



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
JUNE 11, 2021**

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

**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 10:00 a.m. The minutes of the 5/28/2021 meeting were approved.

**MINOR ADDITION**

**Lot #9 Fir Cone 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. Submit a revised site plan showing accurate existing >4" DBH tree locations, type and size. Include any trees proposed for removal.
  - b. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the Design Committee Manual (DCM).
  - c. Trees proposed for removal outside of construction footprint are not approved.
  - d. To quote the Consulting Architect:
    - I. Center the hot tub enclosure walls on the existing wood covered patio post in both directions.
    - II. Provide horizontal trim below the 2x screen wall cap and raise the height of proposed screen walls such that the cap and trim continue to the covered patio post just above the stone cap.
    - III. Revise the screen wall detail to show its connection with the existing covered patio post.
    - IV. Open portion of patio adjacent to covered patio shall not be included in lot coverage calculations.
    - V. Wall mounted light fixtures shall comply with Section 20.00 of DCM.
    - VI. Revise all plans accordingly and re-submit for administrative review.

## **ADDITION/ALTERATION**

### **Lot #25 White Elm 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 showing accurate existing >4" DBH tree locations, type and size. Include any trees proposed for removal.
2. Prior to completion of this project, the following items are required to be completed:
  - a. The height of the screen wall on the side of the entry deck shall be established in the field to only that necessary to comfortably receive the new roof extension, i.e. 6"-8" maximum above the roof at its closest point.
  - b. Hot tub enclosure shall conform with Section 17.10 of the DCM.

## **PRELIMINARY NEW CONSTRUCTION**

### **Lot #10 Raccoon 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.

Upon final submittal, the following shall be addressed:

1. Plans shall indicate all relevant items required by Form D, Checklist for Final Plan Review.
2. The lot coverage calculations shall be itemized to include the covered front entry, covered rear entry, covered patio, hot tub enclosure, and trash enclosure.
3. The site plan shall show the rear setback as being a variable setback in relation to the common area dimensions and shall conform to section 13.06.3 of the Design Committee Manual (DCM).
4. Note accurate existing >4" dbh tree locations, type, and size on site plan.
5. Property corner pins must be located and visible for inspection and the project shall be strung per section 4.16 of the DCM.
6. Applicant shall retain a Certified Arborist to ensure the survivability of ponderosas located near the proposed construction areas. A detailed Certified Arborist report shall be submitted for review and approval.
7. The hot tub enclosure shall be connected to the principal structure per section 17.07 of the DCM and shall also conform to section 17.10 of the DCM.
8. All exterior light fixtures shall conform to section 20 of the DCM. Submit manufacturer's specification sheets for review and approval.
9. Exterior posts and beams shall be stained to match the house body color or an approved complimentary, non-contrasting color.

10. The hot tub enclosure shall not extend into any setbacks and may have to be relocated once the rear setback line has been adjusted.
11. Site grading shall be minimized per Section 12.08 of the DCM. Step the foundation to accommodate this requirement.

Recommendations for the applicant to consider include the following:

1. A hazard tree evaluation by a certified arborist is recommended.
2. A gate on the hot tub enclosure may be required in order for the enclosure to conform to section 17.10 of the DCM.

## **NEW CONSTRUCTION**

### **Lot #9 Tokatee 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. Per the preliminary plan approval letter dated March 17, 2021, condition 1c states "Retain a Certified Arborist to ensure the survivability of the large Ponderosas near the construction site". This condition included the 37" dbh Ponderosa and the 13" dbh Ponderosa. The Spring River Tree Service Certified Arborist report does not include protecting the 13" dbh Ponderosa.
  - d. Applicant shall retain a Certified Arborist to ensure the survivability of Ponderosas located near the proposed construction areas. A detailed Certified Arborist Report shall be submitted for review and approval.
  - e. Construction shall comply with all recommendations of the final approved arborist report.
  - f. Show sewer line on the site plan in the location described in the arborist report.
  - g. Completely dimension driveway. Backup space shall be no wider than 10'. Note that driveway shall be 8' minimum from trunk of 37" Ponderosa per the Arborist Report assumptions.
  - h. Do not alter the 4179 contour on the site plan, it is not necessary.
  - i. Revise the finish grade on the exterior elevations to coordinate with the site plan.
  - j. Revise the rear covered patio to not extend into the rear setback. The site plan shows it over 12" above grade. The Design Committee Manual Section 13.06.3 does not allow any building improvements above 12" above grade in the rear setback.
  - k. Indicate that the perimeter of the side yard patio is retaining that extends down to existing grade. Revise exterior elevation and section to match.
  - l. Correct window sizes shown on the floor plan to match the front elevation.
  - m. Delete the window grids. They are inconsistent and unneeded for this style.
  - n. On the Mat'l/ Finish Legend, change the 1x3 batt spacing to 12" to match exterior elevations. Correct detail reference for #8 Fascia/ Eave.
  - o. Revise the corner conditions at the Hardiplank siding to be consistent. Metal corner trim pieces are not approved.
  - p. Delete the "Patined Copper finish from Detail 8/ A8.
  - q. Correct the roof plan over bedroom 3 to match exterior elevations.

- r. Delete the metal roofing over the front patio. All roofing shall match.
  - s. Coordinate Detail 11/ A8 brace sizes to coordinate with the exterior elevations.
  - t. Submit Sheet A10 showing the rear patio truss.
  - u. Exterior colors shall meet DCM Section 19.03. Body color is approved. Trim color is approved for fascia only. Roof color is approved. Stone is approved. Stain colors are denied. Only one stain color shall be used. Window color is approved. Resubmit stain color on material that it will be applied to.
  - v. Revise and resubmit drawings for administrative review.
2. Prior to installation the following item shall be completed:
    - a. Submit cut sheet for exterior wall mounted light fixtures for administrative review.
    - b. Submit sample of pavers for administrative review.
  3. The following item is a recommendation for the applicant to consider:
    - a. Cover the ABU's at the front entry posts with 2x trim or use hidden connectors.
    - b. Add landscaping behind rear patio for screening from adjacent property.

**MOTION AMENDED:**

1. The metal roof over the entry porch is approved.
2. Recommendation: The metal roofing over the entry porch should be changed to match the other roofing due to potential problems due to snow, ice and rain and potential awkward visual connections.

**RE-REVIEW**

**Lot #5 Klamath Lane**

*Reconsideration of privacy wall decision dated 5/13/2021.*

The Committee upheld the decision of 5/13/2021. If the applicant wishes they may submit a revised plan that conforms to sections 17.07 and 17.08 of the Design Manual. The plan shall accurately depict existing conditions and be submitted for administrative approval.

**Lot #13 Vista Lane**

*Reconsideration of garage door color decision dated 5/17/2021.*

The Committee upheld the 5/17/2021 decision per Section 19.05 of the Design Committee Manual.

Respectfully submitted:

electronic signature used with permission



Curt Wolf  
Design Committee Chair