Keystone Design Review Board

July 10th, 2023

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, July 10th, 2023. The meeting was called to order at 1:00 pm.

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

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

The previous meeting minutes dated June 19th, 2023, were approved as amended.

I. Lot E-5, West Ranch – Owner: Friesen – Reroof – Schematic Review #1 – 1:15 to 1:25 (Board Members Only).
- Project is approved as submitted.

II. Lot 12, Settlers Creek Estates – Owner: Welsh – Landscaping project – Schematic Review #1 – 1:25 to 1:35 (Board Members Only).
- Project is approved as submitted.

III. Lot 24, Elk Run – Owner: Barnholt – Home addition – CD Review –1:35 to 2:00 (Sean McDonald, General Contractor).
- Aspen clumps must be a minimum 1.5-inch caliper.
- No part of the addition can go past the building envelope.
- Please address the bump out and issues on the West side.
- Please submit the requested changes to KDRB Admin for final approval.
- Revise plan North so it relates to True North and the Elevations.

IV. Lot 3, Estates at the Alders – Owner: Independence Mountain Builders – Preliminary #2 – 2:00 to 2:50 (Jarrett Buxkemper, Architect).
- Please provide a roofing shingle sample for the materials board.
- The board will need to review the cut sheets for the lighting fixtures.
- The fascia color (Black Alder) needs to be lighter and more transparent.
- Soffit color to be the same as facia.
- The job sign needs to be removed from the road right of way.
- Please indicate snow stack locations on the plans.
- Please correct the labeling of the elevations.
- A rolled roof, otherwise known as a closed valley, is preferred.

- The board recommends revisiting the garage entry door – the black color is currently too dark. If the applicant wants to keep the current style of door, then the window/door cladding and prefinished metal would need to be a lighter color for less contrast.
- Stone should be added to reduce the massing on the West/North Elevations or step the roofline with the topography as per guidelines. The massing does not comply with the guidelines.
- The guidelines require a 24" minimum overhang for primary roofs and 18" overhang for secondary roofs. The 9" and 12" overhangs do not meet the guidelines. The larger overhangs will help with the current massing issues.

V. Kindred Resort – Exterior Sculptures and Public Art Proposal – 3:00 to 3:40 (Scott Russell, Amy Kemp, Nine dot Arts Art Consulting and Creative Placemaking).

- The board members met with Nine dot Arts Art Consulting and Creative Placemaking to discuss their plan for bringing public art pieces to the Kindred Resort.

VI. General Discussion

- No items were brought up for general discussion.

VII. Adjournment

- Meeting adjourned at 3:45 pm.