

**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
SEPTEMBER 24, 2021**

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

**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 10:00 a.m. The minutes of the 9/10/2021 meeting were approved.

MINOR ADDITION

Lot #13 Bunker Lane

Project: Deck Covers

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. Change the lot number shown on the site plan to Lot 13
 - d. Accurately show the existing driveway including materials on the site plan.
 - e. Provide full ¼"=1' floor plans per Form D.
 - f. Show and fully dimension the proposed rear deck on the floor plan. The extent of the rear deck is unclear. The Committee may require changes to the deck when the extent is made clear.
 - g. Show all four support columns for the proposed deck covers of the floor plan. All support columns shall be dimensioned including the distance between the columns and the distance to the existing house.
 - h. Show the location and size of the proposed exterior kitchen on the floor plan.
 - i. The proposed golf ball screen wall shall be shown on the floor plan. The wall shall be no taller than 6'.
 - j. The gable ends at the proposed deck covers shall be solid with shingle finish to match all of the other gable ends. The shingles shall be painted house body color.
 - k. Eliminate the proposed shed roof between the proposed deck covers. It is awkward and doesn't fit with the proposed new deck covers.
 - l. Label all proposed exterior finish materials on the exterior elevations including sizes.
 - m. Extended storage yard is denied, remove it from the drawings.
 - n. Correct dimension from proposed deck to rear property line.

- o. Revise exterior elevations to eliminate non-existent hips.
- p. Revise drawings and re-submit for full Committee administrative review.
- 2. Prior to installation:
 - a. Provide a full colors and materials board for full Committee administrative review.

Lot #19 Klamath Lane

Project: Dog Run

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 staked and strung per Section 4.04 of the DCM and Form D.
 - d. Only (3) three parking zones are required in the driveway (one for each sleeping room per Section 12.09.4 of the DCM. The driveway shall be widened to 20' wide within 20' of the face of the garage and then transitioned to no wider than 16' at the connection to the street.
 - e. Reduce the height of the dog run screen wall to be no taller than required to contain the dog and no taller than 48" above the top of the deck.
 - f. The hot tub area is larger than required. The enclosure shall be kept to approximately 150 square feet. Reduce the hot tub screened area to be no larger than necessary to accommodate the functional use or clearance required by the hot tub per Section 17.07 of the DCM.
 - g. Reduce the rake extension at proposed deck cover to be consistent with the other rakes.
 - h. Revise and re-submit the drawings for full Committee administrative review.
2. Prior to installation:
 - a. Provide a full colors and materials board for full Committee administrative review.

ADDITION/ALTERATION

Lot #26 McNary 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. 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 staked and strung per Section 4.16 of the DCM and Form D.

- d. Applicant shall retain a Certified Arborist to ensure the survival of Ponderosas located within/near the proposed construction areas. A detailed Certified Arborist report shall be submitted for review and approval.
- e. The proposed hot tub enclosure does not provide complete screening per Section 17.07 of the DCM. A gate shall be provided to complete the enclosure.
- f. Grading may be needed for the rear paver patio due to the slope of the lot in this area. Provide information on the site plan to address this condition. Show the patio, existing grade, and any proposed grading on the elevations.
- g. Remove wire cages around Aspen trees.
- h. Provide full dimensions of deck and patio.
- i. Revise the plans accordingly and re-submit for administrative review.

RE-REVIEW

Lot #4 Indian Lane

Reconsideration of privacy screen wall decision

Upheld the 8/26/21 denial decision.

Privacy screen is approved, subject to the following conditions:

1. A 16' screen wall at left side of pea gravel area and 8' screen wall at rear of pea gravel area are approved, no taller than 6'. No lighting at the patio area is approved. A cut sheet of all exterior light fixture shall be submitted for review. Show the light fixture locations on floor plans. Revise and re-submit drawings for administrative review.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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