



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JULY 9, 2021**

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

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 6/25/2021 meeting were approved.

MINOR ADDITION

Lot #45 Kinglet 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. Trees proposed for removal outside the construction footprint are not approved.
 - c. The Property Description Sheet lists the new lot coverage as 31%. Provide an area tabulation on the site plan per Form D Checklist for Documents Required for Final Plan Review. Calculations shall include all items required by section 2.08.4 of the Design Committee Manual (DCM).
 - d. The hot tub enclosure is larger than necessary and encroaches into the rear setback. Revise plans to show the outermost face of the rear hot tub wall as being 12'0" from the house wall.
 - e. Provide a cross section of the screen wall per section 17.07 of the DCM.
 - f. Correct elevations to accurately show the relationship between the proposed hot tub wall and the existing screen wall around the deck. The hot tub wall is drawn as 5 ft. above raised pavers, while the deck wall height is shown as 5 ft. from grade.
 - g. Submit drawing corrections for administrative review.

Lot #1 Tan Oak Lane

Project: Dog Run

Deferred for the following reason(s):

1. Plans are inaccurate.
2. Upon resubmittal, the following items shall be addressed:
 - a. Revise all elevations to correctly portray existing conditions, particularly the slope of finished grade around the house. Accurate portrayal is necessary for understanding actual stone application. Amount of rive rock will likely be excessive.
 - b. Reduce the height of screen walls around the proposed dog run to the maximum of 4 feet along back wall. See Section 17.07 of the Design Committee Manual (DCM).
 - c. Provide a cross section of proposed screen wall per Section 17.07 of the DCM.

ADDITION/ALTERATION

Lot #6 Cypress 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. Applicant shall 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.
 - c. Trees proposed for removal outside of construction footprint are not approved.
 - d. Revise the driveway. The additional 4' width at both sides of the driveway shall not extend to the lane. The width of the existing driveway at the lane shall be unchanged. Show the front left tandem parking zone perpendicular behind the 3 left parking zones.
 - e. Show the new exterior siding at the new walls as 1x2 batts @ 8" o.c.
 - f. Show new roof over the dining addition at the right side exterior elevation extending toward the front of the house 1'-0" past the edge of the new dining pop out.
 - g. Revise the truss shown on the rear elevation so that the main beam is correctly drawn as 13 ½" tall per the beam size label. Label the sizes of the ding post and diagonal chords (6x6 min.). All truss connectors shall be plate or hidden connectors (no sheet metal connectors shall be used).
 - h. Submit driveway layout showing parking zones paver areas and asphalt area for administrative review.

PRELIMINARY NEW CONSTRUCTION

Lot #18 Bunker Lane

Project: New Home

Denied for the following reason(s):

1. Excessive mass and hardscape. Refer to Sections 2.08.2 and 12.09.4 of the Design Committee Manual (DCM).
2. Upon re-submittal, the following items are required to be addressed:
 - a. Applicant shall 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.

- b. Trees proposed for removal outside the construction footprint are not approved.
- c. Revise the lot coverage calculations to list the first floor living area and the garage area as individual line items.
- d. Include the second floor decks in the lot coverage calculation.
- e. Add the lot number to the addresses in the title blocks on each sheet and change the Blue Grouse land address on sheet A9.0 to Bunker Lane.
- f. The hardscape (driveway) is much larger than it needs to be for 7 parking zones. Locate the house 60' minimum from the street to the front face of the garage. The width of the driveway at the face of the garage shall be 30' extending 20' toward the street and then transitioning to 20' wide all the way to the street.
- g. Revise the hot tub screen wall. Per Section 17.07 of the DCM; the screen wall shall be connected to the principal structure.
- h. Reduce the apparent mass of the home and create elements with better proportions.
- i. Delete the trellis over the garage doors. It is out of scale with the elevation and isn't needed.
- j. Fully detail the trusses shown on the exterior elevations and coordinate with the same trusses shown in the building section, don't just label the member sizes. Revise the trusses to look like trusses and revise the member sizes to be in proportion with the other elements on the exterior elevations.
- k. Show 1x4 batts on the exterior elevations per the keynotes.
- l. Show board and batt siding at the second floor wall. Per keynotes the second floor siding is beveled siding but shingles are shown. Shingles can be used at gable ends and other accent areas.
- m. Per Section 2.08.2 the second floor area (including the areas with 2 story volume) should be approximately 40% of the total floor area.
- n. Try to save the 14" Ponderosa trees at the southeast side of lot.

