



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
FEBRUARY 9, 2024**

PRESENT: Mark Feirer, Acting Chairperson; Marybeth Collon, Steve Bosson, Theresa Youmans

ALSO PRESENT: Shane Bishop, Design Review Planner; Scott Gillies, Board Liaison; Jacki Bue, Community Development Director

Acting Design Committee Chair, Mark Feirer called the meeting to order at 10:50 a.m. The minutes of the 1/12/2024 meeting were approved.

PRELIMINARY NEW CONSTRUCTION

Lot #9 Fifteenth Tee 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).**

Preliminary plans denied for the following reason(s):

1. The side yard setbacks are not dimensioned on the site plan, but the heat pump and trash enclosure and garage eave as well as the Ramses bedroom eave all encroach on the side yard setbacks, per Section 3.02(d) of the Design Committee Manual (DCM).
2. The site plan does not indicate the dimensions of the common area surrounding the lot and the corresponding rear yard setback. However, it appears the hot tub enclosure area encroaches on the required rear yard setback, per Section 3.02(d) of the DCM.
3. The lot coverage is inconsistent between the drawings and is not itemized. However, it does not appear to include the hot tub enclosure area, which would put it over the 35% maximum specified in Section 3.02(e) of the DCM.
4. The garage is set at the back of the property, resulting in an unnecessarily long expanse of asphalt hardscape which does not conform to Section 3.04(b)2. In addition, driveways of longer than 60 feet shall include a curvilinear design per Section 3.04(a)3 of the DCM, with a maximum width at the lane of 16 feet, per Section 3.04(b)3 of the DCM.

5. Per Section 3.02(c), ridge height shall be measured from the existing and undisturbed elevation at the midpoint of the building footprint, which was unclear on the site plan. The indicated ridge height in the plans is very close to 21 feet, at which point the required side yard setbacks increase from 5 feet to 7.5 feet, per Section 3.02(d) of the DCM.
6. Improve the readability of trees, topography, and other natural features on the site plan using darker color and/or breaking out onto another drawing. Refer to Section 6.05(b)3 of the DCM.
7. If the applicant wishes to re-submit, all items above and all items on the Preliminary Plan Submittal Checklist shall be addressed:
 - a. Note accurate existing >4" dbh tree locations, type, and size on the site plans. Include trees proposed for removal. Per Preliminary plan submittal checklist.
 - b. Correct north arrow.
 - c. Clearly indicate elevation of existing and undisturbed grade at the midpoint of the building footprint. Verify ridge height calculation per Section 3.02(c) of the DCM.
 - d. Include adjacent home to the right rear of the property.
 - e. Per Section 3.02, indicate the dimensions of the common area surrounding the lot and the resulting rear yard setback. Mitigate all setback encroachment.
 - f. Clearly indicate itemized lot coverage ratio per Section 3.02(e).
 - g. Indicate correct floor area ratio calculation per 3.02(e).
 - h. Indicate enclosed outdoor area calculation per 3.15(b)1(a).
 - i. Indicate (4) four 10'x20' parking spaces on the driveway surface to conform to Section 3.04(b)2.

RE-REVIEW

Lot #8 Summit View Lane

Reconsideration of wire fence denial decision

Upheld the denial decision issued on 1/5/2024, as the fencing does not meet the requirements of Section 3.15 of the Design Committee Manual and violates Section 3.18(f) of the Design Committee Manual.

Respectfully submitted,

Mark Feirer
Acting Design Committee Chair