



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MARCH 12, 2021**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Charlie Meyer, Mark Feirer, Brad Banta, Kathy Brown**

**ALSO PRESENT: Marty Seamons, Code Enforcement Officer; Ken Katsuda, Compliance
Technician; Scott Gillies, Board Liaison; Keith Kessar, Asst General
Manager**

Design Committee Chair, Curt Wolf called the meeting to order at 10:15 a.m. The minutes of the 2/26/2021 meeting were approved.

PRELIMINARY ADDITION/ALTERATION

Lot #8 River Rd

Project: Addition

Preliminarily approved subject to the following conditions:

1. This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.
2. Upon final submittal the following items are required to be addressed:
 - a. Complete all items required by Form D.
 - b. Property pins shall be located and exposed per Section 4.16 of the Design Committee Manual (DCM). Property lines shall be staked and strung. Middle pin at left side was not located. Front right pin is under the driveway.
 - c. Proposed landscaping and elements shall not extend onto SROA commons between front property line and the street per Sections 13.06.5 and 22.14 of the DCM.
 - d. Proposed trees at taxiway shall not overhang taxiway.
 - e. Show (5) five 10'x20' parking spaces in the driveway. One per each sleeping area per Section 12.09.4 of the DCM.
 - f. Coordinate window sizes between floor plan and exterior elevations.
 - g. Fully screen the hot tub from street and Lot 7 and provide a cross-section of the screen wall per Sections 17.07, 17.10 and 17.11 of the DCM.
 - h. Provide detail of entry canopy.
 - i. Eave at new roof over the trash room shall not extend into the side yard setback per Section 13.06.2 of the DCM.
 - j. Correct roof plan and coordinate the south exterior elevation.
 - k. Revise the roof over the right side of the hanger to better visually blend the hanger roof into the new addition.
 - l. Change railing at the south side of second floor deck over the hot tub to be a 42" tall solid rail.

- m. Section 2.08.2 of the DCM reads: Higher masses should generally occur toward the center...The raised roofs at M bath and kitchen do the opposite. Lower the roofs as much as possible at the south side.
- n. Eave encroachment request into the side setback at the south side is denied.

MOTION AMENDED:

1. **The Design Committee Manual does not require hot tub screening from taxiways.**

Lot #10 Siskin Lane

Project: Addition

Preliminarily approved subject to the following conditions:

1. This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.
2. Upon final submittal, the following items are required to be addressed:
 - a. Property pins shall be located and exposed.
 - b. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D.
 - c. Show hot tub enclosure on elevation plans.
 - d. Submit a colors/materials board.
 - e. Reduce the shingles at entry to gable end only.
3. The following items are recommendations for the applicant to consider:
 - a. Garage doors should be wider than 8'.
 - b. Use horizontal siding for upper level.

ADDITION/ALTERATION

Lot #19 Lassen Lane

Project: Addition

Deferred for the following reason(s):

1. Plans incomplete, not all elevations were submitted as required by Section 4.04 of the Design Committee Manual (DCM).
2. Property and project not staked and strung as required by Sections 4.16.2 and 4.16.5 of the DCM.
3. The rear facing portion of the addition does not have sufficient architectural interest as required by Section 2.08.2 of the DCM.
4. Per Section 13.06.2 of the DCM does not allow any portion of a structure to extend into the side yard setback. The existing trash enclosure next to the garage appears to extend into the 7'6" setback.
5. The hot tub shall be completely screened from view of neighboring properties to the south to comply with Section 17.07 of the DCM.
6. Hot tub screening shall be 5' in height unless approved by the Design Committee per Section 17.11 of the DCM.
7. Upon resubmittal, the following items are required to be addressed:
 - a. Provide complete elevations for the home. (4 sides)
 - b. Stake and string the property boundaries and the proposed project.
 - c. Increase the architectural interest of the rear façade of the project area.
 - d. Extend the hot tub screening so that the hot tub cannot be seen from any adjacent property.
 - e. Reduce the hot tub screen wall to 5'.
 - f. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D. Trees outside of the construction footprint are not approved for removal.
 - g. Mark the trees for removal on-site with ribbons.
 - h. Remove slackline and gym rings from trees.

- i. If the existing trash enclosure encroaches on the side setback provide for correcting on the plans. If not, show the actual trash enclosure and walkway on all plans.
- 8. The following item is a recommendation for the applicant to consider:
 - a. The addition of two large windows for the playroom would not only add architectural interest, but also would provide view of the home's primary view from the large playroom addition.

