is approved as submitted.

III. Lot 9, Estates at the Alders – Owners: DeWitt – Modification – 1:30 to 2:25 (Kirk DeWitt, Owner/ Yves Martinez, Architect).
- Due to the scale of the changes the project will need to come in for additional reviews. Additional preliminary reviews and the CD review will cost $750 per review due at the time of submittal.
- The board will need to review a new physical materials board with all new colors on the actual materials.
- The location of the utility meters needs to be revised.
- The current grading plan needs to be revised as the plan shows draining outside the building envelope.
- The site walls need to be coordinated with the structural plans.
- Please review the design guidelines as it pertains to massing. The roof forms and stone base needs to step with the existing topography on the West Elevation

IV. Lot 12, The Alders – Owner: Pietraszek – New Home – Preliminary Review #2 – 2:25 to 3:00 (Paul Minor, Architect).
- Please make the Spruce trees 6 to 8 feet.

- Please revisit the guidelines as it pertains to contrasting colors and semi-transparent stains.
- The board needs to review the stain on the actual material being used.
- More contrast is needed between the vertical and horizontal siding.
- The project is approved to move to the CD Level, however, if the applicant decides to do an additional preliminary review to ensure all recommended changes are corrected an additional fee of $750 is required at submittal. A refundable compliance deposit of $15,000 is due prior to the CD review.

V. Lot 8, Estates at the Alders – Owner: Bley – Hot Tub Installation – Schematic Review #1 – 3:00 to 3:30 (Dennis Bley, Owner).

- The currently approved site plan sketch does not match the submitted site plan. Currently, the existing patio appears to be going into the wetland's setback and beyond the building envelope. Provide as-builts.
- The board will need the area to be surveyed to determine where the patio is in relation to the building envelope and the wetland's setback. The survey also needs to show how the drainage was achieved around the existing unapproved patio.
- The board needs to understand if the builder graded out beyond what was originally approved. Provide as-builts.
- The board recommends relocating the existing landscaping for hot tub screening. Additional landscaping might be required depending on what was planted.

VI. Pines Condominiums – Applicant: The Pines HOA Board – Railing Replacement – Schematic Review #1 – 3:30 to 3:45 (Chris Juergens, Architect).

- The board would like a submitted schedule for the remaining buildings to keep on file.
- The project is approved as submitted.

VII. Brightwood Lofts (First Water at Keystone Lodge) – Developer: Shutler – New Development – Schematic Review #2 – 3:45 to 4:55 (Blake Shutler, Developer/Bobby Craig, Architect/ Joe Maglicic, Engineer).

- The board would like to start reviewing proposed materials.
- The board recommends adding more landscaping on the Keystone Road side of the west building for screening.
- The board would like 2" caliper or Aspen clumps to be added for additional landscaping.
- For the Evergreen trees the board would like to see 8 to 10 feet in size.
- The board recommends removing some concrete curbs in the parking lot and in front of the dumpster driveway for snow and trash removal. This may require a change in the drainage plan on the west side of the parking lot.

VIII. Lot 1, Wild Irishman Subdivision – Owner: Schulte – Home Addition – Schematic Review #1 – 4:55 to 5:30 (Todd Webber, Architect).

- The driveway needs to be pulled out of the utility easement.

- Consider adjustments to the tall window in the upper bath that does not fit into the overall design well.

IX. General Discussion

- No items were brought up for general discussion.

X. Adjournment

- Meeting adjourned at 5:30 pm