NEW CONSTRUCTION

Lot #8 Acer Lane

Project: New Home

Deferred for the following reason(s):

1. The grades shown on the elevations do not match grades shown on the site plan.
2. Upon re-submittal, the following items are required to be addressed:
 - a. Reduce the overall amount of hardscape of the driveway by limiting the width of the turnaround to 12 feet; and the width of the drive at the lane shall be no wider than 16', per Section 12.09.4 of the Design Committee Manual (DCM).
 - b. Revise both side elevations to show window trim.
 - c. Hot tub screen walls shall be a minimum of 5' in height, and provide complete screening for the hot tub per Sections 17.07 and 17.11 of the DCM.
 - d. Fully dimension the driveway.
 - e. Show existing and final grade on site plan, at each building corner, per Form D.
 - f. Clarify plans for proposed patio at hot tub area as it appears excessive.
 - g. Provide cut sheets for all exterior lights per Section 20.00 of the DCM.

Lot #10 Raccoon Lane

Project: New Home

Approved subject to the following conditions:

1. Prior to issuance of a building permit the following is required to be completed:

- a. Plans shall indicate all relevant items required by Form D as required by the preliminary approval letter dated June 14, 2021, including but not limited to screen wall cross sections, doors and windows identified on elevations with material description, garage door type, etc.
- b. Site grading shall be minimized per section 12.08. Step the foundation to accommodate this requirement as required by the preliminary approval letter.
- c. Delete the previous rear setback line on the site plan and show the variable setback line instead.
- d. Exterior lighting shall conform to section 20 of the Design Committee Manual (DCM). Provide spec sheets for all lighting, including can lighting, as required by the preliminary approval letter.
- e. Protected root zones shall be installed around selected trees according to Natural Resources guidelines and maintained for the duration of construction. Contact SROA Natural Resources at 541 593-1522
- f. Note accurate existing >4"DBH tree locations, type and size on site plans. Include any trees proposed for removal per section 4.04 of the DCM and Form D.
- g. The Certified Arborist's report is accepted and all recommendations shall be followed, including having a Certified Arborist on site to perform root pruning of Ponderosas as needed.
- h. Front elevation shall show 2 digit house number under a light fixture, not the 5 digit number.
- i. Roofing material shall conform to the approved list maintained by SROA Community Development.
- j. All exposed metals shall conform to section 19.08 of the DCM.
- k. Revise plans and submit for administrative approval.
2. Prior to completion of the project, the following conditions of approval shall be met:
 - a. Submit a full color and materials board for full committee administrative review.
3. Recommendations for the applicant to consider include the following:
 - a. To minimize site grading, raise the finish floor elevation slightly and step the garage down as needed to maintain existing grades.

Lot #17 Sequoia Lane

Project: New Home

Denied for the following reason(s):

1. Section 16.05 of the Design Committee Manual (DCM) states: "all new homes... must be constructed with a minimum size two-car garage".
2. Upon re-submittal, the following items are required to be addressed:
 - a. Protected Root Zones (PRZ's) shall be installed around selected trees according to Natural Resources guidelines and maintained for the duration of construction. Contact SROA Natural Resources at 541-593-1522 .
 - b. Note accurate existing >4" dbh tree locations, type and size on site plan. Include any trees proposed for removal per DCM Section 4.04 and Preliminary Plan Submittal checklist.
 - c. The re-staking of the lot including but not limited to: all walkways, driveways, patios and decks. Contact SROA Design Committee for on-site verification by way of Admin approval
 - d. Property lines shall be staked and strung. Per Form D.
 - e. Trees proposed for removal outside of construction footprint are not approved.

RE-REVIEW

Lot #15 Modoc Lane

Reconsideration of screen wall decision dated 6/21/21

Uphold the denial decision of 6/21/21.

1. Upon re-submittal, the following items shall be addressed:
 - a. The deck extension at the hot tub is denied.

- b. The railing along the remaining deck extension shall be a maximum height of 42” and shall extend to within 6” of grad per Section 17.07 of the DCM.
- c. Submit revised plans including full elevations along with all dimensions for administrative approval.

Respectfully submitted:

electronic signature used with permission

A handwritten signature in black ink, appearing to read "Curt Wolf". The signature is written in a cursive, somewhat stylized font.

Curt Wolf
Design Committee Chair