



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JUNE 25, 2021**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Mark Feirer, Don Barnes, Ann Byers**

ALSO PRESENT: Marty Seamons, Code Enforcement Officer; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:05 a.m. The minutes of the 6/11/2021 meeting were approved.

MINOR ADDITION

Lot #13 McNary 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. 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. The following changes to the plans shall be submitted for full Committee administrative review showing the following:
 - I. A complete set of elevations, showing existing and proposed additions, with all the information called out on Form D.
 - II. A cross-section through the screen shall be provided, per Section 17.07 of the Design Committee Manual (DCM).
 - III. The plans show no exterior light fixtures. Per Section 20.03 of the DCM, all exterior fixtures are to be shown on all elevations, floor plans and the site plan.
 - IV. Area of hot tub screen is excessive. Relocate and reduce the size. Walls shall be parallel and perpendicular to the house.
 - V. Provide a continuous path from the driveway to the trash enclosure as required by Section 21.00 of the DCM.
2. During construction, the following items shall be addressed:
 - a. No trees shall be removed outside the deck footprint without written approval from the SROA Natural Resources department.
 - b. As natural grade seems to be higher than the under-side of the proposed deck, a Certified Arborist shall be on-site during any excavation to ensure no damage to trees or root systems. Also, it seems to create a low spot without any drainage.

Lot #11 River Rd

Project: Hot Tub

Deferred for the following reason(s):

1. The proposed area of construction (hot tub) is not staked and strung as required by Section 4.00 of the Design Committee Manual (DCM) and Form D.
2. Upon resubmittal, the following items shall be addressed:
 - a. A complete set of elevations showing existing and proposed additions, with all the information called out on Form D including full dimensions of the hot tub area.
 - b. Provide a cross-section through the hot tub screen as required by Section 17.07 of the DCM.
 - c. No part of the hot tub screen wall shall encroach into the side yard setbacks.

PRELIMINARY ADDITION/ALTERATION

Lot #12 Tokatee Lane

Project: Addition

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.

1. Upon final submittal, the following items shall 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. Plans shall include all relevant items required by Form D.
 - c. The property shall be staked and strung per Sections 4.02 and 4.16 of the Design Committee Manual (DCM).
 - d. Window grids do not match existing windows and notes per plans. They are therefore denied.
 - e. Remove the triangular section of pavers in front of the angled parking zone nearest the lane in order to reduce the amount of hardscaping per Section 12.09.4 of the DCM and reduce the apparent size of the parking area.
 - f. The spa enclosure shall conform to Section 17.07 of the DCM.
 - g. The maximum lot coverage shall be calculated per Section 2.08.4 of the DCM and shall not exceed 35%.
 - h. Plans shall include a section of the hot tub screen wall per Section 17.07 of the DCM.
 - i. Submit a landscape plan for the front of the property designed to reduce the visual impact of the new parking areas. The landscape plan shall conform to Section 22.14 of the DCM, regarding the road right-of-way.

ADDITION/ALTERATION

Lot #5 Fifteenth Tee 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.
 - c. 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).
 - d. Show the rear setback dimensions on the site plan. The existing rear deck and steps were previously approved.
 - e. The Design Committee previously determined that the media room is not considered a sleeping area and therefore considers the proposed house to have (4) four sleeping spaces. The site plan shall show a curved area between the proposed end of the driveway and the new fourth parking area to improve vehicle maneuverability per Section 12.09.4 of the DCM.
 - f. Correct drawings as noted above and submit for administrative review.
2. Prior to completion of this project, the following items are required to be completed:
 - a. Landscape encroachments including irrigation, berms, plantings, as well as wire cages around seedlings shall be removed from commons and the disturbed areas shall be returned to natural conditions.
 - b. All colors and materials shall match existing.

Lot #15 Lark 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.
 - c. 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).
 - d. Provide revised plans for administrative review showing the level of the floor of the hot tub enclosure, and various areas of paver patio, and screen behind BBQ.
2. Prior to completion of this project, the following item is required to be completed:
 - a. All existing exterior lights shall conform to Section 20.03 of the DCM.

PRELIMINARY NEW CONSTRUCTION

Lot #7 River Rd

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.

1. Upon final submittal, the following shall be addressed:
 - a. Plans shall conform to applicable Sky Park Declarations per Section 2.07 of the Design Committee Manual (DCM).
 - b. Plans shall include all relevant items required by Form D.
 - c. The property shall be staked and strung per Sections 4.02 and 4.16 of the DCM.

- d. Show (6) six parking areas on the site plan. The den is considered a possible sleeping area per Section 12.09.4 of the DCM.
- e. Privacy screens at the spa appear to meet the intent of Section 17 of the DCM and spa is adequately screened from adjacent properties to either side. A complete enclosure is not deemed necessary due to the location of the spa and the unique location of this property. Show the spa and the framed screen wall on the east elevation.
- f. The outdoor fireplace shall conform to Section 29.12 of the DCM.
- g. Provide manufacturer specification sheets for the metal railings.
- 2. The following are recommendations for the applicant to consider:
 - a. The Design Committee's Consulting Architect notes that the proposed covered entry porch appears a bit understated. He suggests lowering the deck level a few steps, thereby increasing the apparent volume of the outside space by appearing to raise the ceiling height. Consider relocating those steps to the interior by the powder room.
 - b. Consider increasing the height of the main ridge to enable low slope roof planes to increase in slope.

NEW CONSTRUCTION

Lot #8 Acer Lane

Project: New Home

Project removed from agenda. Property and project not staked and strung.

RE-REVIEW

Lot #15 Modoc Lane

Reconsideration of paint color decision date 6/2/21.

Rescind the Design Committee decision of 6/2/21. The proposed new color is approved. All trim and all vertical surfaces of the front deck shall be house body color.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair