



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
March 25, 2022**

**PRESENT: Curt Wolf Chairperson; Richard Look, Charlie Myer, Rick Komraus, Theresa Youmans**

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 3/11/22 meeting were approved.

**MINOR ADDITION**

**Lot #4 Mugho Lane**

*Project: Hot Tub*

Deferred for the following reason(s):

1. Per Section 4.04 of the Design Committee Manual; reverse plans and elevations are not accepted.
2. Upon re-submittal, the following items are required to be addressed:
  - a. Mirror the base floor plan and elevations to be correctly oriented and add the right reading comments and dimensions. Label the left and right elevations correctly.
  - 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. Update the lot coverage calculation on the site plan per Section 2.08.4 of the DCM.
  - d. Revise the site plan to show the current driveway configuration.
  - e. Show the trash enclosure on the site and floor plans.
  - f. Show the proposed hot tub on the floor plan.
  - g. Revise the hot tub screen wall at the left elevation to extend full height up to the beam above to fully screen the hot tub from the neighbor's deck which is at a higher elevation.
  - h. Change the hot tub screen wall at the rear elevation to be 5' tall above the walking surface of the decking.
  - i. Extend the hot tub screen wall from the existing middle post back toward the rear wall of the master bedroom to screen the hot tub per Section 17.10 of the DCM.

### **Lot #3 Pyramid Mtn Lane**

*Project: Pergola*

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following item is 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. Submit a revised site plan with accurate parking spaces and submit for the record.
2. Prior to installation, submit the following items for administrative review and approval:
  - a. Submit a complete color/materials board. Indicate gutter color.
  - b. Submit cut sheets for windows, railing design and light fixtures.
3. Prior to completion of this project, the following item is required to be completed:
  - a. All exterior light fixtures shall comply with Section 20.00 of the DCM.
4. The following items are recommendations for the applicant to consider:
  - a. Obtain a hazard tree elevation by a Certified Arborist.

#### **NOTE:**

- A. The driveway encroachment was previously approved in 1990 on the original site plan. The Committee approves this encroachment "as is".**
- B. The parking space to sleeping area ratio is not in compliance with Section 12.09.4 of the DCM. Due to the limited scope of this project, the parking space ratio is not required to be modified at this time.**

### **Lot #2 Shamrock 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. Revise plans to accurately show dimensions of the rear deck and proposed hot tub enclosure. Keep hot tub enclosure to approximately 150 sq. ft.
  - d. Revise plans to show trash and a/c enclosure on left side of house.
  - e. Indicate construction staging area on driveway.
  - f. Include lot coverage calculations on site plan.
  - g. Submit revised plans for full Committee administrative review.
2. Prior to completion of this project, the following item is required to be completed:
  - a. Complete all the outstanding items on the Sunriver Property for Sale Inspection report dated 12/5/2015.
3. The following items are recommendations for the applicant to consider:

- a. Replace all missing window trim.
- b. Repair cracked window.
- c. Repair or replace all deteriorated siding and doors.
- d. Repaint entire house.

### **ADDITION/ALTERATION**

#### **Lot #12 Goldfinch 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. Re-submit the site plan to accurately show the side deck privacy wall relative to the setback and the rear deck to the setback.
2. Prior to completion of this project, the following items are required to be completed:
  - a. Any encroachments into the setbacks shall be removed.
  - b. All proposed new windows shall match existing.
  - c. All outstanding items of the Property for Sale Inspection report dated 6/18/2018.

#### **Lot #16 Lone Eagle Landing**

*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 strung per Section 4.16 of the DCM.
  - d. Note the lot number on the drawings.
  - e. Update the vicinity and tax maps to show this project and show complete street name on the site plan.
  - f. Revise the roof over the proposed gym to be a 6/12 pitch, hip roof to comply with Section 12.02 of the DCM and to be consistent with the existing roof. Adjust the windows above at bedroom 2 as needed.
  - g. The rear patio is described as both a stamped concrete patio, a deck and a paver patio. Resolve the discrepancy. Submit a detail of the stamped

- concrete patio on wood framing to show how the outside edge will look if the patio is to be a stamped concrete patio.
- h. 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.
    - b. Submit cut sheet or shop drawings for new garage doors for review and approval.
  3. Prior to completion of this project, the following item is required to be completed:
    - a. Remove all encroachments including landscape and irrigation from SROA commons at the front and rear of the property per Section 13.06.5 of the DCM.

#### **Lot #4 Mulligan 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. Submit a revised drawing of the new trash enclosure and hot tub enclosure including dimensions and a cross section of the screens that clearly shows the materials proposed for all sides of the screens per Section 17.07 of the Design Committee Manual.
  - c. The hot tub enclosure must be a height of 60" above the walking surface per Section 17.07 of the DCM.
  - d. Submit revised plans for Design Committee administrative review.
2. Prior to installation:
  - a. Provide a complete colors/materials board. Include manufacturer's cut sheets for any new lighting or railings.
3. Prior to completion, the following item is required to be completed:
  - a. The house number shall be of a contrasting color, under a light source or on a post at the lane as required by Section 29.07 of the DCM.

### **NEW CONSTRUCTION**

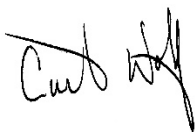
#### **Lot #8 Summit Lane**

*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 completed:
  - a. Note the lot number (8) on the drawing sheets.
  - b. Show the house number (8) on the elevations under a light source or on a post at the lane per Section 29.07 of the Design Committee Manual (DCM).
  - c. Change the Form D Property Description sheet to show 5 sleeping rooms.
  - d. Revise the total lot coverage on the Form D Property Description sheet and the site plan to 4167 s.f.
  - e. Show and dimension the exterior post bases on the floor plan.
  - f. Revise the section to show 8' tall French door and stone bases at entry columns to coordinate with the exterior elevations.
  - g. 10"x10" lower roof vents are not allowed per Section 12.02 of the DCM. Substitute continuous strip vents at the front and rear entry and patio soffits or use 2x6 frieze blocks with venting.
  - h. Site plan shall be submitted to the required scale 1"-10' per Form D. Note the scale on the site plan.
  - i. Fully dimension the driveway.
  - j. Revise the contour lines on the site plan to coordinate with finish grades or raise the house slightly so that the existing grades do not need revising.
  - k. The proposed lighting at the rear patio is excessive. Remove at least 4 light fixtures.
  - l. Specify the size of the fascia on the plans.
  - m. Coordinate the length of the eaves shown on the roof plan with the exterior elevations.
  - n. Revise the size of the lookout beam on detail 6/D6 to match the exterior elevations.
  - o. Show only shake siding at detail 2/D6 to match the exterior elevations.
  - p. Windows in the garage doors shall be "Satin Etched Privacy" glass.
  - q. Revise plans and resubmit for administrative review.
2. Prior to installation:
  - a. Provide a full colors and materials board for full Committee administrative review. Exposed woods shall be solid or semi-solid stain. Trim color shall be for the fascia only. Dark body color shall not be used with the almond window frame color due to excessive color contrast. Refer to Section 19.03 of the DCM.
3. The following item is a recommendation for the applicant to consider:
  - a. Reduce the size of the window in the primary suite toilet room.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Curt Hoff", is written in a cursive style.

Curt Wolf  
Design Committee Chair