



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

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

ALSO PRESENT: Claire McClafferty, Field Specialist; Scott Gillies, Board Liaison; Keith
Kessaris, Asst General Manager

Design Committee Chair, Curt Wolf called the meeting to order at 10:46 a.m. The minutes of the 1/21/2021 meeting were approved.

PRELIMINARY ADDITION/ALTERATION

Lot #10 Siskin Lane

Project: Addition

Denied for the following reasons:

This decision is for the preliminary submittal of the project only.

1. Does not comply with Section 2.08.2 of the Design Committee Manual; "Two story structures should incorporate a partial second story rather than stacked stories. Higher masses should generally occur toward the center with lower profiles occurring toward the outer portions of the structure. As a rule of thumb for a two story structure, 60% of the actual square footage should be on the ground floor with no more than 40 on the second story. In any case, the square footage of each floor level above the ground floor level shall be materially less than the first floor. Diversity of heights and reduction of massing is the desired outcome"
2. The proposed addition will result in about a 50/50 split, further away from the desired goal of 60/40.

ADDITION/ALTERATION

Lot #5 Mugho Lane

Project: Addition

Denied for the following reasons:

1. This submittal does not comply with Sections 2.08.2 of the Design Committee Manual (DCM) regarding massing and distribution, which states in part; "the square footage of each floor level above the ground floor shall be materially less than the first floor. Diversity of height and reduction of massing is the desired outcome."
2. If the applicant chooses to re-submit, the following items need to be addressed:
 - a. Incorporate visual interest in the left rear wall elevation.
 - b. Proposed roofs shall comply the Section 12.02 of the DCM. Pitched roofs shall have minimum 4:12 pitch.

- c. Metal roof over covered porch is not permitted per Section 16.06 of the DCM, which states; "It is intended that each structure on the same site be consistent with respect to architectural character, materials, and finishes."
- d. Total square footage and lot coverage calculations on both Form D and site plan shall be consistent. Correct plans accordingly.
- e. Hot tub shall be completely screen per Section 17 of the DCM. Provide a cross-section of the hot tub screening.
- f. Show one 10'x20' parking zone on the driveway for each of the four (4) sleeping areas, per Section 12.09.4 of the DCM. NOTE: Parking zone cannot extend beyond the boundary of driveway.
- g. Screen walls not screening mechanical equipment are denied per Sections 17.07 and 17.08 of the DCM.

Lot #16 Mugho Lane

Project: Addition

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following item 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 per Form D.
 - c. Revise proposed grading on the site plan.
 - d. Clarify the two different finish floor heights on shown on the site plan.
 - e. Show all required or desired a/c and/or heat pump equipment on the site plan.
 - f. Revise the existing hot tub screen walls which do not fully screen the hot tub from Lot 15 as required by Section 17.10 of the Design Committee Manual (DCM). A gate may be required. If the hot tub screen wall is to be completely rebuilt, the enclosure size shall be adjusted to comply with Section 17.10.
 - g. Label window operation on floor plan.
 - h. Submit cut sheet or detail of the exterior light fixtures. Update the elevations to show the correct light fixture.
 - i. Label all exterior window trim, including trim at the stone veneer, posts, beams, knee braces and outlookers accurately on the exterior elevations.
 - j. Revise window trim on exterior elevations to be consistent.
 - k. Correct finish schedule symbol locations on exterior elevations.
 - l. Coordinate fascia shown on exterior elevations with the finish schedule.
 - m. Revise and re-submit drawings for administrative review.
2. The following condition of approval shall be met prior to installation:
 - a. Color and material board is deferred at this time pending full Committee administrative review.
3. Prior to completion of this project, the following item is required to be completed:
 - a. Submit a landscape plan for administrative review and approval.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Ollalie Lane

Project: New Home

This decision is for the preliminary submittal of the project.

Denied for the following reasons:

1. The design does not fit with the neighborhood per Sections 2.06, 2.08, 12.02 and the Design Committee Manual introduction. The Design Committee and Consulting Architect deemed the submittal too urban in design.

Lot #9 Tokatee Lane

Project: New Home

Deferred for the following reason(s):

1. All corner pins were not located and visible for inspection. Per Section 4.16 of the Design Committee Manual (DCM), the actual corner pins must be located and be visible for inspection. Due to snow cover and ice, the Committee was unable to verify property pin locations. In addition, the left front property pin was not located and was instead marked based on a calculated position. Per Section 4.16 of the DCM, if a corner pin cannot be found, a licensed surveyor must be retained to locate or replace the corner pin.
2. Upon re-submittal, the following items shall be addressed:
 - a. Reduce the width of the second story common space to conform to Section 2.08.2 of the Design Manual regarding stacked stories.
 - b. Provide more visual emphasis at the front entry.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair