



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
APRIL 9, 2021**

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

**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 10:30 a.m. The minutes of the 3/26/2021 meeting were approved.

MINOR ADDITION

Lot #2 Lone Eagle Landing

Project: Hot Tub

Approved subject to the following conditions:

1. Prior to issuing a Sunriver building permit, the following items are required to be completed:
 - a. Resubmit plans for administrative review and approval to clearly define the enclosure per Section 17.00 of the Design Committee Manual (DCM). Screening shall include the North side.

Lot #1 Pine Bough Lane

Project: Front Entry/Garage Roofs

Denied for the following reason(s):

1. Per Section 16.05 of the Design Committee Manual (DCM) – No existing garage shall be changed or modified in any way that would change its intended use as a garage and its ability to house a vehicle unless a similar size garage is constructed simultaneously as a replacement.
2. If applicant wishes to resubmit, the following items shall be addressed:
 - a. The left and right setbacks are inadequate per Section 13.06.2 of the DCM. Correction may be required unless prior approval can be demonstrated. SROA may have original plans available in archive storage.
 - b. Fill in the opening in rear screen wall by the hot tub to provide solid screening. Siding and color to match existing per Section 17.07 of the DCM.
 - c. Paint all downspouts to match house body color per Section 29.09 of the DCM.
 - d. House number shall be a contrasting color and under a light source as required by Section 19.07 of the DCM.

Lot #9 Titleist Lane

Project: Hot Tub

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 per Form D and Section 4.04 of the Design Committee Manual (DCM).
 - c. Provide lot coverage calculations per Section 2.08.4 of the DCM. Itemize the following areas; garage, first floor, a/c enclosure, hot tub area, covered front porch and covered rear porch.
 - d. Submit all elevations and the second-floor plan.
 - e. Provide a section of the screen wall per Section 17.07 of the Design Committee Manual.
 - f. Correct the a/c enclosure to match the actual a/c enclosure.
 - g. Update the plans and elevations to match the existing residence.
 - h. Reduce the hot tub enclosure's 14' dimensions to 12'.
 - i. The screen wall height shall be 6'.

PRELIMINARY ADDITION/ALTERATION

Lot #12 Tokatee Lane

Project: Addition

Denied for the following reason(s):

1. Plans are denied due to excessive driveway hardscaping per Section 12.09.4 of the Design Committee Manual (DCM).
2. Plans are incomplete.
3. Project massing does not conform to Section 2.08 of the DCM.
4. Five parking spaces immediately adjacent to the lane are denied per Section 2.08 of the DCM.
5. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Driveway shall be reduced to reduce the amount of hardscaping per Section 12.09.4 of the DCM. Note that this driveway limitation may in turn reduce the number of sleeping areas permitted.
 - b. Plans shall conform to Section 13.06.2 of the DCM regarding side setback encroachment.
 - c. Plans shall include all information required by Form D Preliminary Plan Submittal Checklist.
 - d. The existing hot tub shall be screened per Sections 17.07 and 17.10 of the DCM.

ADDITION/ALTERATION

Lot #7 Muskrat Lane

Project: Addition

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. Dimension the driveway.

- c. Change the designation of the three windows at the master bedroom and walk-in closet to fixed windows to match the rear exterior elevation.
 - d. Provide eave and rake details showing the maximum 3" projection beyond the face of studs at the right and rear exterior elevations to avoid extending into side setback and rear property line.
2. Prior to completion of this project, the following item is required to be completed:
- a. Pave the driveway. Submit the type of driveway to the Design Committee prior to installation.

NOTE: Per Section 6.02.6 of the Design Committee Manual: There shall be no trespassing across the adjoining lots or common ground. Violation of this rule constitutes a Class "C" infraction.

Lot #10 Parkland Lane

Project: Addition

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 and Section 4.04 of the Design Committee Manual (DCM).
 - b. All property pins shall be located and exposed and property lines shall be staked and strung per Section 4.16 of the DCM.
- 2. Prior to completion of this project the following items are required to be completed:
 - a. Hot tub shall be screened per Section 17 of the DCM.
 - b. Excess construction materials shall be removed from the property per Section 2.08 of the DCM.

Lot #9 Pro Staff Lane

Project: Kitchen Addition/Rear Deck

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. Per Section 4.16 of the Design Committee Manual (DCM): Locate all property pins. In particular, the front right pin was not located. If the driveway encroaches over the property line, this condition shall be corrected.
 - b. Per Section 17.07 of the DCM: Revise the plan to show that the hot tub is not visible from commons should the gate be left open. Hinge the gate away from the house such that the gate still swings out, but away from the house.
- 2. Prior to completion of this project, the following items are required to be completed:
 - a. Provide a continuous wood top cap for continuity with the house materials for the upper deck metal guard rail.
 - b. Per Section 13.06.5 of the DCM: Remove the encroachment, including, but not limited to, irrigation heads on SROA commons.
 - c. Paint the gas meter and cable TV box to match house body color per Section 19.08 of the DCM.
 - d. Shield the security lights on second floor rear per Section 20.03.1 of the DCM.

Lot #10 Siskin Lane

Project: Addition

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. Board and Batten siding shall conform with Section 12.04 of the Design Committee Manual (DCM).
 - b. Trees proposed for removal outside of construction footprint are not approved.
 - c. Submit revised plans to show the driveway spur straight out from the garage and not in the setback as required by Section 13.06.2 of the DCM.
 - d. Submit revised plans to show the hot tub screen wall attached to the house per Section 17.00 of the DCM.
2. Prior to completion of this project, the following items are required to be completed:
 - a. Color board submitted is deferred. The trim color shall be in the same tone range as the house body color. Resubmit with roof sample, window sample, and deck rail sample for Full Design Committee administrative review.
 - b. Roof shall comply with Design Committee approved roof types by Manufacturer.
3. The following items are recommendations for the applicant to consider:
 - a. Consider a wood top cap on the deck rail.
 - b. Improve visibility of house number.

Lot #16 Tournament Lane

Project: Addition

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 and Section 4.04 of the Design Committee Manual (DCM).
 - b. 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.
 - c. Plans shall show all information required by Form D checklist, including but not limited to door & window sizes, location of house number, cross section of screen fences, etc.
 - d. Revise plans and elevations to show a gate on the heat pump enclosure.
 - e. The trash enclosure shall accommodate two cans and shall conform to section 21.05 of the DCM.
 - f. All exterior lighting shall conform to section 20 and shall be completely detailed on plans per section 20.03 of the DCM. Deck railing lights are denied per section 20.03.
 - g. Gutters and downspouts shall match the color of the surface they are mounted on per section 29.09 of the DCM.
 - h. If there will be a fireplace chimney on the house it shall be shown on all relevant elevations. A metal chimney shall conform to section 19.08 of the DCM, a boxed chimney shall match house siding and trim, and all chimneys shall conform to section 29.04 of the DCM.
 - i. Drawings shall show steps at the new bonus room patio door if those are intended.
 - j. All deck posts shall be minimum 6x6 per section 18.05 of the DCM.
 - k. Submit all drawing changes for administrative review.
2. Prior to completion of this project, the following items are required to be completed:
 - a. Remove all encroachments into SROA commons at rear of property per Property for Sale Inspection report dated 9/28/2020 and per Section 13.06.5 of the DCM.
 - b. Remove curb and pavers extending beyond the property line at left side of property.
 - c. There is no record of approval for the landscape lights on the property. Remove lights or submit to the Committee for administrative review and approval.

3. The following items are recommendations for the applicant to consider:
 - a. The new deck will overlook the hot tub enclosure of the adjacent property due in part to the relative difference in elevation between the two properties. Consider installation of a solid screen on the upper deck to enhance privacy.
 - b. No building improvements above finish grade shall encroach into side setbacks per section 13.06.2 of the DCM. Portions of the hot tub enclosure, upper deck, and the stairway are shown as being right at the setback line. It is recommended that the size of these areas be reduced to ensure that there will be no encroachment into the side setback, including deck support structure.

Respectfully submitted:

electronic signature used with permission

A handwritten signature in black ink, appearing to read "Curt Wolf". The signature is written in a cursive, somewhat stylized font.

Curt Wolf
Design Committee Chair