

**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
OCTOBER 22, 2021**

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

**ALSO PRESENT: Keith Kessar, Asst General Manager Scott Gillies, Board Liaison;
Scott Jackson, Design Review Planner**

Design Committee Chair, Curt Wolf called the meeting to order at 10:18 a.m. The minutes of the 10/8/2021 meeting were approved.

MINOR ADDITION

Lot #1 Broken Top Lane

Project: Relocate Hot Tub/Roof Extension

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. 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 Section 4.04 of the Design Committee Manual (DCM).
 - c. Property pins shall be located and exposed, and property lines shall be strung per Section 4.16 of the DCM.
 - d. The hot tub enclosure shall not be larger than necessary to accommodate the functional use or required clearances of the hot tub per Section 17.07 of the DCM. Reduce the enclosure size by adding a 5' tall wall from the corner of the angled wall, nearest the hot tub, to provide a 10'x14'9" hot tub enclosure. The added wall shall extend toward the house far enough to screen the hot tub from the street per Section 17.07 of the DCM. Revise the location of the steps as required.
 - e. Detail how the hot tub screen wall attaches to the sloping roof/wall.
 - f. The new deck railing shall not be a solid railing. Provide railing detail.
 - g. Change the deck railing note on the floor plan to read: 3'-3" railing above the top of deck.
 - h. Add a note on the floor plan that reads: Hot tub enclosure wall shall be 5' tall above top of the deck at the hot tub.
 - i. Do not dimension the hot tub enclosure wall, deck railing and mechanical enclosure walls on the elevations and sections from grade height.
 - j. Provide a section of the trash and mechanical enclosure walls.
 - k. Do not note the mechanical enclosure height on the floor plan.
 - l. The mechanical enclosure shall fully conceal the mechanical equipment from view and be attached to the principal structure per Section 17.07 of the DCM.

- m. Correct the new covered entry rooflines shown on the site plan.
- n. Dimension the proposed paver walkway on the site plan.
- o. Add lot coverage calculations on the site plan.
- p. Provide under deck screening at all decks to within 6" of grade. Screening shall be solid. Lattice is not allowed.
- q. Revise plans and re-submit for administrative review.
- 2. Prior to completion of this project, the following item is required to be completed:
 - a. Carport lights shall comply with Section 20 of the DCM. If replacement lights are desired, submit cut-sheet for review.
- 3. The following item is a recommendation for the applicant to consider:
 - a. Remove carport roof and replace with shed roof continuous with new proposed roof.

Lot #16 Rager Mtn Lane

Project: Deck Cover & Storage

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. 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 Section 4.04 of the Design Committee Manual (DCM).
 - c. Property pins shall be located and exposed and property lines shall be strung per Section 4.16 of the DCM.
 - d. Show parking zone one (1) finished with pavers to match the existing driveway pavers. Parking zone one (1) and the front walkway shall blend together.
 - e. Dimension the driveway to be 20' wide at the lane.
 - f. Show dashed lines on the site plan indicating the existing hot tub, deck and screen walls.
 - g. Verify that the wood railing members are adequate and will not have excessive sag.
 - h. Revise plans and re-submit for administrative review.
- 2. Prior to installation, the following items are required to be submitted and reviewed:
 - a. Submit a full colors and materials board for full Committee administrative review. Note that the wood portion of the deck railing shall be painted house body color per Section 19.05 of the DCM.
 - b. Moose head shall be painted trim color or be removed.

PRELIMINARY NEW CONSTRUCTION

Lot #6 Gray Birch Lane

Project: Preliminary 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 items are required to be addressed:
 - a. Property pins shall be located and exposed per Form D.
 - b. Retain a certified arborist to ensure the survival of the Ponderosas located near the proposed construction area. A detailed certified arborists report shall be submitted for review and approval.

