



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MAY 14, 2021**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Charlie Meyer, Kathy Brown, Beverly Cook**

**ALSO PRESENT: Marty Seamons, Code Enforcement Officer; Ken Katsuda, Compliance
Technician; Keith Kessarlis, Asst General Manager**

Design Committee Chair, Curt Wolf called the meeting to order at 10:05 a.m. The minutes of the 4/23/2021 meeting were approved.

ADDITION/ALTERATION

Lot #19 Lassen 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. 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 to show the following:
 - I. Pathway and gate on the trash enclosure per Form D. If the existing trash enclosure was previously approved, it can remain. If it crosses the setback line, it shall be reconfigured and removed from the setback.
 - II. The driveway widening to 20' shall be shown along both sides of the driveway to facilitate repair of asphalt edges.
 - c. Submit revised elevations to show the following:
 - I. Elements such as doors, windows, etc., shall be added to the right wall comprising the garage and addition, per Section 2.08.2 of the Design Committee Manual (DCM), "Exterior walls shall be constructed using a combination of architectural features, a variety of building materials and landscaping to reduce the scale and massing."
2. Prior to completion of this project, the following items are required to be completed:
 - a. Outdoor lighting shall be submitted for administrative review before installation. Lighting shall comply with Section 20.03 of the DCM.
3. The following items are recommendations for the applicant to consider:
 - a. When widening the driveway, consider placing most of the additional width on the right side of the driveway, preserving the landscape on the left side if possible.
 - b. Consider an access door from the garage directly to the trash enclosure.
 - c. Consider high windows in the new addition.

- d. If any of these recommendations are implemented, submit revised plans for administrative approval prior to issuance of a Sunriver building permit.

Lot #25 White Elm Lane

Project: Addition

Deferred for the following reason(s):

1. Plans are incomplete and inaccurate.
2. Upon re-submittal, the following items shall be addressed:
 - a. Lower height of the screen wall on the left side of the porch to 60" or the minimum required to receive the new roof extension per Section 17.08 of the Design Committee Manual (DCM).
 - b. Correct the roof pitch, to stay under the existing upper windows.
 - c. Site plan and elevations shall be revised to show contours and natural features, with accurate elevation measurements. If a retaining wall is required to support the 5th parking space, show it on the site plan accordingly. The left elevation is inaccurate and does not show the "ground" line correctly. Railings and siding on the section immediately left of the new addition wall shall be filled in correctly. Revise site plan and elevations to comply with Form D.
 - d. Ensure that the hot tub conforms to Section 17 of the DCM.
 - e. Correct plans and stringing to accurately reflect the driveway and any retaining walls. The 5th parking space shall be no bigger than 10x20', and the driveway to wider than 30'.

PRELIMINARY NEW CONSTRUCTION

Lot #8 Acer 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. Revise lot coverage calculation to include trash enclosure, a/c enclosure, and hot tub.
 - b. Revise driveway:
 - I. Show five (5) 10x20' parking spaces on the driveway surface for each sleeping area per Section 12.09.4 of the Design Committee Manual (DCM).
 - II. Minimize the overall amount of hardscape for the driveway to just that required for parking, access, and maneuvering. Adjust edges of the driveway to retain significant trees.
 - III. No portion of the driveway shall encroach into the side setback per Section 13.06.2 of the DCM.
 - c. Show lot lines and footprint of the house with heavier lines on the site plan.
 - d. Revise patio:
 - I. Adjust the edge of the rear patio to retain the 13" tree.
 - II. Remove gas firepit per Section 4.03 of the Sunriver Rules and Regulations.
 - e. Removal of trees outside the construction footprint and driveway is not approved.
 - f. Lower all roof pitches to 5:12 to reduce the overall mass of the house. Raise the 2:12 pitch on the back of the house to match the rest.
 - g. Coordinate the configuration of the roof shown on the roof plan with the elevations.
 - h. Provide trim around all openings for a more refined look and to receive the ends of the battens.
 - i. Provide complete screening for the proposed hot tub per Section 17.10 of the DCM.
 - j. Indicate window and door sizes, types, and operation on the plans.
 - k. Provide a section for the screen wall, indicating all materials and a min. 2" cap.

- I. Finish grade shall be kept the same as existing grade.
2. The following item is a recommendation for the applicant to consider:
 - a. Vary the type of siding for the gables and upper level to create more visual interest.

Lot #10 Red Fir Lane

Project: New Home

Denied for the following reason(s):

1. Non-completion of Items #1 and #3 of the April 26, 2021 denial decision and only partial completion of Item #2.
2. #1: Regarding minimal disruption of the topography and landscape. The grading shall be limited to little more than the proposed house's footprint.
3. #1: Regarding the structure being design for the site and the site not modified to fit the structure. Adding 3' of fill below the garage, requiring a 3' retaining wall to fit the driveway in, proposing to steepen the already very steep slope behind the house and proposing 3' of cut behind the master bedrooms are some of the examples of modifying the site to fit the structure instead of designing the structure for the site.
4. #2: Excessive driveway hardscape. The Design Committee's intent was to reduce the number of driveway parking zones and remove the corresponding number of sleeping rooms which shall significantly reduce the overall home's proposed square footage. The intent was not to just remove some interior walls to give the illusion of fewer sleeping rooms (the rec. room can easily be modified by the current or subsequent homeowners to be two sleeping rooms and a rec. room.
5. #3: Incorporate greater architectural interest and detailing. The proportions of the architectural elements and windows are large, formless, overpowering, almost devoid of style and detailing and emphasize the vertical rather than the horizontal.

