

**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
NOVEMBER 12, 2021**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Charlie Meyer, Mark Feirer, Bev Cook, Richard Look, Louise
Howard**

**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 10/22/2021 meeting were approved.

MINOR ADDITION

Lot #6 Acer 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. 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).
 - a. The 10' wide easement shown on your site plan is SROA common property. Revise site plan to show the correct lot lines for your parcel.
 - b. The left rear property corner pin that you located and strung may not be the correct property corner pin. Locate the correct property pins and re-string the property including the right side property line.
 - c. Show the second floor deck at the left side of the house on the site plan and floor plans.
 - d. Extend the 5' screen wall at the west side of the hot tub area. From there extend the 5' tall wall approximately 3' to the west (past the sliding glass door) and return 90 deg. to the house wall in order to fully screen the hot tub per Section 17.10 of the Design Committee Manual (DCM). A gate may be desired for access.
 - e. The new posts below the proposed hot tub shall match the existing posts in size and finish. The new beam shall be 6x minimum.
 - f. Revise plans and resubmit for full Committee administrative review.
2. Prior to completion of this project, the following item is required to be completed:
 - a. All exterior lights shall be shielded as required by Section 20.03 of the DCM.
3. The following items are recommendations for the applicant to consider:
 - a. Hire a Certified Arborist to provide a hazard tree evaluation.
 - b. Confirm existing structural connections will support the proposed hot tub.

Lot #5 Filbert 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. 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. Correct site plan to show three (3) 10'x20' parking zones on the driveway per Section 12.09.4 of the DCM.
 - d. Revise plans and re-submit for administrative review.
2. Prior to completion of this project, the following item is required to be completed:
 - a. All exterior lights shall conform to Section 20.03 of the DCM and shall be completely shielded so that light rays will be directed downwards only.

Lot #31 Winners Circle

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. 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. Itemize the lot coverage calculations to include the following areas: first floor living, garage, rear deck, covered front porch, hot tub enclosure.
 - c. The driveway shall not be widened if that is being proposed. It would adversely affect the trees on either side of it.
 - d. The 9' wide jog in the proposed hot tub enclosure shall be removed. The jog would require two post whose foundations would be too close to the 36" Ponderosa. The enclosure wall shall align with the house wall.
 - e. The top and bottom rails of the now 13' long hot tub enclosure wall shall be 4x's of sufficient depth to span the entire 13' length. This will eliminate the need for an enclosure post immediately next to the 36" Ponderosa.
 - f. A Certified Arborist shall be on site to supervise the hand digging of the enclosure post in the vicinity of the 36" Ponderosa. The hot tub enclosure may need to be slightly enlarged or reduced in size to avoid any critical Ponderosa roots.
 - g. The hot tub enclosure wall shall be located allow to the 36" Ponderosa to grow larger.
 - h. The 6" landscape berm is denied near the 36" Ponderosa unless a report from a Certified Arborist approving the berm is submitted for review and approval.
 - i. Show the proposed hot tub screen wall as it will appear on all exterior elevations.
 - j. Revise plans and resubmit for administrative review.
 - k. Prior to issuance of a Sunriver building permit a Certified Arborist shall be hired to ensure that the post foundations near the 36" Ponderosa will not adversely affect the survival of the tree. A Certified Arborist report shall be submitted for review and approval.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Mt Adams Lane

Project: Preliminary New Home

Deferred for the following reasons:

1. Plan dimensions cannot be verified due to inaccurate file output and do not meet the requirements of Section 4.04 of the Design Committee Manual (DCM) regarding accuracy.
2. Plans do not include all items required by the Preliminary Plan Submittal Checklist.
3. Lot coverage is reported as 34.9% but coverage calculations cannot be verified at this time.
4. Upon final submittal, the following items are required to be addressed:
 - a. Plans shall be submitted in accordance with Section 4.01.1 of the DCM and shall include all elements required by the Preliminary Plan Submittal Checklist, including dimensions of building elements, proposed ridgeline heights, and elevation of finished floors.
 - b. Because the proposed lot coverage is so close to the maximum allowed, provide a tabulation that individually lists all elements affecting lot coverage per Section 2.08.4 of the DCM
 - c. Reconfigure the driveway area to provide the least amount of paving required for 4 Parking zones and show each individual zone on the site plan.
 - d. Provide a path to the trash enclosure per Section 21.08 of the DCM.
 - e. The trash enclosure shall conform to Section 21.05 of the DCM.
 - f. The hot tub enclosure shall conform to Section 17.07 of the DCM.
 - g. The site plan is difficult to read. Eliminate all unnecessary line work including, but not limited to, roof ridge lines and interior walls. Show roof eaves as dashed lines and exterior walls as distinct solid lines.
5. The following items are recommendations for the applicant to consider:
 - a. The house appears to meet the intent of Section 2.08.2 of the DCM regarding the 60/40 rule of thumb for two story structures. However, the left elevation is bland compared to the rest of the house and results in stacked stories that are discouraged by Section 2.08.2 of the DCM. It is recommended that a portion of the second floor at both the front and rear of the structure be reduced in width to allow for a first-floor roof element along the left elevation in order to break up the façade. Note that any change must not cause the house to exceed the maximum lot coverage of 35%.
 - b. The width of the stone column bases is out of proportion to the 10-inch wood posts. It is suggested that the width of each base be increased by approximately 12 inches to provide more pleasing proportions.
 - c. Refer to Appendix A of the DCM to see an example of a site plan.

Lot #10 Red Fir 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.

The proposed new home complies with Sections 13.00, 2.08.4, 2.08.2 and 12.03 of the Design Committee Manual for setbacks, lot coverage, stacking and ridge height.

NOTE: If you use the ADA reference on the wheelchair ramp, it should meet the requirements of the ADA.

1. Upon final submittal, the following items shall be addressed:

- a. Applicant shall retain a Certified Arborist to ensure the survival of all Ponderosas located near the proposed construction areas. A detailed Certified Arborist's report shall be submitted for review and approval.
 - b. Submit all items required by Form D.
 - c. The driveway is larger than it needs to be for (6) six parking zones. Show the (3) three parking zones in front of the garage perpendicular to the face of the garage. Revise the location of the other three and reduce the size of the driveway accordingly.
 - d. The front edge of the driveway is shown as a retaining wall. Add an earthen slope from the top of the driveway and walkway to the trash enclosure down toward the street. A well for the 12" Ponderosa may be needed.
 - e. The existing 2:1 bank at the rear of the lot shall not be modified to be steeper to comply with Sections 2.08.3 and 12.01 of the Design Committee Manual (DCM).
 - f. Reduce the size of the concrete patio outside of the kitchen or step the patio up to meet grade.
 - g. The roof over the garage is too tall. Step the roof down over the garage to be of better proportions and scale as required by Section 2.08.2 of the DCM.
2. The following item is a recommendation for the applicant to consider:
- a. Revise the window at the stairway to coordinate with the floor plan and possibly be vertical series of 30" wide windows spaced 6" apart. It might be nice to locate some of the windows so that from the middle landing one can see out.

NEW CONSTRUCTION

Lot #18 Bunker Lane

Project: New Home

Approved subject to the following conditions:

NOTE: It has been confirmed that the house meets the 60/40 rule-of-thumb and that the second-floor square footage includes openings between floors.

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. Per the Design Committee denial letter dated 10/27/21, revise the Certified Arborist report dated 10/4/21 to include measures required to ensure the survival of the Ponderosas located near the proposed construction areas. The Certified Arborist shall consult with SROA Natural Resources staff in developing these measures based on proximity to the proposed footprint of the house. Submit for administrative review.
 - c. Elevations shall identify all windows and doors including size and material description.
 - d. The hot tub screen wall height of 6'-6" is approved in order to increase privacy for neighbors at the adjacent property.
 - e. Plans shall identify support post material.
 - f. Plans shall identify material and size of caps on stone columns.
 - g. Locate the house number under a light on the garage wall for better visibility.
 - h. Correct Form D for record.
 - i. Update lot coverage tabulation of plans per Section 2.08.4 of the Design Committee Manual (DCM).
 - j. Submit all drawing changes for administrative review.

2. Prior to installation, submit the following items for administrative review:
 - a. Garage doors shall be wood or have a wood appearance per Section 16.06 of the DCM. Provide manufacturer cut sheets.
 - b. Provide details of the metal railings, including color, and provide manufacturer cut sheets.
 - c. All exterior lighting shall conform to Section 20.00 of the DCM. Provide manufacturer cut sheets clearly indicating size, shape, style, material, and color per Section 20.03 of the DCM.
3. Prior to completion of this project, the following conditions of approval shall be met:
 - a. Submit a landscape plan for administrative review or return the site to natural.
 - b. Submit a colors and materials board for full Committee administrative review.
 - c. All exposed metals including the chimney shall conform to Section 19.08 of the DCM. All exposed metal truss brackets and plates shall be house body color.
 - d. Roof eaves shall not encroach into side setbacks per Section 13.06.2 of the DCM.
4. The following item is a recommendation for the applicant to consider:
 - a. Consult with SROA Natural Resources staff regarding the desirability of saving the 20" Lodgepole near the northwest corner of the proposed kitchen.

RE-REVIEW

Lot #4 Makaha Lane

Reconsideration of deck rails denial decision

Rescind the Committee's decision of 10/22/21 regarding item #1. The following conditions are required:

1. All roof fascia shall be painted to match the metal flashing above the garage.
2. All gutters shall be dark bronze to match flashing above the garage as closely as possible.
3. All downspouts shall be painted house body color per Section 29.09 of the Design Committee Manual.
4. All work shall be completed by July 1, 2022.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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