- c. Remove “future” items from the plans.
 - d. Change rear setback to 25’ per Section 13.06.3 of the Design Committee Manual (DCM).
 - e. Clean up notes on the floor plan.
 - f. Revise deck and/or floor height at the rear elevation.
 - g. Window mullions shall be true divided lights and/or have a component on the exterior side of the window glass.
 - h. Submit a cut sheet or detail for the exterior wall mounted light fixtures. Lights shall conform to Section 20 of the DCM.
 - i. Revise the garbage enclosure to conform with the site slope.
 - j. Remove the shading from the exterior elevations.
 - k. The shed roof at the front of the garage storage area shall be 8:12 slope to match the main roof slope.
 - l. Coordinate the exterior batts shown on the exterior elevations with keynote #2.
 - m. The exterior elevations shall show the finish materials on the exterior gates at the mechanical and trash enclosures.
 - n. Show Hardie-plank corner detail. Metal corners shall not be used.
 - o. Provide detail of deck railing and gates.
 - p. Change roofing over bedroom 3 to comp shingles to match main house roofing.
2. The following item is a recommendation for the applicant to consider:
- a. Modify the plan to save the 24” Ponderosa at the left side of the house.

NEW CONSTRUCTION

Lot #18 Bunker Lane

Project: New Home

Denied for the following reason(s):

1. The applicants have not addressed items 1d, 1g and 1h required by the preliminary approval letter of 8/8/21.
2. Submission does not include all items required by Form D “Checklist for Final Approval”.
3. Upon re-submittal, the following items shall be addressed:
 - a. Regarding item 1d: 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 of the Design Committee Manual (DCM). 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.” Current plans show a net reduction of only 8 s.f. in the size of the second floor.
 - b. Regarding item 1g: “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.” The outline of adjacent homes and structures is required by Form D Checklist for Final Submittal.
 - c. Regarding item 1h: “Lot coverage tabulations shall include all areas, including the front covered entry and deck.”
 - d. Changes made since the last submission have diminished the attractiveness of the house. Return trim details to the style shown on the previous submission. Reduce the size of bedroom #4 to the previous configuration. Revise roof lines and correct elevations accordingly.
 - e. The hot tub screen wall shall be no higher than 6ft. from the deck surface.

- f. The height of the a/c enclosure shall be 4ft. as listed in the keynotes and shown on elevations, not 5 ft. as shown on details, and shall conform to Section 17.07 of the DCM.
- g. Revise the 10/4/21 Certified Arborist Report to include a site plan that coordinates tree identification numbers with tree locations. The report shall also include measures required to ensure the survivability of Ponderosas located near the proposed construction areas. Submit the revised report for full Committee approval along with other required changes noted above.
- h. Exterior lighting adjacent to the kitchen is excessive and shall be reduced to one fixture. Supply specifications and cut sheets for all exterior fixtures as required by Form D checklist. All fixtures shall conform to Section 20 of the DCM.
- i. Drawings shall identify details of all decorative and structural trusses as required by Form D checklist. Remove the center beam under the rear truss.
- j. River rock is denied for stonework as being inappropriate to the design of the house per Sections 2.06 and 2.08.2 of the DCM.
- k. Show the second-floor siding as being vertical cedar, not board and batt.
- l. Window and door heads on all elevations shall be a consistent height to match the front windows.

COMMERCIAL

Lot #57850 West Cascade Rd. Wastewater Facility

Project: Fence

Denied for the following reason(s):

- 1. The partially constructed new fence was installed without prior approval of the Design Committee.
- 2. Use of the expanded area between the old and new fence for temporary storage of flatbed trailers, pipe, manholes and similar construction materials as well as snow piles and/or anything else needed for construction and operation of sewer and water systems is not site sensitive. These uses conflict with Sections 2.01 and 2.08.3 of the Design Committee Manual (DCM) because they will likely be detrimental to the health of numerous large Ponderosas.

Therefore, all unapproved fencing shall be removed and the area shall be returned to natural per Sections 10.02 and 10.04.2 of the DCM.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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