



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
FEBRUARY 11, 2022**

**VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Curt Wolf
Chairperson; Charlie Meyer, Richard Look, Rick Komraus, Mark Feirer**

**ALSO PRESENT: Scott Jackson, Design Review Planner; Keith Kessar, Asst. General
Manager; Shane Bishop, Compliance Technician; Scott Gillies Board
Liaison**

Design Committee Chair, Curt Wolf called the meeting to order at 10:17 a.m. The minutes of the 1/28/22 meeting were approved.

ADDITION/ALTERATION

Lot #7 Mt Rose Lane

Project: Garage Alteration

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. The proposed storage area deck section (drawing A6/Sheet 5) shall show detail regarding the siding or gutter over the waterproofing under the new deck per Section 4.04 of the Design Committee Manual.
 - b. No portion of the driveway shall be located in the side yard setback. Stake and string the property boundary for staff verification.
 - c. Submit the revised section drawing for Design Committee review, subject to full Committee administrative review.
2. The following item is a recommendation for the applicant to consider:
 - a. A hazard tree evaluation by a Certified Arborist.

NEW CONSTRUCTION

Lot #7 River Road

Project: New Home

The Committee has received a letter from owners of six of the properties on River Road dated March 10, 2021, a letter from an attorney representing the Lot 6 owner and a response letter from the Lot 7 owner.

The letters compare the size of the existing homes on river to the size of the proposed home comparing Living, enclosed interior hanger and garage and/ or exterior living areas or various

combinations. What stands out is that the homes on River Road are large to very large to massive.

The Design Committee doesn't view any of the existing home sizes as a precedent. We have viewed this proposal for this specific lot.

The Design Manual restricts the size of homes through: Setbacks (Section 13), Lot Coverage (Section 2.08.4), 60/40 rule of thumb (Section 2.08.2), and Height limit (Section 12.03) with Deschutes County Height exception which has not been approved as yet. This proposal complies with all of these restrictions.

The primary views from Lots 6 and 8 are not in the direction of the proposed home. The home on Lot 6 does have some windows that look toward Lot 7. The proposed home on Lot 7 is well within the setbacks. The views from these windows will not be adversely affected.

We don't have any basis or data to make a determination whether and/or how much the proposed home will affect the north light of the home on Lot 6.

The proposed home on Lot 7 is two story as are most of the houses on the street. The exterior style of the homes on River Road is diverse. The style of the proposed home will fit in architecturally and has similar exterior materials. The cable railing is more contemporary than the rest of the house. We have been approving cable railings on homes of many different architectural styles. Cable railings are the least obtrusive visually and tend to blend into the background.

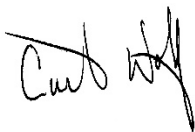
In response to the River Road owners letter of 3/10/21:

- Counting the newly approved addition to the home on Lot 8 is an apples-to-apples comparison of about 9,900 s.f. to the Lot 7 proposal of 12,674 s.f. Both homes are very large as is Lot 12 which is likely over 10,000 s. f. (unconfirmed)
- We have determined that the proposed design for the home on Lot 7 does meet Sections 1.03 and 2.06 of the Design Committee Manual (DCM).
- The proposed home on Lot 7 complies with the restrictions of the Design Manual as listed above.
- A setback, for views from Lot 6 towards Lot 8, of 19' to 22' to the face of the aircraft hanger is proposed on page 5 of the letter. The diagram doesn't show the Lot 8 rear second floor deck that extends 13 feet beyond the rear wall of the house or the roof above the deck that is over more than half of that deck and is to be heavily landscaped. Views in this direction will be obstructed by Lot 8. The current proposal for Lot 7 has set the face of the aircraft hanger back 17'-7" from the required rear setback. We suggested an additional unspecified setback at the last meeting hoping that the applicant and neighbors would get together and come to a mutual agreed upon decision. Since we are not aware of any such meeting having occurred and Design Committee doesn't have the authority to demand the home be relocated (it is within the setbacks), we will add additional conditions to window locations and sizes to respond to the current proposed location of the home.
- The 10' x 53' deck extension has been removed.
- The driveway has been relocated so that only two large Lodgepole pines will need to be removed.
- The exterior lighting is now shown on the plans and will be required to comply with Section 20.03 of the DCM.

To the Committee's knowledge, we have not required other lots to obtain the height exception approval from Deschutes County prior to receiving Design Committee final approval. Therefore: The plans are 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. Submit a Deschutes County Notice of Decision for the requested 34' height exception. If any changes are required due to the denial or modified approval of the requested height (or any other reason) the changes or modifications shall be submitted for review and approval as a Design Committee agenda item so that the neighbors will be notified and have an opportunity to comment.
 - b. Delete the '5'-0" x 4'-6" slider window from the hanger that is shown on the south exterior elevation. The only view out of this window is of the neighbor's house.
 - c. Revise the 5'-0"x6"6" fx/slider windows at the Dining to be 5'-0" x 4'-6" windows. The view out of the lower portion of these windows is of your neighbor's house.
 - d. Dimensionally locate the highest ridge on the roof plan.
 - e. Revise or show window sizes on the floor plan to coordinate with the elevations. Specifically, the master bath and kitchen.
 - f. Revise the first-floor location of the 12 x12 posts on either side of the aircraft door to match the location shown on the second-floor plan.
 - g. Revise the roof plan showing the second floor shed at the front of the house much larger than the exterior elevation shows it.
 - h. Revise the exterior elevations to show the eaves at the '2.5/12' roofs aligning with the eaves at the 4/12 roofs to be consistent with the roof plans.
 - i. All exterior light shall comply with Section 20.03 of the DCM.
 - j. All exterior lights at the south and east sides of the proposed house shall be controlled with physical switches or remotes only. Automatic activation such as timers, photocells, motion activation, etc. shall not be used.
 - k. Provide landscaping at the side yard along Lot 6 with an emphasis on providing privacy for each home.
 - l. Revise plans and submit for administrative review.
2. Prior to installation the following items shall be submitted:
 - a. A full colors/materials board for full Committee administrative review.
 - b. A cut sheet or detail of the exterior wall mounted light fixtures for administrative review.
 - c. A cut sheet or detail of the garage vehicle doors and the aircraft door for administrative review.
 - d. Provide a landscape plan for full Committee administrative review.
3. The following item is a recommendation for the applicant to consider:
 - a. Have a hazard tree evaluation performed by a Certified Arborist.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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