



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JANUARY 22, 2021**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Charlie Meyer, Mary Fister, Mark Feirer, Ann Byers, Kathy Brown**

ALSO PRESENT: Claire McClafferty, Field Specialist; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:20 a.m. The minutes of the 1/8/2021 meeting were approved.

MINOR ADDITION

Lot #18 Camas Lane

Project: Hot Tub & Sauna

Approved subject to the following conditions:

The applicant has addressed concerns noted in the previous deferral.

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. Note accurate existing >4" dbh tree locations, type and size on the site plan. Include any trees proposed for removal.
 - c. The privacy screen and gate surrounding the sauna and the hot tub shall be increased in height to completely screen the sauna, per Section 17.07 of the Design Committee Manual (DCM) but shall not be more than 6'6" in height.
 - d. The access door for the hot tub and sauna electricals shall match the material and color of the screen wall.
 - e. The site plan shall be revised to accurately identify property boundaries and setbacks. Show the depth of commons on site plan per Form D and include all other information required by Form D.
 - f. Revise Form D to reflect new lot coverage calculations.
 - g. Property pins shall be exposed.
2. Prior to completion of this project, the following item is required to be completed:
 - a. Remove all encroachments into areas beyond property lines including, but not limited to, irrigation, turfgrass, landscape plantings, and rocks. Restore area to natural. Contact SROA Community Development staff at 541-593-6645 regarding access and work restrictions on SROA common property. SROA staff can also provide guidance regarding encroachment removal.

Lot #8 Siskin Lane

Project: Hot Tub and Deck Fireplace

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to 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. Note accurate existing >4" dbh tree locations, type and size on the site plan. Include any trees proposed for removal.
 - c. Due to the configuration of this property, a larger than normal enclosure area is allowed. The double gate is to be replaced with a single gate. The east side gate shall be removed and replaced with a solid screen wall. All gate and screen walls shall be 5' in height and comply with Sections 17.10 and 17.11 of the Design Committee Manual (DCM). Submit revised plans for administrative review and approval.
 - d. Submit a south elevation showing revised gate and screen wall.
 - e. Submit a revised Form D.
 - f. Locate and expose property pins and stake and string lot per Form D.
2. Prior to completion of this project the following item is required to be completed:
 - a. All miscellaneous items need to be stored properly and out of sight from neighboring properties, roadways, pathways, etc., per Section 3.01.2 of the DCM.

PRELIMINARY ADDITION/ALTERATION

Lot #6 Plover Lane

Project: Addition

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.

This application now meets the requirements of Form D and Section 2.08.2 of the Design Committee Manual (DCM).

1. The building heights have been significantly reduced, placing the new work on the ground/first level of the house.
2. In addition, the existing windows have been correctly drawn and proposed new windows appear appropriately scaled. It is recommended that the applicant consider a garage door with windows in one horizontal panel to further enhance the front elevation of the house and lighten up the garage.
3. As per the new Section 4.16 of the DCM specifications, the property lines shall be staked and strung and the corner pins visible for inspection prior to the submittal deadline and shall remain until the project is completed. Where staking is impractical, the Community Development staff may approve an alternate method of displaying boundary and property lines. The property lines on this project appear to meet this requirement of staking and stringing.
4. Prior to re-submittal, the following items shall be addressed:
 - a. The site plan shall be revised to show (5) five parking spaces, none of which can be in the side setback. Ref. Section 12.09.4 of the DCM.
 - b. Note accurate existing >4" dbh tree locations, type and size on the site plan. Include any trees proposed for removal.

ADDITION/ALTERATION

Lot #16 Tournament Lane

Project: Addition

Denied for the following reasons:

1. This submittal does not comply with Sections 12.02 and 13.06.2 of the Design Committee Manual (DCM).
2. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Deck rail elevations do not match data sheet elements, notably the rail posts. Revised elevations and revised data sheet shall clearly indicate elements to be used.
 - b. Revise plans to show location of trash enclosure.
 - c. Double gate at hot tub is denied. Reduce to single gate and amend plans accordingly.
 - d. Any roof pitch shall be a minimum of 4:12 per Section 12.02 of the DCM.
 - e. No portion of new addition structure shall encroach into side setback per Section 13.06.2 of the DCM.
 - f. No parking shall encroach into side setback per Section 13.06.2 of the DCM.
 - g. For applicant's consideration: The garage extension will increase the massing of the left elevations; the addition of windows in garage and bonus room could enhance the exterior appearance.

PRELIMINARY NEW CONSTRUCTION

Lot #16 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 re-submittal, the following items shall be addressed:
 - a. Applicant shall retain a Certified Arborist to ensure the survival of the Ponderosa trees located near the proposed construction. A detailed Certified Arborist report shall be submitted for review and must be approved.
 - b. Complete all items required by Form D.
 - c. Site plan shall be submitted at minimum 1"= 10'-0" scale.
 - d. Plans shall be submitted at minimum 1/4"= 1'-0" scale.
 - e. Revise the area tabulations shown on the site plan to match the proposed design.
 - f. Per Section 2.08.4 of the Design Committee Manual (DCM), the proposal of a stone sitting wall at the edge of the rear patio requires that the entire patio be included in the lot coverage.
 - g. Show how the proposed design steps to accommodate the sloping site.
 - h. Show "as graded" contours on the site plan. Proposed grading shall comply with Section 12.08 of the DCM.
 - i. Revise the trash enclosure area. It is larger than required by Section 21.05 of the DCM. Show the gate on the exterior elevation.
 - j. The driveway is larger than needed for the 5 parking zones. Revise the area adjacent to the garage doors to be no larger than 20' x 30'.
 - k. Delete small gable at the east elevation on the upper roof.
 - l. Provide guard rail detail at upper deck.
2. The following item is a recommendation for the applicant to consider:
 - a. Avoid mixing casement windows with sliding windows, they should be consistent.

RE-REVIEW

Lot #2 Pine Needle Lane

Reconsideration of hot tub gate decision

Rescinded the 12/18/2020 decision. The Committee will allow a gate in this location if it is hinged on the right and opens inward toward the hot tub to comply with Section 17.10 of the Design Committee Manual. Materials and colors shall match the existing screen wall.

Lot #57200 River Rd/Sunriver Airport

Reconsideration of final inspection requirements

Rescinded the following portions relative to the final inspection requirements letter of 12/23/2020. The Emergency Aerial Fire Fighting Operations Staging Area and the compacted, smooth graded aggregate areas adjacent the north apron may be left uncontained and/or un-restored to natural. All other conditions of 12/23/2020 are upheld.

Respectfully submitted:

electronic signature used with permission

A handwritten signature in black ink, appearing to read "Curt Wolf", written over a faint electronic signature line.

Curt Wolf
Design Committee Chair