



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MARCH 26, 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 3/12/2021 meeting were approved.

PRELIMINARY ADDITION/ALTERATION

Lot #24 Maury Mtn 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. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D.
 - b. Drawings shall show all relevant items required by Form D checklist and all rooms on the floor plans shall be identified.
 - c. Indicate the depth of common area along rear property line and verify rear setback distance.
 - d. Lot coverage calculations shall be determined per Section 2.08.4 of the Design Committee Manual (DCM) and shall be itemized on the site plan.
 - e. Plans indicate that the existing hot tub will be removed. If it will be relocated, it shall be shown on drawings and screened per Section 17.07 of the DCM.
 - f. The side gable shall be reduced in length to ensure that no part of the structure, including eaves and roof supports, will encroach into the side setback per Section 13.06.2 of the DCM.
 - g. Reduce hardscape by reducing the width of the entry walk and the walkway to the trash enclosure to the minimum required for adequate passage.
 - h. Railings are shown inconsistently on the drawings. All railings, including the front railing, shall be uniform and drawings shall accurately identify materials.
 - i. Support posts at the rear deck are labeled inconsistently. Floor plans indicate they will match existing log posts, but elevations label them as 8x8s. If existing posts will remain, new posts shall match.
 - j. The stone privacy wall on the upper deck is visually awkward per consulting architect's review and is therefore denied per Section 1.03 of the DCM. Also, a privacy wall in this

- location does not conform to Section 17.07 of the DCM and shall instead be a continuation of the proposed railing.
- k. Clarify details regarding the gas patio heater identified on the second-floor plans. Portable heaters shall not be identified on plans.
 - l. Provide specification sheets for all exterior lighting and show fixture locations on floor plans and elevations. All lighting shall conform to Section 20 of the DCM and shall not be excessive in number.
3. The following item is a recommendation for the applicant to consider:
- a. Consider saving the 18" Lodgepole near the front entrance.

ADDITION/ALTERATION

Lot #6 East Butte Lane

Project: Addition

Deferred for the following reason(s):

1. Plans incomplete, property pins not located and exposed, inaccurate lot coverage calculations.
2. Upon resubmittal, the following items are required to be addressed:
 - a. Property pins shall be located and exposed, property lines to be staked and strung, also to be clearly noted on plans per Section 4.16 of the Design Committee Manual (DCM) and Form D.
 - b. Lot coverage appears to be inaccurate and shall include the square footage of the hot tub enclosure per Section 2.08.4 of the DCM.
 - c. Indicate rear setback on the site plan.
 - d. Site plan shall show (4) four 10'x20' parking zones on the driveway as required by Section 12.09.4 of the DCM. Include existing lane to property clearly on the site plan.
 - e. Show a walkway to the trash enclosure on the site plan as required by Section 12.09.5 of the DCM.
 - f. Courtyard and privacy wall are not approved per Section 17.08 of the DCM. "fences or privacy screens are not permitted as a general rule."
 - g. Submit accurate and correct elevations.
 - h. All siding and roofing materials shall be consistent.
 - i. Remove woodpile from SROA common area as required by Sections 13.06.5 and 29.03.2 of the DCM.
 - j. 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.
 - a. Retain a certified arborist to ensure the survivability of the Ponderosa pines located near the proposed construction areas. The detailed Certified Arborist report shall be submitted for review and approval.
3. The following items are recommendations for the applicant to consider:
 - a. The new shingle wainscot should either be eliminated or continued to extend to the rear and right-side elevations.
 - b. Add windows to the south side of garage and the east side of the new master to add architectural interest.

Lot #25 White Elm Lane

Project: Addition

Denied for the following reason(s):

1. Per Section 2.08.3 of the Design Committee Manual (DCM)-The proposed garage extension is on the front of an existing garage that is already proud of the house. This extension extends forward all the way to and possibly beyond the front setback. The other homes in the

neighborhood are not built all the way to the front setback. This 17' tall addition will block views up and down the street that other homes do not block. These factors make the proposed addition not feel like it was designed for the neighborhood.

2. Section 13.06.2 of the DCM-The proposed addition will extend an existing roof overhang that already encroaches into the side yard setback by 18 feet. This is denied.
3. Section 12.09.1 of the DCM-The proposed garage extension has a 17' tall shed elevation and blank tall wall above the garage door. This does not reduce massing of the structure.
4. Recommendation: This is a deep lot and the home is situated on the front portion of the lot. Expanding the home through an addition at the rear of the structure would fit in with the neighborhood better.
5. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Stake and string the project area per Section 4.16.3 of the DCM.
 - b. Plans shall include complete elevations for 4 sides of the structure, including any retaining walls necessary for the expansion of the driveway so that the Design Committee will better understand what is proposed to be built per Section 4.04 of the DCM.
 - c. Accurate plans shall be submitted, including, but not limited to, roof slopes and front entry steps. Also, the position of the house and proposed addition shall be verified in relation to the property lines as required by Section 4.04 of the DCM.
 - d. Mark all trees proposed for removal on-site.
 - e. The proposed expansion of the driveway on a slope towards the neighboring property is awkward and makes much of the front yard driveway space. Reference Section 12.09.4 of the DCM.
 - f. The existing hot tub shall be screened in accordance with Sections 17.10 and 17.11 of the DCM.
 - g. Per Section 18.08 of the DCM, screen all decks to within 6' of grade with solid screening.

