



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MAY 28, 2021**

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

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:30 a.m. The minutes of the 5/14/2021 meeting were approved.

MINOR ADDITION

Lot #51 Poplar 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. 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. Plans are still inaccurate and incomplete. Submit floor plans to establish the number of sleeping areas. Fix window sizes, locations, and configurations. Show all existing trim. Show the chimney chase and flue on the elevation. Show the hipped roof on the West elevation correctly. Page 3 of this plan shows the siding as 1 X 6, instead of the current 1 X 5.
 - d. Existing driveway configuration was not approved. The last approved driveway was on 9-7-1993, according to SROA records. Neither the current configuration, nor the 1993 plan meet current design standards. Submit a new design allowing for one 10' X 20' parking space for each sleeping area, conforming as closely as possible to the desired 16' width at the lane, and do not encroach on the 7' 6" side setback, per Sections 12.09.4 and 13.06.2 of the DCM.
 - e. All exterior lights shall conform to Section 20.03.1 of the DCM, both new and existing. Submit all fixtures for administrative review.

- f. All the above conditions shall be shown on a revised site plan and elevations, and submitted for administrative review, before the SR building permit is issued. Per Form D.
- 2. Prior to completion of this project, the following items are required to be completed:
 - a. Irrigation system encroaches on the common area and must be removed per Section 13.06.5 of the DCM. Currently, one sprinkler head is broken and is gushing water during operation.
 - b. Construct the hot tub enclosure with the proposed Hardi-Plank siding, on the condition that you re-side the entire house with the same, on or before 9-30-2024, - OR-, Repair and/or replace deteriorated siding with the current cedar and use the same material on the hot tub enclosure, per Sections 2.08 and 3.01 of the Design Committee Manual (DCM).
 - c. Repair all broken exterior lights.

Lot #11 White Elm Lane

Project: Dog Run

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. Accurately show both gate sizes on the site plan and floor plans. Update plans so all pages are consistent with one another. Submit corrected plans for administrative review.

PRELIMINARY ADDITION/ALTERATION

Lot #12 Tokatee Lane

Project: Addition

Denied for the following reason(s):

- 1. Parking on the entry walkway is not aesthetically pleasing or a suitable functional solution to providing two additional parking zones per Section 2.08.3 of the Design Committee Manual (DCM).
- 2. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Consider a design modification such that the 30" Ponderosa does not have to be removed.
 - b. Provide an itemized listing of lot coverage calculations by area, calculated as noted in Section 2.08.4 of the DCM. Lot coverage shall not exceed 35%.
 - c. Provide an alternative solution to providing (5) five parking zones or reduce the number of sleeping areas. Note that limitations on the size of the driveway can result in the Design Committee limiting the number of sleeping areas per Section 12.09.4 of the DCM.
 - d. Replace the arched roof over the front dormer with a hipped roof and shingle roofing to match existing roof forms.
 - e. The Design Committee has determined in this case that the paver area not enclosed by the hot tub screen wall shall not be included in the lot coverage calculations as long as it does not exceed 12 inches above grade per Section 2.08.4 of the DCM.
 - f. The hot tub screen wall shall conform to Sections 17.07 and 17.10 of the DCM.

ADDITION/ALTERATION

Lot #6 Cypress Lane

Project: Addition

Deferred for the following reason(s):

1. Per Section 4.04 of the Design Committee Manual (DCM). The floor plans and elevations submitted are to be true reflections of the structure to be built on the site.
2. If the applicant wishes to re-submit, the following items are required to be addressed:
 - a. Identify setback lines on the Site Plan and show them as “dashed”.
 - b. Identify all decks, porches, hot tub, screen walls, and trash enclosure on the Site Plan.
 - c. Show required parking zones on the Site Plan - (1) per sleeping area.
 - d. Show the existing trash enclosure and roof covering on the Site Plan.
 - e. Identify existing siding and trim on the Elevations.
 - f. Show all new siding on the Elevations as 1x2 battens at 8” o.c., not just as vertical siding.
 - g. Extend the eave of the roof over the new addition along the right side towards the front of the house to match the return on the opposite side of the Dining Room windows.
 - h. The beams for the new Covered Patio roof appear oversized and out of proportion. Reduce their size if not structurally mandatory.
 - i. Hatch all new walls on the Plan to differentiate them from existing, and label them accordingly.
 - j. Provide dimensions for all new walls of the Addition, as well as to the posts for the new Covered Patio roof.
 - k. Provide specifications for the covered patio door and sidelights.
 - l. Show the existing trash enclosure and roof covering on the Lower Floor Plan.
 - m. Revise all Plans accordingly.

Lot #8 East Park Lane

Project: Addition

Deferred for the following reason(s):

1. Plans are inaccurate.
2. If the applicant wishes to re-submit, the following items are required to be completed:
 - a. Submit a revised site plan showing accurate existing >4” DBH tree locations, type and size. Include any trees proposed for removal.
 - b. The site plan shall be submitted at minimum 1”= 10’-0” scale per final submittal checklist.
 - c. Property pins shall be located and exposed per Section 4.16 of the Design Committee Manual (DCM).
 - d. On the site plan, revise the maximum lot coverage percentage allowed to be 35% per Section 2.08.4 of the DCM.
 - e. Revise the floor plan to show the correct size of the existing garage.
 - f. Correctly show the location of the house on the site plan.
 - g. Show 4- 10’ x 20’ parking zones in the driveway per Section 12.09.4 of the DCM.

