



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JANUARY 27, 2023**

PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Mary Fister, Richard Look, Theresa Youmans

ALSO PRESENT: Scott Jackson, Design Review Planner; Scott Gilles, Board Liaison; Shane Bishop, Design Review Planner

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 1/13/23 meeting were approved.

NEW CONSTRUCTION

Lot #6 Pine Mtn Lane

Project: New Home

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

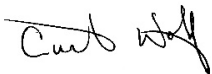
Denied for the following reason(s):

The plan proposed for 6 Pine Mtn Lane is basically the same plan as the previously approved preliminary plan except that both the hot tub enclosure and bedroom 1 bath have been enlarged into the 25 foot rear setback that is required by Section 13.06.3 of the Design Committee Manual (DCM). Also, the lot coverage calculations show that this proposal is over the 35% maximum allowed by Section 2.08.4 of the DCM.

1. Upon resubmittal, the following items are required to be completed:
 - a. Revise hot tub enclosure so that it doesn't extend into the 25-foot rear setback.
 - b. Revise the bedroom 1 bath so that it doesn't extend into the 25-foot rear setback. NOTE: Neither the eave nor rake at this bath shall extend into the setback.
 - c. Revise the proposed plan to not exceed 35% maximum lot coverage per Section 2.08.4 of the DCM.
 - d. Show and itemize all of the different square footage areas in the lot coverage calculations including trash enclosure, garage main floor living, covered front porch, second floor cantilever at the front of house, second floor cantilever at rear of house and the portion of the hot tub enclosure that is not under the second-floor cantilever.
 - e. Submit all items required by Form D.

- f. The portion of the rear setback abutting the 50-foot minimum depth of commons shall be either 25 feet or 0 feet.
- g. The proposed driveway is larger than is needed for the (4) four 10'x20' parking zones required by Section 12.09.4 of the DCM. Reduce the driveway size. One of the zones can be located in the driveway starting at the lane and extending toward the house. The driveway at the other 3 parking zones can be compacted including reducing the front walkway to be less than 10 foot wide.
- h. Move the driveway entrance to the north to be farther from the 24" Ponderosa.
- i. Clearly identify all trees proposed for removal on the site plan.
- j. The minimum roof pitch allowed is 4:12 per Section 12.02 of the DCM. Change the roof pitch over the stairway to 4:12 minimum.
- k. Roof vents shall comply the Section 12.02 of the DCM.
- l. Show and dimension the typical roof overhang on the typical wall section.
NOTE: Metallic roof gutters are allowed to extend into the required setbacks.
- m. Detail and dimension the typical roof rake.
- n. Coordinate the finish grade shown on the site plan and the finish grade shown on the exterior elevations.
- o. Change garage door callout to horizontal siding to match the exterior elevation.
- p. Remove the proposed exterior colors from the elevations.
- q. Specify the batt size and spacing on the exterior elevations. Refer to Section 12.04 of the DCM for minimum sizes.
- r. Show and specify the corner trim at the board and batt siding.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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