

KEYSTONE DESIGN REVIEW BOARD
July 23, 2018

Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:03 pm in the Keystone Neighbourhood Company conference room on Monday, July 23, 2018.

Board Members Present:

Mark Mathews, President

Ken O'Bryan, Member

Todd Webber, Member

Randy May, Member

The previous meeting minutes dated July 9, 2018 were approved.

- I. Lot 3, Sub. 2 Wild Irishman – Kerr – New Home – CD Review 1:15 to 1:45
(Mark Harris, Designer)
 - Fee for additional planning meeting is due from owner before final approval.
 - Stamped CD Plans received.
 - Materials Board received.
 - Light fixtures approved as long as they are dark sky compliant.
 - Color – Option 1 – Country Ave Red is approved.

- II. Lot 1 Estates at the Alders – Towle – New Home – Preliminary Review #2 – 1:45 to 2:30
(Michael Suman, Architect)
 - The Board will need a grading plan with the topography noted on the next phase of review. Road right of way must be indicated on plans as well as the snow stack easement. Driveway grade must be indicated as well as drainage. Bike/pedestrian path proposed modifications should be shown.
 - Garage door changes as discussed in meeting should be shown on next phase of review.
 - The sides of the garage need to be reviewed for massing and additional fenestration.
 - Additional plans / photo's are needed before the stone is approved. Stone needs to include irregular shapes to add to the depth. Stone can't have a veneer look.
 - Additional stone is needed for the base (height is increased) of the garage as discussed.
 - The entryway needs to be a prominent feature of the house.
 - The gas and electric meter locations must be verified with Xcel.
 - The Board would like the front of the home reviewed to tie into the other elevations.
 - See design guidelines for windows.

- III. The Seasons at Keystone Bldgs. A & I – New Buildings and Site Plan – Schematic Review #2 – 2:30 to 3:00 (Board Members Only)
 - County needs to approve the parking plan.
 - Letter from the Condominium Association was received for approval of signage.
 - Construction site management plan is approved.
 - Building A & I plans are approved. Stamped drawings are on file.

- IV. Lot 3518 West Ranch – Linehan – Re-Roof – 3:00 to 3:15 (Board Members Only)
- Shingle sample as received is approved for re-roof.
 - Narrative for construction site management plan is approved.
- V. Lot 3, Block 1 Last Chance – McKay – Landscape Project Schematic Review #1, – 3:15 to 3:45 (Ed Hood, Landscaper)
- Check received.
 - Fence must be 3 feet off property line. Fence is 3 feet tall and approved as shown in picture.
 - No sod is allowed. Natural landscaping is approved for improved area as well as any impacted areas.
 - Replace 3 trees being removed with 3 spruces (6 -8 ft) and one aspen clump.
 - Based on owners approval to use the bathroom inside the house, no port-a-let is required.
 - Deck can not extend more than ½ way in the building set-back.
 - Deck color to match existing.
 - Deck is less than 3 feet off grade.
 - Bocce ball court is approved but can not extend more than ½ of the way into the building set-back (minimum 7.5 ft off property line. **No lighting is allowed.**
 - All disturbed areas from construction activity must be re-vegetated. All construction must be on owners property and can not extend to the adjacent lot without written approval.
- VI. General Discussion
- Landscaping criteria for Elk Run was discussed and replies are to be sent to the Board to continue discussion.
 - Snowmelt Paver / Curb steps painting for visibility was discussed for next OAC meeting.
- VII. Adjournment at 4.22 pm.