



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
FEBRUARY 26, 2021**

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

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

Design Committee Chair, Curt Wolf called the meeting to order at 11:10 a.m. The minutes of the 2/12/2021 meeting were approved.

**ADDITION/ALTERATION**

**Lot #3 Fawn 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. All property pins shall be located and exposed, and property lines shall be staked and strung per Form D. The white string currently used to identify property lines shall be replaced with colored string per Section 4.16 of the Design Committee Manual (DCM) in order to enhance visibility and shall remain in place until the project is completed.
  - d. Itemize lot coverage calculations to include all areas covered by buildings and structures per Section 2.08.4 of the (DCM). Each area shall be listed individually. Revise the lot coverage ratio accordingly.
  - e. Submit a revised site plan to accurately show the driveway configuration and its connection to the lane. Show four 10x20' parking zones on the driveway. The family room on the first floor is considered by the Committee to be a sleeping space.
  - f. Provide suitable provisions for storage of garbage cans. Floor plans as well as a drawing note on sheet 5 indicate the existing garbage enclosure will be removed and that garbage cans will be stored in the garage. Provide garage storage in accordance with Section 21.07 of the DCM or provide outdoor storage per Section 17.07 of the DCM.
  - g. Clarify plan for the a/c enclosure. Floor plans indicate it will be removed. Solid screening shall be provided per Section 17.07 of the DCM.
  - h. All new construction shall match existing color and materials. Plans shall indicate all new materials.

- i. Provide a building section of the addition, shown from highest wall through lowest. The sloped area under the deck is considered waterproofing and is therefore allowed to be less than 4/12 pitch. Submit this for full Design Committee administrative review.
- j. All items above excluding #1i shall be submitted for administrative review and approval.
- 2. Prior to completion of this project, the following items shall be completed:
  - a. Provide a house number under a light source per Section 29.07 of the DCM.
  - b. Gutters and downspouts shall match the color of the surface to which they are installed per Section 29.09 of the DCM.
  - c. All exterior lighting shall conform to Section 20 of the DCM. Provide details of any new exterior lighting and submit for administrative approval prior to installation.
  - d. Remove existing surface-mounted speakers or convert to recessed mounting per Section 29.10 after submitting the change for administrative approval.

**Lot #6 Plover 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.
- 2. Prior to completion of this project, the following items are required to be completed:
  - a. The garage door shall comply with Section 16.06 of the Design Committee Manual (DCM).
  - b. Deck benches and all vertical surfaces shall be painted to match house body color per Section 19.00 of the DCM.
  - c. All exposed metal shall comply with Section 19.08 of the DCM.

**PRELIMINARY NEW CONSTRUCTION**

**Lot #28 Maury Mtn Lane**

*Project: New Home*

This decision is for the preliminary submittal of the project.

Deferred for the following reason(s):

- 1. Missing property corner stake.
- 2. Uncoordinated drawings.
- 3. Upon re-submittal, the following items shall be met:
  - a. Property pins shall be located and exposed per Preliminary Plan Submittal Checklist and Section 4.16 of the Design Committee Manual. The middle rear pin is missing.
  - b. The rear patio and deck shown on the site plan shall be coordinated with the rear patio shown on the floor plan.
  - c. Show the trees on the site plan with much narrower lines. Be sure text and information is legible.
  - d. Do not indicate the removal of trees outside of the construction footprint.
  - e. Lot coverage calculations on the site plan shall itemize the following areas: garage, house, garbage/a/c enclosure, front covered patio, rear covered patio and decks and patios more than 12" above grade.
  - f. Change windows on the rear elevation to be consistent with the windows on the front elevation and garage windows.

- g. Show walkway from the driveway to the front door narrower and show steps to conform with the existing grade. Include steps up to the front porch. Show a retaining wall at the edge of the front porch down to grade.
- h. Per Section 2.08.3 of the Design Committee Manual (DCM); structures should be designed for the site; the site should not be modified to fit the structure. Step the house and rear patios to fit the site. Delete the patio in front of Bedroom 3.
- i. Driveway backup space shall be no wider than 10'.
- 4. The following items are recommendations for the applicant to consider:
  - a. Change the siding at the chimney to match the gable end siding.
  - b. The site slopes down diagonally from the front left to the right rear. The garage is set at the high point. If the rear patios were changed to decks the house could be set down onto the site (without stepping the house) with little or no grading and the decks can be at floor height as opposed to having patios 2' lower than the floor.
  - c. Change the awning windows at the Great Room to sliding windows.

**Lot #43 Red Cedar Lane**

*Project: New Home*

Denied for the following reason(s):

- 1. Per Sections 4.16.1, 2.08.2, 12.03.1, 12.04, and 20.03 of the Design Committee Manual (DCM).
- 2. Verify location of the corner pins per Section 4.16.1 of the DCM or hire a surveyor to place any missing pins. 3 of 6 pins are missing.
- 3. 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.
- 4. Per Sections 2.08.2 and 12.03.1 of the DCM, reduce the height of the roof ridge to 21' or less to reduce massing of the building.
- 5. Batt spacing shall comply with Section 12.04 of the DCM.
- 6. Revise lighting plan for the rear covered patio area to be compliant with Section 20.03 of the DCM.

**NEW CONSTRUCTION**

**Lot #16 Tokatee Lane**

*Project: New Home*

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. Elevations shall include all items required by Form D as previously required by the preliminary approval letter.
  - c. Itemize lot coverage calculations to include all items required by section 2.08.4 of the Design Committee Manual (DCM), including but not limited to the deck adjacent to both upstairs bedrooms. Each area shall be separately listed.
  - d. The stone sitting wall shown on the building section drawing does not show on other drawings and shall be removed from the drawing.
  - e. Clarify intent regarding material between the garage doors. It is drawn as stone but labeled as vertical siding.
  - f. Submit cut sheets and details of all exterior lighting. All lighting shall conform to section 20 of the DCM. The fixtures shown between the garage doors and adjacent

to the garbage enclosure are excessive and shall be eliminated. All fixtures shall be shown on the elevations per Form D.

- g. Reduce the overall size of the combined garbage enclosure and service area as required by the preliminary approval letter and per section 17.07 of the DCM. It is larger than necessary to screen the A/C unit.
  - h. Provide a cross section of the screen walls per section 17.07 of the DCM.
  - i. Clarify intent for railings at the second-floor deck. The property description sheet identifies them as cable railings but the elevations specify steel railings. Correct the plans or description sheet. In either case, provide complete details of the railing system.
  - j. Proposed construction grading does not conform to section 12.08 of the DCM and does not address requirement 1G on the preliminary approval letter regarding showing how the design steps down to accommodate the sloping site.
  - k. Patio area shall be moved farther away from the large ponderosa.
2. Prior to completion of the project, the following condition of approval shall be met:
- a. Applicant shall follow all recommendations detailed in the February 10, 2021 Certified Arborist letter.
  - b. Provide a landscape plan for administrative review.
  - c. Provide a full color/materials board for full Committee administrative review.

**MOTION AMENDED:**

1. **Add the requirement for full Committee administrative review of items 1b through 1k.**

**RE-REVIEW**

**Lot #1 Cultus Lane**

*Reconsideration of window color denial decision.*

Uphold the decision of January 28, 2021 regarding white windows. Section 23.04 of the Design Committee Manual states specifically that white windows are not allowed.

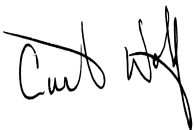
**Lot #17770 Bittern Lane/River Village Condos**

*Reconsideration of signage denial decision.*

Uphold the denial decision dated 1/22/2021 per Section 25 of the Design Committee Manual.

Respectfully submitted:

electronic signature used with permission



Curt Wolf  
Design Committee Chair