



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
DECEMBER 8, 2023**

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

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

Design Committee Chair, Richard Look called the meeting to order at 10:15 a.m. The minutes of the 11/21/23 meeting were approved.

PRELIMINARY NEW CONSTRUCTION

Lot #1 Doral 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 (DCM).**

Preliminarily approved subject to the following conditions:

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

Upon final submittal, the following items are required to be addressed:

1. Complete Form D for Final Submittal. Ensure all the requirements of Form D are addressed.
2. Note accurate existing >4" dbh tree locations, type and size on the site plan. Include any trees proposed for removal.
3. The hot tub enclosure does not appear to be attached to the principle structure as required by Section 3.15(a)7. The hot tub enclosure shall meet all requirements of Section 3.15 of the DCM.
4. The a/c enclosure appears to be larger than needed. The enclosure shall meet all the requirements of Section 3.15(b)3. The enclosure shall not encroach into the side yard setback, ref. Section 3.02(d) of the DCM.
5. Reduce the amount of hardscape by eliminating the parking zone west of the main driveway and create a new perpendicular parking space directly behind the two parking zones in front of the garage. See Sections 3.03 and 3.04(b)2 of the DCM. Note that it is permissible to locate a parking zone beyond the property boundary to the edge of the paved street.

6. Reduce the size of the front patio by eliminating the kick out area in front. Square off the patio at the post. Refer to Section 3.31(b) of the DCM.
7. Identify accurate soffit materials per Form D.
8. Identify appropriate materials used underneath 2nd story deck per Form D.
9. Ensure all exterior lighting conforms to Section 3.19 of the DCM.
10. ADDITIONAL NOTES:
 - a. There appears to be numerous improvements by the adjacent Lot #2 Doral Lane that encroach onto Lot #1 Doral Lane. Contact SROA Community Development staff for more information.

RE-REVIEW

Lot #11 River Road

Reconsideration of landscape decisions

The Committee upheld the denial decision dated 11/10/23 relative to the plantings located in the Property Line Zone. Refer to Section 22.14.2 of the Design Committee Manual dated 12/19/2020.

The Committee upheld the denial decision dated 11/3/23 relative to the bollard lights. Refer to Section 20.03 of the Design Committee Manual dated 12/19/2020.

Respectfully submitted,



Richard Look
Design Committee Chair

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