

**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
OCTOBER 8, 2021**

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

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 9/24/2021 meeting were approved.

**MINOR ADDITION**

**Lot #8 Ashwood Lane**

*Project: Hot Tub*

Deferred for the following reason(s):

1. Pending further review of the non-conforming garage/bedroom conversion.
2. Upon re-submittal, the following item shall be addressed:
  - a. Provide plans showing conformance with Sections 2.02, 12.09.4, 16.05 and the paragraph labeled #1 of the Introduction to the Design Committee Manual.

**Lot #2 Cypress Lane**

*Project: Storage under Upper Deck*

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).

**Lot #6 Sparks Lane**

*Project: Upper Deck Expansion*

Approved subject to the following conditions:

**NOTE: One of the applicants stated uses for this expanded deck is for the installation of a hot tub. If a hot tub were to be installed on this deck it will need to have a 5' tall screen wall per Sections 17.10 and 17.11 of the Design Committee Manual. Also a screened hot tub located on such a prominent location might not be approved by the Committee. If a**

**hot tub is desired in the future, it will require a separate submittal to the Committee for review and approval.**

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. Remove the berm encroachment on commons per Section 13.06.5 of the Design Committee Manual.
  - d. Change driveway finish from cinders to asphalt paving on site plan.
  - e. Floor plan shall show and dimension the locations of the existing and proposed deck support posts.
  - f. Change the number of proposed deck posts to three and show them aligned with the existing deck posts and up size the proposed beam as required.
  - g. Provide a detail of the proposed deck guard rail. Provide a continuous top rail, preferably 1" to 1.5" thick or thicker.
  - h. Reduce the amount of support beams and posts for the proposed deck extension. New post and beam line shall be held back from the edge of deck.
  - i. Revise plans and re-submit for administrative review.
2. Prior to completion of this project, the following item shall be completed:
  - a. All doors other than the front door shall be painted house body color.

**ADDITION/ALTERATION**

**Lot #10 Lassen 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. 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. Revise site plan to accommodate the 4 parking spaces required (1 per sleeping space). Parking spaces shall not encroach on the side setback per Sections 12.09.4 and 13.06.2 of the Design Committee Manual (DCM).
  - c. The dog run size shall not change. The solid screen wall shall terminate at a railing post. Lattice is not allowed below the deck, which shall be solid screening.
  - d. Revise the plans accordingly and re-submit for administrative review.
2. Prior to completion of this project, the following items shall be completed:
  - a. All railing sections and support posts shall be painted to match house body color except the pickets which may be 1/4" metal rods, colored flat black per Section 19.05 of the DCM.
  - b. Remove all netting from open railings.
  - c. To correct the record, revise all elevations to show the corner trim and correct the roof pitch on the storage shed.

## NEW CONSTRUCTION


### **Lot #43 Red Cedar Lane**

*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. 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. Trees proposed for removal outside of the construction footprint, including 10" Ponderosa are not approved.
  - c. A certified arborist report may be required by SROA Natural Resources staff after the required site visit.
  - d. Add "43 Red Cedar" to the title blocks.
  - e. Add sheet numbers to the drawings.
  - f. Show front porch outline on the floor plan and fully dimension front porch, rear patio and patio cover.
  - g. Change the master bedroom casement windows to single hung windows to avoid conflict with the hot tub gate swing when the windows are open.
  - h. At the last meeting your contractor said that 5' wide single hung windows are not available. If that is still true, change to narrower single hung windows.
  - i. The roof eave and rake overhangs are shown as 1', 1'-6" and 2'. Coordinate the roof eave and rake overhangs to be more consistent.
  - j. Coordinate 11" tread note on the entry section with the 10" treads shown on the floor plan.
  - k. Show hot tub enclosure gate on left side elevation.
  - l. Dimension height of column bases.
  - m. Revise plans and re-submit for administrative review.
2. Prior to installation:
  - a. Provide a full colors and materials board for full Committee administrative review.

Respectfully submitted,



Curt Wolf  
Design Committee Chair

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