Lot #17 Sequoia 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 final submittal, the following items are required to be addressed:
 - a. Submit a revised site plan showing accurate existing >4" DBH tree locations, type and size. Include any trees proposed for removal.
 - b. All property corners shall be located and corners staked per Section 4.16 of the Design Committee Manual (DCM). Front left property corner pin is missing.
 - c. Retain a certified arborist to ensure the survival of the Ponderosa pines located near the proposed construction areas. A detailed certified arborist report shall be submitted for review and approval.
 - d. Submit all items required by Form D.
 - e. Plans shall reference the house's lot address "17 Sequoia".
 - f. Itemize the lot coverage on the site plan to include: first floor, garage, trash enclosure, covered front porch, covered rear porch, exterior fireplace and the deck between the fireplace and the house and all decks more than 12" above grade.
 - g. Label floor elevation on the site plan.
 - h. Show exterior wall line on the as a dashed line.
 - i. Exterior elevations shall be submitted at 1/4" = 1' minimum scale.
 - j. Board and batt siding shall comply with Section 12.04 of the DCM.

- k. The driveway shall show (5) five 10x20' parking zones, one per each sleeping room or reduce the number of sleeping rooms to coincide with the number of parking zones provided per Section 12.09.4 of the DCM.
 - l. The driveway shall be no wider than 20' where it meets the lane.
 - m. The trash enclosure shall be attached or incorporated into the structure per Section 21.05 of the DCM.
 - n. Provide a screen wall section per Section 17.07 of the DCM.
 - o. Colors are not approved at this time.
 - p. Provide door and window sizes and operations on floor plans.
2. The following item is a recommendation for the applicant to consider:
 - a. Show window and door trim on the exterior elevations.
 3. NOTE: The proposed home is at the maximum 35% lot coverage. No other improvements such as a hot tub or air conditioner will be able to be added in the future.

Lot #8 Summit 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 final submittal, the following items are required to be addressed:
 - a. Submit a revised site plan showing accurate existing >4" DBH tree locations, type and size. Include any trees proposed for removal.
 - b. Elevations as presented do not meet the outstanding architectural design required per Section 2.06 of the Design Committee Manual (DCM), and the DCM introduction paragraph 2.
 - c. Final plans shall be accurate and professionally drawn with refinement of architectural design, with all information required by Form D.
 - d. Show neighboring homes on the site plan.
 - e. Show (4) four 10x20' parking zones for each sleeping area on the site plan. You may want to consider reducing the depth of the garage to fit the required zones between the face of the garage and the lane.
 - f. Show screen walls on the site plan for the trash/mechanical and swim/spa areas.
 - g. Dimension all exterior walls on the floor plan and indicate window and door sizes, types, and operation.
 - h. Dimension all screen walls and decks on the floor plan and identify any gates.
 - i. All roofs shall have the same pitch.
 - j. Resolve inconsistencies between plans and elevations.
 - k. Provide trim on all openings.
 - l. Provide a section for screen walls, indicating all materials and a minimum 2x cap.

NEW CONSTRUCTION

Lot #2 River Road

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.
 - c. Trees proposed for removal outside the construction footprint are not approved for removal.
 - d. Per Section 12.09.4 of Design Committee Manual (DCM), the driveway is excessively large. Eliminate the parking area in front of the entry porch and show those three parking zones in the entry driveway. The backup space may need to be repositioned to enhance turn around capabilities.
 - e. Missing information required by Form D includes: First floor height on the site plan, existing and final grade at all building corners on the site plan, house number below a light source, electrical meter on exterior elevation and label all exterior materials on exterior elevations.
 - f. Window grids are denied. If mullions are desired they shall be true divided light.
 - g. Show all proposed exterior lighting on floor plan.
 - h. The proposed lighting at the rear covered patios seems excessive. Reduce the number of light fixtures.
 - i. Provide a detail or cut sheet for any exterior wall or post mounted light fixtures.
 - j. Provide a detail including all component sizes of the cable railing.
 - k. Provide a detail of the glass railing.
 - l. Revise drawings and resubmit for administrative review.
 - m. Remove all ribbons on trees.
2. Prior to installation, submit a complete colors/materials board for full Committee administrative review.
 3. The following item is a recommendation for a applicant to consider:
 - a. Reduce the amount of stucco used in the entry area. It should be kept to just an accent. The stucco must be painted to match the siding color. If that is unacceptable, change the stucco to lap siding.

RE-REVIEW

Lot #1 Pine Bough Lane

Reconsideration of Front Entry Garage Roof decision

The Committee upheld the April 9, 2021 decision. Revise and resubmit plans for full Committee administrative review.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair