



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
SEPTEMBER 10, 2021**

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

ALSO PRESENT: Keith Kessar, Asst General Manager, Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:10 a.m. The minutes of the 8/27/2021 meeting were approved.

MINOR ADDITION

Lot #11 Quelah 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) and Form D.
 - c. All property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the Design Committee Manual (DCM).
 - d. The site plan does not accurately show the existing configuration of the driveway. Document prior approval for this configuration or submit for "as-built" approval. An approved driveway shall show four (4) 10x20' parking zones.
 - e. The hot tub screen wall shall conform to Section 17.07 of the DCM including the wall at the a/c enclosure and be connected to the principal structure. The rear wall shall align with the support posts of the existing upper-level deck so that the enclosure will be no larger than necessary to accommodate the functional use of the tub. A gate may be required to completely screen the hot tub from the bike path.
 - f. The existing privacy wall behind the house shall be removed because it has no purpose for screening.
 - g. Revise lot coverage calculations to reflect new work per Section 2.08.4 of the DCM and show area tabulation on the site plan per Form D.
 - h. Revise and correct plans and submit for administrative approval.
2. Prior to completion of the project, the following conditions of approval shall be met:
 - a. The wood cap on the existing a/c and trash enclosure screen walls shall be repaired as needed and painted to match house body color.
 - b. Paint the gas meter house body color.
3. The following item is a recommendation for the applicant to consider:

- a. Reduce the amount of driveway paving to current Design Manual standards and submit for administrative approval.

PRELIMINARY NEW CONSTRUCTION

Lot #43 Red Cedar Lane

Project: New Home

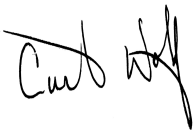
Preliminarily approved subject to the following conditions:

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

1. Upon final submittal, the following items are required to be completed:
 - a. Trees proposed for removal outside of the construction footprint are not approved.
 - b. Complete all items required by Form D.
 - c. Revise the ridge height shown on the site plan to reflect the current proposal.
 - d. Label the 20' left side setback "Deschutes County Setback" and show the 7'6" Sunriver setback at the left side on the site plan.
 - e. Revise the driveway. It is larger than required for 5 parking zones. Center the two parking zones on the garage door. One parking zone will fit perpendicular behind those zones. Move the two parking zones in front of the entry to abut the other parking zones and reduce the driveway to match the parking. The right side of the driveway shall align with the right side of garage and not flare out.
 - f. Show the outline of the front and rear paver areas on the floor plan.
 - g. The hot tub shall be fully screened from the street per Section 17.07 of the Design Committee Manual (DCM).
 - h. Provide a cross-section of the screen walls.
 - i. Provide a detail of the BBQ.
 - j. The garage door does not match the architectural style of the house. Revise the garage door to comply with Section 16.06 of the DCM.
 - k. Standardize the eave and rake overhangs and revise the exterior elevations.
 - l. Show the garbage enclosure gate on the exterior elevations.
 - m. Detail the window trim at the stone veneer.
 - n. The height of the front and rear gables at the great room/dining area is excessive. Lower the gables.
 - o. Revise the shingles at the gable over the garage to eliminate wrapping the shingles at the partial gables.
 - p. Change the casement windows at the rec room to single hung windows to be consistent with the other windows in that room
 - q. Change the sliding windows at the master bedroom and kitchen to be consistent with the other single hung windows.
 - r. Delete the window grids from the exterior elevations. They are not needed for the design style.
 - s. Coordinate the stone veneer shown on the rear elevation with the stone veneer shown on the floor plan.

Respectfully submitted:

electronic signature used with permission



Curt Wolf
Design Committee Chair