



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
APRIL 23, 2021**

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

**ALSO PRESENT: Ken Katsuda, Compliance Technician; Keith Kessar, Asst General Manager**

Design Committee Chair, Curt Wolf called the meeting to order at 10:40 a.m. The minutes of the 4/9/2021 meeting were approved.

**MINOR ADDITION**

**Lot #51 Poplar Lane**

*Project: Hot Tub*

Deferred for the following reason(s):

1. The property pins were not located and exposed and the property was not staked and strung accurately as required by Section 4.16 of the Design Committee Manual (DCM) and Form D.
2. Upon resubmittal, the following items shall be addressed:
  - a. Reduce 18' wall to 15' for the hot tub enclosure.
  - b. Reside entire house with the proposed Hardi-Plank within the next three (3) years or replace deteriorated siding with matching cedar per Section 2.08 of the DCM.
  - c. Property pins shall be located and exposed and the property lines shall be staked and strung per Section 4.16 of the DCM and Form D.
  - d. Elevations shall be revised to accurately reflect the following:
    - I. Fix window sizes, location, configurations, and trim on all sides.
    - II. Show the chimney chase and flue at applicable elevations.
    - III. Show correct siding and trim and identify materials.
    - IV. Identify skylights and roofing.
    - V. Show hipped roof on west elevation correctly.
  - e. Accurately show existing driveway on the plans and include parking zones per sleeping areas per Section 12.09.4 of the DCM.
  - f. Fully complete Form D.

**Lot #11 White Elm Lane**

*Project: Dog Run*

Deferred for the following reason(s):

1. The lot is not staked and strung as required by Section 4.16 of the Design Committee Manual (DCM) and Form D.
2. Upon resubmittal, the following items shall be addressed:
  - a. The north property pins shall be located, and property line shall be staked and strung.
  - b. Revise site plan to provide new footprint and lot coverage percentage per Form D.
  - c. Correct site plan to show accurate tree locations on lot.

3. The following item is a recommendation, for the applicant to consider:
  - a. Move end of dog run away from bedroom window and move gate to end vs side.

### **ADDITION/ALTERATION**

#### **Lot #24 Maury Mtn Lane**

*Project: Front Entry Remodel/Deck Covers*

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. Submit revised right and rear elevations for administrative review, to show the correct size for the deck support posts.
  - b. Remove all reference to stone wall on elevations.
  - c. Remove arches and knee braces at garage.
  - d. Completely dimension front porch.
  - e. No portion of building including beam extensions shall encroach into side setback per Section 13.06.2 of the Design Committee Manual (DCM).
  - f. The garage doors are denied due to excessive detail. Provide a more simple design. Decorative hardware is not allowed.
  - g. Revise all plans and submit for administrative review.
2. Prior to installation the following items shall be submitted for administrative review and approval:
  - a. Cut sheet of garage door. Decorative door hardware is not approved.
  - b. Provide cut sheet for metal railing details.
  - c. Provide a complete colors and materials board.
  - d. Provide a cut sheet for all light fixtures.
3. Prior to completion of the project the following item is required to be completed:
  - a. All roof vent/flashing shall be painted to match the roof color or flat black per Section 19.08 of the DCM.

#### **Lot #19 Lassen Lane**

*Project: Addition*

Deferred for the following reason(s):

1. The property was not strung as required by Section 4.16 of the Design Committee Manual (DCM) and Form D.
2. Upon resubmittal, the following items shall be addressed:
  - a. Provide one set of plans showing the existing home and addition with all the requirements of Form D for full Committee review.
  - b. Provide a section through the hot tub screen per Section 17.07 of the DCM for administrative review and approval.
  - c. Revise site plan to show parking zones for (4) four vehicles on the driveway surface per Section 12.09.4 of the DCM.

#### **Lot #25 White Elm Lane**

*Project: Addition*

Deferred for the following reason(s):

1. The proposed addition was not staked and strung per Section 4.16 of the Design Committee Manual (DCM) and Form D.
2. Plans are incomplete.
3. Upon re-submittal, the following items shall be addressed:
  - a. Complete Form D.
  - b. Submit accurate and complete plans including addition and position of house must be verifiable in relation to the property lines per Section 4.04 of the DCM.

- c. Revise site plan to show parking zone for each sleeping area per Section 12.09.4 of the DCM.
- d. Plans need to accurately reflect the roof pitch below the window for the addition.

## **PRELIMINARY NEW CONSTRUCTION**

### **Lot #13 Fir Cone Lane**

*Project: New Home*

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

Approved subject to the following conditions:

1. Upon re-submittal, the following items are required to be addressed:
  - a. Note accurate existing >4" dbh tree locations, type and size on site plan. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Preliminary Plan Submittal checklist. Tree information, including type, is missing from the site plan.
  - b. Trees proposed for removal outside of the construction footprint are not approved.
  - c. Submit all information required by Form D.
  - d. Revise the lot coverage calculations to show the actual area of the proposed mechanical enclosure.
  - e. Revise the lot coverage calculations to show the actual total coverage in the lot coverage calculation.
  - f. Reduce in size the proposed plan to be no more than the maximum 35% lot coverage per Section 2.08.4 of the DCM.
  - g. Relocate the a/c unit to be further away from the neighbor's front entry.
  - h. The trenching and utilities shown behind the two-car portion of the garage shall be moved to another location.
  - i. The electric meter shall be re-located to the back side of the one-car portion of the garage.
  - j. The 12" Ponderosa Pine behind the garage shall not be removed.
  - k. Revise the window trim shown in the material//finish legend to match the exterior elevations.
  - l. Owner Note: If a second a/c unit or any other future items are desired, they will not be allowed due to your maximum lot coverage.

### **Lot #4 Hoodoo Lane**

*Project: New Home*

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

Approved subject to the following conditions:

1. Upon re-submittal, the following items are required to be addressed:
  - a. Drawings shall include all relevant items required by Form D, including, but not limited to, identifying all roof pitches.
  - b. Confirm that the rear setback is correct as shown on the site plan.
  - c. Delete reference to "hot tub" from screen wall section drawing.
  - d. Provide details of the chimney. It shall conform to Sections 29.04 and 19.08 of the Design Committee Manual (DCM).
  - e. Provide details, including color, regarding the roof membrane over the rear covered patio per Section 12.02 of the DCM.
  - f. The movie room is considered a sleeping space and therefore parking areas for (6) six cars shall be maintained.
  - g. Exterior lighting fixtures shall be limited in number per Section 20.03.1 of the DCM. Reduce the amount of lighting in the covered patio (4 cans and 3 sconces).
  - h. Provide details regarding the built-in BBQ area.

- i. Metal roofing at the entry porch shall be deleted. Roofing shall be the same as the rest of the house.
  - j. Make it clear on plans which trees are being removed by use of distinct symbols.
  - k. Provide visual details of the solar panels.
2. The following items are recommendations for the applicant to consider:
- a. Both sides of the house are shown as being at or very close to the setback lines. The applicant is reminded that no portion of the house shall encroach into setbacks per Sections 13.06.2 and 13.06.3 of the DCM, including roof support outriggers. Consider changes in these areas to ensure that encroachment does not occur.
  - b. Reconsider the amount of glazing on the Great Room wall. It still appears inconsistent with the design of the rest of the house.
  - c. Consider a technical review of the solar panels and their effectiveness in this location.

**Lot #10 Red Fir Lane**

*Project: New Home*

Denied for the following reason(s):

- 1. The present design does not take into proper consideration the natural topography of the lot per Section 2.08.3 of the Design Committee Manual (DCM); “All structures shall be located on the site with a minimum disruption to the natural topography and landscape. In other words, the structure should be designed for the site, the site should not be modified to fit the structure”. See also Sections 12.01, 12.08, and 15.07 of the DCM for further detail in this regard.
- 2. The amount of hardscape required for the driveway to accommodate 7 cars is excessive, per Section 12.09.4 of the DCM and shall be reduced.
- 3. If the applicant wishes to re-submit, also pay attention to Sections 2.06 and 2.08.2 of the DCM and incorporate greater architectural interest, detailing and variation of materials, to produce a more architecturally interesting design.

**NEW CONSTRUCTION**

**Lot #28 Maury Mtn 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. Installation of root protection zones around selected trees and maintained for the duration of construction under the direction of SROA’s Natural Resources staff. Call 541 593-1522 to arrange an on-site visit.
  - b. Submit a revised site plan showing accurate existing >4” DBH tree locations, type and size. Include any trees proposed for removal. Trees proposed for removal outside the construction footprint are not approved for removal, including those on either side of the walkway. Flagging shall be removed and site plan shall be revised to show them remaining.
  - c. Correct details D6 and D10 to show 1x4 siding batts to conform to other drawings.
  - d. Add correct scale to detail D13.
  - e. Elevations shall show all items required by Form D, including but not limited to a house number under a light and identification of skylights with material description.
  - f. Provide details of the rock retaining wall in front of the house and show its extent on plans.
  - g. Exterior lighting shall conform to section 20 of the Design Committee Manual (DCM) and shall be completely detailed on plans and elevations. Ceiling lights in the front entry and rear covered deck shall direct light downward.
  - h. All exposed metals shall conform to section 19.08 of the DCM. Identify colors on elevations.
  - i. House stringing does not match plans in the area between the great room and bedroom 2. Determine which is correct and change the other accordingly.
  - j. Provide details of the built-in barbecue

- k. Deck skirting shall extend to within 6" of grade per section 17.07 of the DCM.
- l. Submit all drawing corrections for administrative approval.
- 2. Prior to completion of the project, the following conditions shall be completed:
  - a. No portion of the house shall encroach onto setbacks per Section 13.06 of the DCM. Particular care should be taken with the hot tub screen wall, the a/c enclosure, and the eaves at the right side of the house.
  - b. Roof material shall conform to SROA approved list of products and manufacturers.
  - c. Provide a color and materials board prior to installation.
  - d. Provide a landscape plan prior to installation.
- 3. The following item is a recommendation for the applicant to consider:
  - a. Various locations are shown as being at or very close to the setback lines. To prevent these areas from accidentally encroaching upon setbacks, consider reducing their size somewhat.
  - b. Flare the driveway at the uphill side where it meets the lane to improve access.

**Lot #43 Red Cedar 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. Installation of root protection zones (PRZ's) around selected trees and maintained for the duration of construction under the direction of SROA's Natural Resources staff. Call 541 593-1522 to arrange an on-site visit.
  - b. Submit a full color and materials board for full Committee administrative review.
  - c. Revise the lot coverage calculations to include the BBQ and the hot tub enclosure.
  - d. Fully dimension the driveway on the site plan.
  - e. The a/c enclosure shall be re-sized to be no larger than necessary per Section 17.07 of the Design Committee Manual (DCM).
  - f. Dimension the hot tub screen wall on the floor plan.
  - g. Revise the siding at the chimney to be either shakes or lap siding.
  - h. Note that the stone wainscot shall have a stone cap.
  - i. Revise detail D3 to match the exterior elevation. The stone veneer does not extend up the wall past the window sill – refer to wallowa drawings.
  - j. On covered porch truss detail, note that the 3.5" x 6" vents shall be on both sides to match the front elevation.
  - k. Change casement windows to 1640 casements to be consistent with windows at bedroom 3. 5020 awning may be widened to 60" wide.
  - l. Remove tree flagging at trees that are outside of the construction footprint.
  - m. Revise and re-submit drawings for administrative review.
- 2. The following item is a recommendation for the applicant to consider:
  - a. Reduce the front entry in height and width to be proportional to the other elements at the front of the house.

**PRELIMINARY COMMERCIAL**

**57850 West Cascade/Wastewater Bldg**

*Project: Addition*

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

Approved subject to the following conditions:

- 1. Upon final submittal, the following items are required to be addressed:

- a. Provide ¼" = 1' scale plans and elevations of all sides of the proposed headworks building and MBR structure. Submitted renderings suggest that aesthetics of the headworks building have been improved, but they do not fully explain it. Dimension the structures and label all exterior materials.
- b. All mechanical equipment shall comply with Section 17.12 of the Design Committee Manual (DCM).
- c. Provide a vicinity map to show the relocated fencing relative to the adjacent bike path. The current site plan does not show this.
- d. Identify the location of the relocated fence on site per section 4.02 of the DCM. If this is impractical, contact the Community Development department for alternate methods of displaying boundary and project lines.

Respectfully submitted:

electronic signature used with permission

A handwritten signature in black ink, appearing to read "Curt Wolf". The signature is stylized and cursive.

Curt Wolf  
Design Committee Chair