



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 27, 2021**

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

**ALSO PRESENT: Keith Kessar, Asst General Manager, Claire McClafferty, Field Specialist;
Scott Gillies, Board Liaison**

Design Committee Chair, Curt Wolf called the meeting to order at 10:10 a.m. The minutes of the 8/13/2021 meeting were approved.

MINOR ADDITION

Lot #6 Sparks Lane

Project: Upper Deck Expansion

Deferred for the following reason(s):

1. Plans are inaccurate, incomplete, and do not conform to Section 4.04 of the Design Committee Manual (DCM).
2. Upon re-submittal, the following items shall be addressed:
 - a. Revise the site plan to accurately show existing conditions. Identify all setback dimensions, and include all relevant items required by Form D. Include a lot coverage tabulation with all items noted per Section 2.08.4 of the DCM.
 - b. Revise the lower floor plans to accurately reflect existing conditions and materials including trash enclosure, a/c enclosure, benches and steps at the rear deck, and structural details for the existing upper deck and proposed expansion.
 - c. Revise the upper floor plan to accurately reflect existing conditions, including the addition over the garage. Identify and dimension the proposed upper deck expansion and railings.
 - d. Revise all elevations to accurately reflect existing conditions and clearly reflect the applicant's intentions. Provide a west elevation and show the proposed upper deck expansion with railings on all relevant elevations.
 - e. A hot tub and screen wall are not approved at this time.
 - f. Support posts shall be minimum nominal 6x6 in dimension per Section 18.05 of the DCM.

ADDITION/ALTERATION

Lot #13 Bunker Lane

Project: Deck Covers

Deferred for the following reason(s):

1. Plans are inaccurate, incomplete, and do not conform to Section 4.04 of the Design Committee Manual (DCM).
2. Upon resubmittal, the following items shall be addressed:

- a. Site plans and elevations shall include all relevant items required by Form D, including but not limited to a lot coverage tabulation and a complete front elevation.
- b. Plans shall accurately depict existing conditions, all proposed new construction, all dimensions, and shall identify all materials and sizes. Provide information for timber detailing and support columns.
- c. Clearly identify existing construction to be modified as well as proposed new construction.
- d. Delete the screen wall along the south side of the deck per Section 17.08 of the DCM.
- e. The proposed expansion of the storage area is excessive and reduces building articulation and is therefore denied.
- f. All corner pins shall be accurately located and exposed or replaced per Section 4.16 of the DCM.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Mt Adams Lane

Project: New Home

Denied for the following reason(s):

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

1. The proposed design does not comply with Sections 2.06, 2.08.2, and 2.08.3 of the Design Committee Manual (DCM).
 - a. Section 2.06; The architectural design is not compatible with the environment and neighboring structures.
 - b. Section 2.08.2; The roof design does not reduce massing and add visual interest. Entry gables are too high, right entry post is shown incorrectly, entry posts lack architectural interest, facias are inconsistent and too narrow, right elevation is stacked and lacking visual appeal.
 - c. Section 2.08.3; The structure does not feel like it is designed for the lot and neighborhood. The home is not located to minimize disruption of the site topography and landscape. Ponderosa trees are not preserved.
2. If applicant wishes to re-submit, the following items shall be addressed:
 - a. Section 12.04 requires 16" board and batt siding to use 1x4" batts. The batts shall be specified and be consistent on all elevations.
 - b. Section 12.05 Masonry materials shall be specified.
 - c. Sections 6.02.4 & 6.02.5; Show staging area and portable toilet location on the plans.
 - d. Section 12.09.2; Walkways shall be shown on plans and materials specified.
 - e. Section 12.09.3; Driveway shall be shown on plans and materials specified.
 - f. Section 21.09.5; Show the walkway to the trash enclosure gate on the plans and specify materials.
 - g. Section 17.07; Screening of the hot tub and a/c is required. Materials, style and color shall match the house. No gate or entry to the hot tub area is shown. A 2x cap is required and shall be shown on the plans. Show walkway, patio or deck that is proposed to go around the hot tub enclosure. Provide a cross-section of the hot tub screen wall.
 - h. Section 20.03; All proposed lighting shall be shown on the plans.
 - i. Section 18.04; The nature of the porch is not specified. Floor plans appear to show support posts.
 - j. Section 29.07; House number shall be shown on plans under a light source.
 - k. Move the structure or driveway to save the Ponderosa Pines at front right corner.
 - l. Approach to driveway shall not exceed 20'.
 - m. Venting for fireplace is not shown.
 - n. Label the drawings "2 Mt Adams Ln".

NEW CONSTRUCTION

Lot #17 Sequoia Lane

Project: 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. 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) and Form D.
 - c. All property corner pins shall be located and exposed, or replacement corner pins shall be installed per Section 4.16 of the DCM. Re-string left lot line using the newly found or replacement corner pin.
 - d. Applicant shall retain a Certified Arborist to ensure the survival of Ponderosas located near the proposed construction areas. A detailed certified arborist report shall be submitted for review and approval. A physical document shall be submitted, a note on the site plan is not sufficient.
 - e. Cover all paint on trees proposed for removal per Section 4.16.6 of the DCM.
 - f. Provide a section of the screen wall at the mechanical equipment per Section 17.07 of the DCM. The screen wall shall be solid without any gaps and shall be attached to the principal structure.
 - g. Note on plans that exterior fireplace shall comply with Section 29.12 of the DCM.
 - h. The size and spacing of the exterior siding batts shall be noted on the exterior elevations and shall be modified to comply with Section 12.04 of the DCM.
 - i. The five-digit address number shown on the front elevation to the right of the garage door shall be deleted.
 - j. Delete all the shading shown on the exterior elevations.
 - k. Dimension the width of the driveway.
 - l. The metal and glass garage vehicle door is denied. The garage door shall comply with Section 16.06 of the DCM.
 - m. Reconfigure the trash/ recycle room such as rotating it 90 degrees so that two cars might be able to fit in the two-car garage.
 - n. Reconfigure the front deck so that it doesn't extend into the side yard setback per Section 13.06.2 of the DCM.
 - o. Modify the size of the rear deck if the certified arborist report recommends that it be further away from the ponderosas at the rear of the lot.
 - p. There is an issue that has been identified with the neighboring home being over the side property line. As a committee we are approving this submittal with that knowledge.
 - q. As a committee we interpret Section 2.08.4 of the DCM as including only the exterior fireplace and the area between the fireplace and the house as the area to be included in the lot coverage calcs.
 - r. Revise plans and resubmit for administrative review.
2. Prior to installation the following items shall be addressed.
 - a. Provide a full colors and materials board for full committee administrative review.
 - b. Submit a detail or cut sheet of the exterior wall mounted light fixtures for administrative review.

RE-REVIEW

Lot #7 Jay Lane

Project: Reconsideration of the paint color decision dated 8/4/21.

The Committee upheld the denial decision of 8/4/21 relative to the proposed paint colors.

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