PRELIMINARY NEW CONSTRUCTION

Lot #13 Fir Cone Lane

Project: New Home

This decision is for the preliminary submittal of the project.

Denied for the following reason(s):

1. Section 13.06 of the Design Committee Manual (DC) does not allow eaves to encroach into the setbacks. The roof plan and/or exterior elevations show the proposed eaves encroaching into the right side and rear setbacks and over the rear property line.
2. Upon re-submittal, the following items are required to be addressed:
 - a. Redesign and relocate the proposed residence to be completely within the setbacks.
 - b. Include the a/c enclosure in the lot coverage calculations and show the enclosure on the site plan.
 - c. Include the approximately 28" deep niche to the left of the entry as part of the covered front porch area in the lot coverage calculation.
 - d. The driveway is excessive in size per Section 12.09.4 of the DCM. Delete the guest parking area.
 - e. Revise the outline of the adjacent residences to match the actual house locations and orientations.
 - f. Change exterior material and finish legend to read 1x3 Batts @ 12" o.c. to match exterior elevations.
3. The following items are recommendations for the applicant to consider:
 - a. Relocate proposed residence so the owner can walk around the entire residence without encroaching on SROA commons.

- b. Relocate proposed residence so that it can reasonably be built and maintained without encroaching on SROA commons.
- c. Relocated proposed residence so that snow sliding off the roof doesn't land on SROA commons.

Lot #28 Maury Mtn 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 final submittal, the following items shall 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. Trees outside of the construction footprint are not approved for removal.
 - b. Submit all information required by Form D.
 - c. Revise the driveway to have a gentle curvilinear path from the street to the garage. Per Section 12.09.4 of the Design Committee Manual (DC): straight-in linear driveway designs are discouraged and instead should utilize a varied size and curvature design.
 - d. There is still too much grading proposed at the front of the proposed residence. The 4195 and 4194 contours shall die into the front face of the porch. The porch right front and side edge shall be a vertical retaining edge extending down to the natural grade. If a rockery retaining wall is required, it shall be located adjacent to the entry walkway.
 - e. Detail the built-in BBQ.
 - f. Revise the exterior siding batts to be 3 1/2" wide to coordinate with the elevation key.
 - g. Revise the batts shown in the details to be 1x4.
 - h. Delete detail D8, detail D1 is to be used.
 - i. Change sliding windows at the bedrooms to be an oxo design to compliment the single hung windows.
 - j. Change post base sizes shown on plans to match the exterior elevations.
 - k. The hot tub screen wall does not strictly meet the DCM section requirement of screening the hot tub from other lots.

Lot #43 Red Cedar 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 final submittal, the following items shall 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.
 - b. Revise the plan to fully screen the hot tub from the rear common area and adjacent lot as required by Section 17.07 of the Design Committee Manual (DCM).
 - c. Lower the gable over the entry to make the height more proportional to the rest of the structure.
 - d. Clarify the wall material on the BBQ screen wall.
 - e. Show that the recessed can light sources at the front porch can not be viewed from off the property or provide screening of the fixtures per Section 20.03 of the DCM.
 - f. Change the exterior siding 1x3 board and batt to be 12" o.c. or switch to 1x4 16" o.c. as required by Section 12.04 of the DCM.
 - g. Reduce the amount of driveway surface area to conform with Section 12.09.4 of the DCM.

NEW CONSTRUCTION

Lot #5 Red Hill Lane

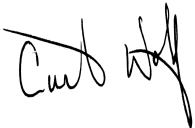
Project: New Home

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. Note accurate existing >4" dbh tree locations type and size on the site plan. Include any trees proposed for removal per Form D.
 - b. Identify the street address on the site plan.
 - c. Plans shall indicate a continuous ridge vent or gable vents per Section 12.02 of the Design Committee Manual (DCM). Ridge height shall not exceed 30 feet.
 - d. Revise site plan to limit the driveway and parking areas to the minimum needed for (4) four cars. Any areas disturbed by construction shall be returned to natural.
 - e. Shingles shall be limited to gables only. Revise drawings accordingly.
2. Prior to installation, the following conditions of approval shall be met:
 - a. A complete colors and materials board for full Committee administrative review.
 - b. Roofing shall conform to Section 12.02 of the DCM and the list of approved roofing materials and brands maintained by the SROA Community Development department.
 - c. All exterior lighting shall conform to Section 20.00 of the DCM.
3. Prior to completion of this project, the following items shall be completed:
 - a. Eaves shall not encroach into the side setback.
 - b. All exterior metal finishes shall conform to Section 19.08 of the DCM.
4. The following item is a recommendation for the applicant to consider:
 - a. As proposed, the right elevation does not conform to Section 2.08.2 of the DCM regarding articulation. Considering the unique and difficult site, this is acceptable. However, the addition of a roof over the trash and a/c would moderately address articulation issues and provide snow protection for trash cans and the a/c. If added, submit revised drawings for administrative review and approval.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair