



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 13, 2021**

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

**ALSO PRESENT: Marty Seamons, Code Enforcement Officer; Keith Kessar, Asst General
Manager**

Design Committee Chair, Curt Wolf called the meeting to order at 10:55 a.m. The minutes of the 7/23/2021 meeting were approved.

MINOR ADDITION

Lot #3 Hart Mtn 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. 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 Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed per Section 4.16 of the DCM. If a property pin cannot be found, a licensed surveyor must be retained to locate or replace the corner pin. Confirm that current stringing or rear property line is correct; it does not match drawings.
 - d. Provide an area tabulation on the site plan indicating lot coverage percentage per Form D and Section 2.08.4 of the DCM.
 - e. Correct the site plan and vicinity map to show the correct location of the lower deck and hot tub as shown on floor plans. No portion of the construction shall extend past the rear property line.
 - f. Correct the site plan to show the existing configuration and dimensions of the existing driveway.
 - g. Provide left and right-side elevations per Form D.
 - h. Provide details of the railings including materials, color, spacing, and supports.
 - i. Front decking shall be a single color, not 3 colors. Three colors are approved for the other decks.
 - j. Plans shall indicate wood species for all wood elements. Provide a sample of the wood with finish applied as proposed.
 - k. The hot tub area is larger than required for its functional use and shall be reduced in size.
 - l. Show all stairs and exterior decks on the site plan.
 - m. The drink rail on the upper deck shall match the color of the railing.

- n. Show and detail a retaining wall is required by site contours.
- o. Items b-m above shall be submitted for administrative approval.
- 2. Prior to completion of this project, the following conditions of approval shall be met:
 - a. Provide a paved pathway to the trash enclosure.
- 3. The following is a recommendation for the applicant to consider:
 - a. Reduce the visual mass of the hot tub enclosure by moving the privacy wall and trellis to the hot-tub side of the stair.

Unit #17 Meadow House Condo

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. 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 Design Committee Manual (DCM) and Form D.
 - c. Stake and string the proposed rear deck expansion as required.
 - d. Reduce the southerly expansion of the rear deck. It shall not extend beyond the face of the privacy wall on that side.
 - e. Reduce the rear deck depth to 15' from the living room wall as required by the Meadow House Egg Assoc. amendment and submit amendment to SROA.
 - f. Revise the plans accordingly and re-submit for administrative review.
 - g. NOTE: No benches on the rear deck are part of this approval, nor is any expansion of the existing front patio enclosure and any decking outside that enclosure. These are indicated in the paperwork, but not on the plans.
- 2. Prior to completion of this project, the following items are required to be completed:
 - a. Paint conduit to match unit body color.
 - b. All mechanical units owned by applicant shall be screened per Section 17.07 of the Design Committee Manual.

Lot #1 Tan Oak 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. 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 Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed as required by Section 4.16 of the DCM.
 - d. Revise the elevations to correctly portray existing conditions, particularly the slope of finish grade around the house and including existing trim. Update all notations accordingly.
 - e. Change gate to hot tub area to be full height per Section 17.07 of the Design Committee Manual (DCM).
 - f. It is not clear that the lot coverage calculations are correct. They may be from the original plans upon which the proposed dog run has been added. They may not include the a/c enclosure that is not shown on the plans and it is not clear if they include the dog run. Prepare lot calculations that include the dog run and a/c enclosure.
 - g. Dog run shall be 5' from the property line and not encroach into the 5' setback.
 - h. Revise plans accordingly and resubmit for administrative review.

- i. Only the dog run as drawn on the submitted plans is approved at this time.
 - j. NOTE: No new fascia, corner, or window trims are part of this approval. Resubmit any desired changes to existing materials for administrative review.
2. Prior to completion of this project, the following items are required to be completed:
 - a. Paint the underside of the a/c shelter to match house body color.
 - b. Paint the gas meter to match house body color.
 - c. The house number shall be a highly contrasting color to the stone on which it is installed.