Lot #5 Mugho Lane

Project: Addition

Approved subject to the following conditions:

- 1. Prior to the issuance of a Sunriver building permit, the following items shall be completed:
 - a. Protected root zones shall be installed around selected trees and maintained for the duration of construction, under the direction of SROA Natural Resources staff. Contact SROA Natural Resources at 541-593-1522 to arrange an on-site visit.
 - b. Property pins shall be located and exposed, and property lines shall be staked and strung per section 4.16 of the Design Committee Manual (DCM).
 - c. The 3/12 pitch over the covered patio is denied and shall be minimum 4/12 pitch per section 12.02 of the DCM. It appears that there may be room to lower the bottom edge of that roof to ensure a 4/12 pitch.
 - d. The slat screen wall at the covered patio is denied per section 20.03 of the DCM. It is excessive in size and could allow glare from the outdoor TV to be visible off site.
 - e. All railings, including stair railings, shall be wood painted house body color per the property description sheet. All railings shall match existing. Metal railings are not approved at this time.
 - f. All exterior lighting shall conform to section 20 of the DCM. The number of can lights in the covered patio is excessive and shall be reduced.
 - g. Plans shall show all information required by Form D, including window and door sizes.
- 2. Prior to completion of this project, the following item is required to be completed:
 - a. The TV in the covered paver patio shall be mounted so that the screen shall not be a visible nuisance outside the property per Section 20.03 of the DCM.
 - b. Trim color is denied and shall be applied to roof fascia only. This denial is due to the unique nature of this location and the architecture of the house.
- 3. The following items are recommendations for the applicant to consider:
 - a. A larger radius at the street side of the parking spur will minimize the likelihood of cars driving over vegetation.
 - b. Eliminate the large outdoor TV in the covered patio.
 - c. Consider wall mounted lights in the covered patio instead of ceiling can lights.

Lot #7 Muskrat Lane

Project: Addition

Deferred for the following reason(s):

- 1. Per Section 4.16 of the Design Committee Manual (DCM), property pins shall be located and exposed. The right rear pin was not located. Also, the proposed addition shall be staked and strung.
- 2. Upon re-submittal, the following items are required to be addressed:
 - a. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D. There are some trees missing from the site plan.
 - b. Per Section 2.08.4 of the DCM the covered portion of the breezeway shall be included in the lot coverage calculations on the site plan.
 - c. Revise the trash enclosure to comply with Sections 21.05, 21.07, and 21.08 of the DCM.
 - d. Change the pitch of the proposed roof over the entry to 3:12 to match all of the other existing roof pitches. Change the proposed eave and the rake to match the eaves and

- rakes of the existing roof. Raise the roof to align the eaves at the proposed entry roof with eaves on either side of them.
- e. Label posts sizes at the proposed covered front porch to be 6x6 minimum per Section 18.05 of the DCM.
 - f. Change the eaves at the east side elevation to match the existing house eaves as noted on the elevation.
 - g. Per Section 13.06.2 of the DCM, eaves shall not encroach within the side yard setback areas. The foundation "T" footing shall not extend over the rear property line.
 - h. Revise the master bedroom and walk-in closet windows to match the elevations.
 - i. Reconfigure the driveway to reduce the overall size and contain the gravel as required by Section 12.09.3 of the DCM.
3. The following items are recommendations for the applicant to consider:
 - a. Change the proposed new entry door to a more contemporary design to compliment the contemporary style of the home.
 - b. Extend the proposed clearstory wall from the garage over the breezeway to connect to the existing clearstory.
 - c. Pave driveway.

Lot #12 Tournament Lane

Project: Addition

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items shall be completed:
 - a. Protected root zones shall be installed around selected trees and maintained for the duration of construction, under the direction of SROA Natural Resources staff. Contact SROA Natural Resources at 541-593-1522 to arrange an on-site visit.
 - b. Property pins shall be located and exposed, and property lines shall be staked and strung per section 4.16 of the Design Committee Manual (DCM).
 - c. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D.
 - d. Cease mowing on SROA common property per Section 13.06.5 of the Design Committee Manual (DCM).
 - e. Lot coverage calculations are confusing and shall be itemized and revised to conform to Section 2.08.4 of the DCM. Any area more than 12" above finished grade shall be included. Revise lot coverage percentage accordingly.
 - f. Show venting for new MBR fireplace if it would be visible on elevations.
 - g. The existing a/c enclosure shall be shown and labeled on the south elevation drawing.
 - h. Provide an elevation of the left side of the house showing extension of the new MBR deck.
 - i. Correct the site plan to show the addition roof extending to the existing main ridge per roof framing plan and elevations.
 - j. Correct site plan to accurately show existing conditions at the hot tub, including screen wall and the size and location of the existing hot tub. The hot tub screening does not conform to Section 17.07 of the DCM and shall be fully screened per that section. A cross-section of the screen wall is not required at this time.
 - k. No portion of the project shall encroach into the rear setback, including posts and roof eaves. Submit revised plan showing this for full Committee review and approval.
2. Prior to completion of this project, the following items are required to be completed:
 - a. The house number on the address monument shall conform to Section 29.07 of the DCM. The existing number is difficult to see.
 - b. Downspouts shall match the color of the material upon which they are installed per Section 29.09 of the DCM.
 - c. If the existing metal chimney will remain, it shall conform to Sections 12.02 and 19.08 of the DCM.

- d. Approval of current and proposed house colors is deferred at this time pending determination of prior approvals. The colors shall be submitted for full Committee administrative review and approval.

PRELIMINARY NEW CONSTRUCTION

Lot #4 Hoodoo Lane

Project: New Home

This decision is for the preliminary submittal of the project.

Denied for the following reason(s):

1. Per Section 2.01 of the Design Committee Manual (DCM). The home, driveway, and four patio areas leave little of the natural forest and therefore are not subordinate to the forest.
2. Per Section 2.06 of the DCM; The overall size of the structure is not proportional to the neighborhood.
3. Section 2.08.3 of the DCM; The structure is not consistent with nature and dominates the site.
4. Per Section 12.02 of the DCM; The roof pitches less than 4:12 are not allowed.
5. Per Section 2.08.2 of the DCM; Reconsider the full glazed wall at the living room to make this area more architecturally consistent with the rest of the design.
6. Per Section 4.04 of the DCM; Indicate rear common area dimensions on the site plan.
7. Cover or remove all paint on trees proposed for removal.
8. Per Section 4.16 of DCM; Property pins shall be located and exposed. A professional surveyor may need to place the missing pin.
9. Trees proposed for removal outside the construction footprint are not approved.

Lot #7 River Road

Project: New Home

Denied for the following reason(s):

1. The design does not conform to Section 2.08.2 of the Design Committee Manual (DCM).
2. Lot coverage calculations are inaccurate.
3. Plans are incomplete.
4. If the applicant wishes to resubmit, the following items should also be addressed:
 - a. The design includes stacked stories, particularly on both sides, which do not conform to Section 2.08.2 of the DCM.
 - b. Demonstrate that the project conforms with Section 2.08.2 of the DCM in regard to the desired 60/40 relationship between the first and second stories. Note that this is a rule of thumb, not an exact requirement.
 - c. Plans shall be submitted to scale per Form D and all views shall be correctly labeled.
 - d. Site plan shall show the location of the existing home at #8 River Rd as well as dimensions and location of limited common elements adjacent to the property.
 - e. Lot coverage shall be calculated per Section 2.08.4 of the DCM and shall not exceed 35%. The tabulation shall be itemized, including but not limited to the entire area of the rear decks including the spa area; the upper deck off the kitchen and adjacent exterior stairway. The kitchen deck shall be accurately shown on all plans.
 - f. Delete the upper-level deck to reduce impairment of views from neighboring properties per Section 2.08.2 of the DCM.

Lot #9 Tokatee Lane

Project: New Home

Preliminarily approved subject to the following conditions:

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

1. Upon resubmittal, the following items shall be addressed:

- a. Although the new entry is much improved, it is out of proportion and should be simplified and brought down to align with the low slope eave.
- b. Any trees proposed for removal outside of the construction footprint are not approved for removal.
- c. Retain a Certified Arborist to ensure the survivability of the large Ponderosas near the construction site.

PRELIMINARY COMMERCIAL

Lot #57850 West Cascade Rd/ Wastewater Treatment Facility

Project: New Construction

Preliminarily deferred for the following reason(s):

1. Incomplete plans as required by the Preliminary Plan Submittal Checklist.
2. Upon resubmittal, the following items are required to be addressed:
 - a. Provide 1/4"=1' scale plans and elevations of the proposed headworks building and MBR structure. Dimension and label all exterior materials.
 - b. Provide elevations with materials and sizes noted for the proposed gates.

MOTION AMENDED:

1. **Improve the aesthetic of the headworks building.**
2. **All mechanical equipment shall comply with Section 17.12 of the Design Committee Manual.**

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair