



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MARCH 22, 2024**

PRESENT: Richard Look, Chairperson; Theresa Youmans, Curt Wolf, Charlie Meyer, Mark Feirer

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

Design Committee Chair, Richard Look called the meeting to order at 10:15 a.m. The minutes of the 3/8/2024 meeting were approved.

ADDITION/ALTERATION

Lot #12 Central Lane

Project: Addition >600 sq. ft

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:

Deferred for the following reason(s):

1. This project is well designed but is missing items required by Form D. The drawings are also in need of coordination and lack some information needed to fully review the proposed design.
2. Upon resubmittal, the following items shall be addressed:
 - a. Fully dimension the driveway on the site plan. The driveway shall be no wider than 16 feet toward the lane per Section 3.04(b)3 of the Design Committee Manual (DCM). Reduce driveway in size.
 - b. Itemize the lot coverage on the site plan, see Section 3.02(e) of the DCM. Include: house, garage, covered entry, hot tub, trash and a/c enclosure, deck with railing and patio with railing.
 - c. Remove the trash enclosure area from the Enclosed Outdoor Area calculation on the site plan per Section 3.15(b)1(a) of the DCM.
 - d. Show exterior lights per Form D.
 - e. Coordinate overhangs shown on the site plan with the exterior elevations and include dimensions.

- f. Reduce the length of the gable overhangs at game room and bedroom 2, to no more than 2'. The proposed 3' overhangs add too much mass at the side lot lines near the neighboring homes. See DCM Section 3.03.
- g. Note highest ridge on site plan per Form D. See Section 3.02(c) of the DCM. Correct height shown on exterior elevations.
- h. Fully dimension the floor plans per Form D.
- i. Coordinate the proposed window and door sizes shown on the floor plans with the exterior elevations and specify the window operations per Form D.
- j. Show the existing electric meter location on exterior elevation.
- k. Show the house number under a light source on the exterior elevation per Form D.
- l. Show all proposed window trim on the exterior elevations as noted on the Property Description Sheet and shown on the windows at bedrooms 1 and 2.
- m. Raise the 2x band at the game room and bedroom 2 windows to be the window head trim or to coordinate with the window head trim on the exterior elevations.
- n. Show wood or fiber cement corner trim at the fiber cement siding. See DCM Section 3.06(c).
- o. Show the existing eave support beams on the rear elevation. Consider adding similar detailing to the front and side gables.
- p. The existing overhangs shown on the exterior elevations don't match the existing overhangs. The 2x12 fascia noted on the Property Description sheet doesn't match the proposed elevations. Submit details of the proposed overhangs and existing overhangs.
- q. Show a stone cap at the stone wainscot.
- r. List the stone on the Property Description sheet.
- s. Show the a/c condenser and three (3) – 32-gallon trash/recycling cans in the enclosure on the floor plan.
- t. Provide a cut sheet or detail of the proposed metal cable rail.
- u. Raise the height of the hot tub screen wall to 6 feet above the walking surface at the hot tub due to the proximity of the neighbor's home. See DCM Section 3.15(b)1(f).
- v. Show 2x or metal cap at screen walls per DCM Section 3.15(a)6.

PRELIMINARY NEW CONSTRUCTION

Lot #9 Fifteenth Tee Lane

Project: New Home

Preliminarily approved subject to the following conditions:

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:

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.

1. Upon final submittal, the following is required to be completed:
 - a. Note accurate existing >4' dbh tree locations, type and size on the site plan. Indicate any trees proposed for removal per Form D.2 Project Application for Type 3 Final Review. Trees proposed for removal outside the construction footprint are not approved.
 - b. All relevant items required by Form D.2 Checklist shall be noted on plans; all hand-drawn notations shall be added to plans as type.
 - c. Project shall be accurately staked and strung per Form D.2.
 - d. The lot coverage notation on sheet A0.02 appears to be unnecessary and shall be eliminated.
 - e. Correct the remaining lot coverage calculations to include the a/c enclosure. The enclosure shall comply with section 3.15(b)3 of the Design Committee Manual (DCM) and shall not encroach into the rear setback. Consider moving it closer to the adjacent door to ensure that it does not encroach when built.
 - f. As proposed, the trash enclosure does not conform to Section 2.05(b)2(b) of the DCM which requires it to be located on the side of the house. Relocate the enclosure to a position inside the garage, per DCM Section 2.05(b)2(b), and reduce lot coverage calculations accordingly, or propose a different solution that conforms to Section 2.05(b). In any case, the enclosure shall conform to Section 3.15(b)2(a) of the DCM.
 - g. Exterior lighting shall conform to Section 3.19. Provide cutsheets for all fixtures. The fixture between the garage doors appears unnecessary and shall be eliminated per Section 3.19(e).
 - h. The notched roof eave on the Ramses Suite prevents encroachment into the side yard setback and is therefore approved for this project.
 - i. The Committee has determined that the game room shall be considered a sleeping area. Show (5) five parking zones on the site plan.
 - j. Correct the address listed on plans to show 9 Fifteenth Tee.
 - k. Natural stain is not approved.
 - l. All gables, excluding at the front entry, shall be 8:12 for uniformity.
 - m. Verify lot coverage tabulation and calculations.
2. The following items are recommendations for the applicant to consider:
 - a. The installation of snow fencing is strongly recommended along the right and rear property lines to prevent trespass onto SROA common areas per Section 2.05(d)4 of the DCM. Fencing shall remain in place for the duration of construction.
 - b. Due to site restrictions, consider staging materials needed for the back of the house at the rear of the property prior to installation of footings and stem walls in order to avoid trespass onto SROA common areas.
 - c. Consider a single double-wide garage door instead of the proposed 2 single doors to improve vehicle access to the garage.

- d. Consider changing the overlapping eaves at the rear of the house to minimize ice dam potential.

Respectfully submitted,



Richard Look
Design Committee Chair

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