- h. Provide existing second floor plan.
- i. Provide window and door schedules.
- j. Revise chimney cap detail to match the exterior elevations.

Lot #5 Fifteenth Tee Lane

Project: Addition

Denied for the following reason(s):

1. Maximum 20' driveway connection at the lane does not accommodate the additional parking space as required by Section 12.09.4 of the Design Committee Manual (DCM).
2. Gravel as driveway (parking area) surface is not approved per Section 12.09.3 of the DCM.
3. The rear corner pins do not appear to be accurately located as required by Section 4.16.1 of the DCM.
4. The Committee has determined that this home as proposed has only 4 sleeping areas. The media room is not considered a sleeping area.

NEW CONSTRUCTION

Lot #13 Fir Cone 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. Trees proposed for removal outside of construction footprint are not approved.
 - c. Relocate gas meter to avoid trenching near 12" ponderosa.
 - d. Relocate covered patio columns on site plan to match floor plan.
 - e. Fully dimension the driveway on the site plan.
 - f. Fully dimension the floor plan.
 - g. Revise the roof plan to match the exterior elevations.
 - h. Provide a fascia detail. Include all materials and sizes per Form D.
 - i. Provide details of beams and knee braces. Include all materials and sizes per Form D.
 - j. Show address number on exterior elevations below the light source not on the light source.
 - k. Show all wall mounted exterior lights on the exterior elevations per Form D.
 - l. Show AC surround gate on the exterior elevations.
 - m. Show corner trim on the exterior elevations and note size per Form D.
 - n. Submit all the changes noted above for administrative review.
2. Prior to installation, the following items shall be completed:
 - a. Provide a full colors/materials board for full Committee administrative review.
 - b. Submit all required window changes.

Lot #4 Hoodoo Lane

Project: Hew 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. Trees proposed for removal outside construction footprint are not approved for removal and shall be re-labeled on plans.
 - c. Restore the right-side property line string and maintain all property line stringing per Section 4.16 of the Design Committee Manual (DCM).
 - d. Simulated divided lite window muntins are inconsistently applied and unnecessary for the style of house, and are therefore denied.
 - e. Provide details of "cable tracks lighting" indicated at covered front porch and a specification sheet for administrative review. All exterior lighting shall conform to Section 20 of the DCM.
 - f. Revise drawings as indicated above and submit for administrative review.
2. Prior to completion of this project, the following items are required to be completed:
 - a. No portion of the house shall encroach into setbacks per Sections 13.06.2 and 13.06.3 of the DCM, including any roof projections.
 - b. Mechanical area screen wall shall conform to section 17.07 of the DCM.
 - c. Metal sheathing on the chimney shall match the roof color or house body color.
 - d. The interior garbage enclosure shall conform to section 21.07 of the DCM.
 - e. All doors except front door shall be house body color per section 19.05 of the DCM.
 - f. Garage door shall be house body color.
 - g. Submitted color board is deferred pending review of revisions: a) Include a sample of the roof membrane for color approval. b) The color of beams and posts shall be applied to a sample of the actual material it will be applied to. Submit revised color board for full committee administrative review.
 - h. Gutters and downspouts shall match the color of the surface upon which they are installed per section 29.09 of the DCM.
3. The following items are recommendations for the applicant to consider:
 - a. For homeowner convenience, consider adding a door between the mudroom and the garage.
 - b. Consider a lockable door between the garage and the trash enclosure.

COMMERCIAL

Lot #57850 West Cascade Rd/Wastewater Facility

Project: Addition

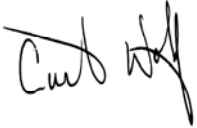
Approved subject to the following conditions:

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. If they are not already included in an approved demolition permit, obtain approval from Natural Resources for removal of the following trees: A) Ponderosas #s 12, 13, 15, 21, and 22. B) Lodgepole #s 25, 27, and 30-32. These trees should remain for screening if they are not detrimental to waste treatment operations.
 - c. Plans for the headworks building shall correctly label and depict siding to show Mesa Wall Panels per submitted product data sheet.
 - d. Proposed fence adjacent to bike path shall be contained within setback lines.
 - e. Update plans to reflect changes above and submit for administrative approval.
2. Prior to commencement of any tree work, the Spring River Tree Service Certified Arborist report dated 3/19/21 shall be followed and a Certified Arborist shall be retained for the project.
 3. Prior to completion of this project, the following conditions of approval shall be met:
 - a. Ponderosa's #1 and #8-#11 shall remain. Adjust the access drive and gravel paving and submit revised plans accordingly.
 - b. All doors on the headworks building shall match the siding color or be a complimentary non-contrasting color. Submit color for administrative review.
 - c. All exposed equipment on the headworks building including ductwork and piping shall be painted the color of the building.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair