



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JANUARY 12, 2024**

PRESENT: Richard Look, Chairperson; Marybeth Collon, Steve Bosson, Theresa Youmans,

ALSO PRESENT: Scott Jackson, Design Review Planner; Scott Gilies, Board Liaison; Jacki Bue, Community Development Director

Design Committee Chair, Richard Look called the meeting to order at 10:50 a.m. The minutes of the 12/8/23 meeting were approved.

ADDITION/ALTERATION

Lot #17 Loon Lane

Project: Addition

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 (DCM).**

Deferred for the following reason(s):

1. The plans incorporate multiple roof pitches and materials; the result is incongruent and boxy. In particular, the 4:12 “wings” behind the front 8:12 “eyebrow” clash with the existing 6:12 gabled roof. This is not consistent with the design standards referred to in DCM 3.11.2 and DCM 1.03.c.2. Contact SROA Community Development at 541-593-6645 for clarification.
2. The new front columns are massive, vertically unbalanced, and inconsistent with the rest of the structure, with a 27” wide 6’ decorative stone base (blocking the house number) topped by a 9” wide 3’ wooden post. This design element is not consistent with the standards referred to in DCM 1.03.c.2. Reduce size and height and/or taper the stone base.

Upon resubmittal, the following items shall be addressed:

1. The Lot Coverage and Floor Area Ratio calculations on the Floor Plans are inconsistent with those on the Site Plan and the Property Description Sheet. Please correct.
2. The common area behind the lot is not dimensioned on the site plan and the rear setback is shown incorrectly. Correct to conform with DCM 3.02.d.
3. Move construction staging area to driveway to conform with DCM 2.05.d.3.

4. Indicate which windows and doors are new or being replaced on elevations and provide dimensions and material per Form D checklist. Per DCM 3.09.b.3 replacement windows shall closely match the existing windows on each side of the structure.
5. Clearly indicate the extent of intended re-siding and refinishing. All colors shall conform to DCM 3.10, including downspouts and trim. In particular, trim color is restricted to fascia only, and does not include any other trim, such as window, door and corner trim, without DC approval. Trex decking shall comply with DCM 3.10 regarding color requirements of vertical surfaces. Downspouts and gutters shall conform to DCM 3.12.a.2.
6. Per DCM 3.11.a, new composite roofing shall match existing and metal roofing materials require Design Committee approval. Per DCM 3.11.b, replacement of more than 20% of the existing roof will require the entire house to have matching materials per the pre-approved list unless otherwise approved by the Design Committee.
7. If it is being rebuilt, a hot tub enclosure height greater than 5' above the walking surface at the tub requires DC approval, per DCM 3.15.b.1.f
8. Ensure chimney spark arrestors are installed in conformance with DCM 2.02.c.1.
9. Ensure house number is located under a light source and is readily visible from the lane in conformance with DCM 2.02.c.2.

Recommendations for the applicant to consider, include the following:

1. Consider squaring off the chimney.

PRELIMINARY NEW CONSTRUCTION

Lot #14 Dutchman Lane

Project: Preliminary 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 (DCM).**

Preliminarily approved subject to the following conditions:

This decision is advisory in nature and relates solely to the preliminary submittal of the project plans. (See DCM 6.05(b)(2)). Additional conditions of approval may be required upon submittal of the project plans for Final Review. Upon submittal of the project plans for Final Review, each of the required items set forth on FORM D must be addressed and satisfied. (DCM 6.05(c)(4)(a)). In addition, the following specific items must be addressed upon final submittal as a condition of final approval of the project plans: (See DCM 6.05(c)(4)(b)).

1. Retain a licensed surveyor to locate the SW property pin to permit accurate staking and stringing of the property. DCM 6.01(c) and 6.05(d).
2. Provide an accurate grade elevation at the SW property pin once located.
3. Correct the rear setback to reflect the accurate setback. DCM 3.02(d)(1)(c) and DCM Appendix B.

4. Establish the existing and undisturbed elevation at the midpoint of the building footprint and calculate the maximum ridge height from that point. The maximum allowed ridge height from this point is 30 feet. DCM 3.02(c).
5. Recalculate the lot coverage per DCM 3.02(e). Roof overhangs are not included but hot tub square footage and ALL deck spaces above grade are included. DCM 3.02(e).
6. Add a gate to the opening to the hot tub off the rear deck to eliminate a direct line of sight to other properties. DCM 3.15(b)(1)(b).
7. Clarify the material to be used for construction of the “36” high guardrail and handrail at stairs” detailed on Sheet A2.0 and A2.1.
8. Properly detail the (4) windows/sliders at the 12/0 x 8/0 opening onto the deck on Sheet A2.0/B, which currently appear unshaded and therefore appear to be distinct from the other windows/sliders on the plans.
9. Provide detail for the sunshade roofs over the front windows and front entry and for the roof over the covered porch.
10. Reduce massing on the Right Elevation. DCM 3.03(b). Consider changes in material and/or articulation.
11. Provide a cut sheet or detail of all soffit areas.
12. Realign or reverse the sides of the chimney at the Rear Elevation to avoid the awkward window configuration on the current rear elevation.
13. Note accurate and existing greater than 4” DBH tree locations, type, and size on site plans. Include trees proposed for removal.
14. A Certified Arborist report shall be submitted for review and approval and shall clearly detail protective measures to ensure the survival of Ponderosa pine(s) located near all proposed construction areas.

RECOMMENDATIONS

1. Cedar decking is difficult to maintain. Composite materials are a very popular alternative.

Respectfully submitted,



Richard Look
Design Committee Chair

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