



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 11, 2023**

PRESENT: Curt Wolf, Chairperson; Steve Bosson, Richard Look, Bev Cook, Charlie Myer, Brad Banta

ALSO PRESENT: Scott Jackson, Design Review Planner; Keith Kessar, Asst. General Manager; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:57 a.m. The minutes of the 7/28/23 meeting were approved.

PRELIMINARY NEW CONSTRUCTION

Lot #7 Red Alder 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 below. **All Sections noted in the following decision reference the Design Committee Manual rev. 6/15/23.**

Deferred for the following reason(s):

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

1. The site plan does not indicate the dimensions of the rear common area or the rear setback. Per Section 3.02d it appears the rear deck roof encroaches into the minimum 3' rear setback.
2. Only one property pin is clearly located, exposed and identified. Unique contours of lot make corner sighting impractical.
3. Upon preliminary resubmittal, the following items shall be addressed:
 - a. Items #1 and 2 above shall be addressed as required by the Preliminary Plan checklist.
 - b. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal per the preliminary plan submittal checklist.
 - c. Verify ridge height calculation per Section 3.02c.
 - d. A Certified Arborist report shall be submitted for review and approval and shall clearly detail protective measures to ensure the survival of the Ponderosa pines located within or near all proposed construction areas.

4. Upon approval of the preliminary submittal, the following items may be required for the final submittal:
 - a. FAR calculation per Section 3.02.e.
 - b. Enclosed Outdoor Area calculation per Section 3.15.b.1.a.
 - c. Remove soffit lights in rear deck roof. Replace with first floor fixtures.
 - d. Rear elevation shows a notch in the roof over the dining bump out; perspective rendering does not. Correct.
 - e. Indicate exterior wood and column dimensions on elevations.
 - f. Correct location of built-in BBQ on floor plan and elevations. Submit detail specifications for BBQ and outdoor kitchen area to conform with Section 3.30.
 - g. The house number shall be shown under a light source on the elevation.
5. The following items are recommendations for the applicant to consider:
 - a. Consider a privacy screen to screen the outdoor kitchen area from neighboring properties; refer to Sections 3.15 and 3.30.
 - b. The notch in the deck at the hot tub on the south end feels unnecessary and creates visual disruption. Consider squaring this corner off, allowing for less restrictions to hot tub size, shape and access.
 - c. At the front entrance, there appears to be only one window over the front door. Consider either removing the window above the door or adding one on either side to mirror the size of the windows below for symmetry.

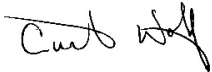
RE-REVIEW

Lot #7 Lowland Lane

Reconsideration of Condition of approval to remove triangular roof addition

Upheld the decision of 7/14/2023 to remove the triangular roof over the entry.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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