



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
APRIL 22, 2022**

PRESENT: Curt Wolf Chairperson; Richard Look, Charlie Meyer, Bev Cook, Theresa Youmans, Rick Komraus

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

Design Committee Chair, Charlie Meyer called the meeting to order at 10:00 a.m. The minutes of the 4/8/22 meeting were approved.

MINOR ADDITION

Lot #7 Golden Eagle 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. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the DCM.
 - d. The proposed hot tub screen wall area exceeds the recommended 150 sq. ft. Please adjust accordingly per Section 17.07 of the DCM.
 - e. Optional screen wall and gate by stairs are required to fully screen the hot tub per Section 17.10 of the DCM.
 - f. Parking spaces shall be noted on the site plan. The driveway is long enough to accommodate five spaces. Per Section 12.09.4 of the DCM.
 - g. List the vertical height of screen wall for a/c unit on the elevation drawings per Section 17.07 of the DCM.
 - h. Clarify lot coverage calculations on site plan and Form D.
 - i. A/C unit shall be fully enclosed per Section 17.07 of the DCM.
 - j. Submit the necessary drawings noted above for administrative review and approval.

Lot #4 Mugho 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. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the DCM.
 - d. Confirm that the addition of storage room is not approved as a sleeping area. Refer to Section 2.04 of the DCM.
 - e. Correct conflicting "property description sheet" dated for meeting 4/22/22 #3. "Remove section of porch as shown on site plan" or correct current site plan to show areas of porch to be removed
 - f. Per Design Committee letter dated 3/29/22; lot coverage calculations are not accurate on either the application or the site plan and have not been corrected.
 - g. Submit a hot tub enclosure cross section and full dimensions per Section 17.07 of the DCM.
 - h. Extend the hot tub enclosure wall towards the back of the home to block view from neighboring property.
 - i. Submit all revised plans noted above for administrative review and approval.
2. Prior to completion of this project, the following items are required to be completed:
 - a. The house number shall be located under a light source or on a post at the lane as required by Section 29.07 of the DCM.
 - b. All exterior lights shall comply with Section 20.03 of the DCM.
3. The following item is a recommendation for the applicant to consider:
 - a. Request a meeting with Community Development staff to review requirements.

Lot #1 Red Cedar 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. Note the actual lot coverage percentage on the site plan sheet.
 - d. Relabel the A1.2 sheet that shows the proposed deck expansions and hot tub to read "Proposed site plan" and re-number to be sheet A1.1.
 - e. Note the sizes of all of the proposed front deck railing components on the elevations.
 - f. Revise the elevations of the proposed rear deck railing to match the proposed front deck railing.
 - g. Revise the elevations of the proposed hot tub enclosure to match the floor plan and the screen wall sections. The hot tub screen wall enclosure shall be no larger than the 14'x11'8" shown.
 - h. Show the decking on the hot tub screen wall section.
 - i. Delete the 3'-01/2" and 5'1" dimensions shown on the hot tub area plan.
 - j. Revise plans and re-submit for administrative review and approval.
2. Prior to completion of this project, the following item is required to be completed:
 - a. All exterior lights shall comply with Section 20.03 of the DCM.

RE-REVIEW

Lot #2 Flat Top Lane

Reconsideration of paver path denial decision dated 3/30/22

Rescind the 3/30/22 denial decision with the following conditions:

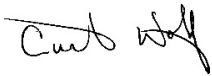
1. Gravel portion shall be contained per Section 12.09.3 of the Design Committee Manual.
2. Submit revised plans for administrative review and approval.

Lot #9 Pro Staff Lane

Reconsideration of railing on elevated deck denial decision dated 3/23/22.

Rescind the solid deck wall requirement in the decision dated 3/23/22.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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