ADDITION/ALTERATION

Lot #1 Tournament Lane

Project: Roof on Upper Deck

Denied for the following reason(s):

1. The side yard encroachment of existing decks into the setback.
2. Should the applicant wish to resubmit, the following items will need to be addressed:
 - a. 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 Design Committee Manual (DCM) and Form D.
 - b. Install the front right corner pin and re-string property line per Section 4.16 of the DCM.
 - c. Cease mowing on commons.

PRELIMINARY NEW CONSTRUCTION

Lot #18 Bunker 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.

These preliminary plans appear to meet the requirements and guidelines in the following sections of the Design Committee Manual (DCM): 2.08.1, 2.08.3, 2.08.4, 2.08.5, 4.01.1, 13.0, 16.0, 21.0. They partially meet requirements and guidelines of sections 2.08.2 and 12.09.4. They do not meet the requirements of 17.07 and 17.10

1. Upon final submittal, the following is required to be completed:
 - a. Applicant shall retain a certified arborist to ensure the survival of all ponderosas located near the proposed construction area. A detailed Certified Arborist Report shall be submitted for review and approval.
 - b. Plans shall include all items required by Form D Checklist for Final Submittal.
 - c. The site shall be staked and strung per sections 4.02 and 4.16
 - d. The design of the house shall be revised to more closely meet the 60/40 rule-of-thumb guideline noted in section 2.08.2. The entire interior volume of the second floor, including areas open to below, shall be included in the calculation. Changes must be substantial, not simply cosmetic.
 - e. The driveway configuration shall maintain seven 10x20 parking zones corresponding to the current number of proposed sleeping areas. The driveway configuration shall be revised to be slightly curved so that it aligns with the garage, trash enclosure, and entry walk.
 - f. The hot tub shall be fully screened per section 17.07.
 - g. Show the complete footprint of both neighboring houses, including exterior grade-level living areas, to allow a better assessment of potential privacy issues. This supplemental drawing can be shown on a separate page at whatever scale is most suitable.
 - h. Lot coverage tabulations shall include all areas, including the front covered entry and deck.
2. Recommendations for the applicant to consider include the following:
 - a. Provide 3D renderings of all elevations to better show how the revised design will fit on the lot in relation to the houses on either side.
 - b. Raise the height of all windows approximately 1 ft. to improve appearances.

- c. Change Board & Batt siding on the second floor to vertical cedar to add a more refined appearance.

Lot #10 Red Fir Lane

Project: New Home

Deferred for the following reason(s):

1. This design has been denied twice by the Design Committee in part due to lack of conformance to Section 2.08.3 of the Design Committee Manual regarding excessive grading. The applicants now ask for reasonable accommodation under the federal Fair Housing Act to undertake significant grade changes. This project is deferred in order to allow for SROA legal review of the request.

NEW CONSTRUCTION

Lot #8 Acer Lane

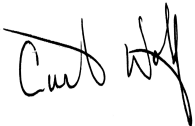
Project: New Home

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit the following conditions of approval are required to be completed:
 - a. On the site plan, itemize the square footage of the following areas, 1st floor living, garage, hot tub, entry patio, rear covered patio and trash/AC patio.
 - b. Include the first-floor square footage, second floor square footage and total square footage on the drawings.
 - c. Correct the roof plan and coordinate the roof lines shown on the roof plan with the roof lines shown on the site plan.
 - d. Revise the location of the house number to be under a light source per Section 29.07 of the Design Committee Manual (DCM).
 - e. Label all exterior materials and sizes on the exterior elevations per Form D.
 - f. Draw the 1x4 batts 3 1/2" wide on the exterior elevations.
 - g. Correct the fascia trim label to match the exterior elevations.
 - h. The composite stone veneer shall have a stone cap.
 - i. Hot tub screen wall shall be 5' tall above walking surface.
 - j. Delete window grids.
 - k. Revise plans and re-submit for administrative review.
2. Prior to installation, the following items are required:
 - a. Provide a full colors and materials board for full Committee administrative review.
 - b. Submit garage door cut sheet and or details for administrative review.
3. The following items are recommendations for the applicant to consider:
 - a. Step down the foyer floor instead of stepping down the entry patio from the foyer.
 - b. Enlarge the size of the hot tub enclosure 2' in both directions.
 - c. Center second floor windows in rear elevations.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair