



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

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

**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 2/11/22 meeting were approved.

MINOR ADDITION

Lot #8 Ashwood Lane

Project: Hot Tub

Approved subject to the following conditions:

The Committee has no record of the existing garage modification. Deschutes County records indicate the modification occurred prior to Section 16.05 being added to the Design Committee Manual. The Property for Sale Inspection report would not have identified any interior modifications; it is an inspection of the exterior only. Therefore, the Committee shall not consider the modification as a sleeping room.

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. Revise the property description sheet to show 2 sleeping rooms.
 - c. Complete the remainder of the areas on the property description sheet.
 - d. Confirm and/or update the lot coverage calculation as calculated by Section 2.08.4 of the Design Committee Manual (DCM).
 - e. Re-label the room behind the garage from bedroom 3 to storage.
 - f. Show the depth of the rear commons on the site plan.
 - g. Show and label the setbacks on the site plan.
 - h. The driveway is currently only large enough for one parking zone. Expand the driveway to be 20' wide for a distance of 20' from the edge of pavement at the street.
 - i. Show two parking zones in the driveway per Section 12.09.4 of the DCM.
 - j. Show the existing rear decks and stairway on the exterior elevations.
 - k. Remove the '20' fence shown on the fence on the site plan. This fence does not adequately screen the hot tub area per Section 17.11 of the DCM.
 - l. Revise the hot tub screen wall at the left side to be 5'-0" tall above the walking surface of the deck per Section 17.11 of the DCM.
 - m. Show a 5'-0" tall screen wall above the walking surface of the deck located on top of and at the right end of the existing lower-level rear deck. The screen wall shall

- extend from the bedroom closet corner out to the end of the deck. A 5'-0" tall gate may be located in the screen wall if desired. This creates a hot tub area that is larger than is necessary for the use of the hot tub but is complicated by the stair location.
- n. Revise plans and resubmit for administrative review.
2. The following item is a recommendation for the applicant to consider:
 - a. Have a hazard tree evaluation performed by a Certified Arborist.

Lot #8 Thrush 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 Design Committee Manual.
 - d. Submit a revised site plan to show the hot tub enclosure reduced to approximately 150 sq. ft.
 - e. Submit revised elevations to show the enclosed area under deck.
 - f. The required revised plans noted above shall be submitted for administrative review and approval.

Lot #3 Pyramid Mtn Lane

Project: Pergola

Deferred for the following reason(s):

1. Plans are incomplete/inaccurate.
2. If the applicant wishes to resubmit the following items are required to be addressed:
 - a. 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).
 - b. Resubmit plans to address actual site conditions and Form D requirements.
 - c. Reduce the proposed 13' hot tub enclosure width to approximately 10' (existing width) and square off corner of deck.
 - d. Black gutters are denied and do not require Design Committee approval provided they match the color of the material they are attached to per Section 29.09 of the Design Committee Manual.
 - e. Provide details of pergola hardware identified as "black".
3. The following items are recommendations for the applicant to consider:
 - a. Obtain a hazard tree evaluation by a Certified Arborist.
 - b. Suggest the new window on the north elevation be an awning type to better match the other windows.

ADDITION/ALTERATION

Lot #12 Goldfinch Lane

Project: Addition

Deferred for the following reasons:

1. Incorrect or inaccurate plans.
2. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. 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).
 - b. Submit a revised site plan to reflect the following:
 - i. Accurate depiction of side deck. Any encroachments into the side yard setback shall be resolved.
 - ii. Accurate depiction of trash/storage area.
 - iii. Construction staging shall be located and shown in the driveway.
 - iv. Note the 10'x20' parking spaces for each sleeping area per Form D.
 - v. 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).

Unit #51 Meadow House Condo

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 adjacent >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).
2. Prior to completion of this project, the following item is required to be completed:
 - a. All Meadow House AUO conditions of approval shall be met.

Lot #4 Mulligan Lane

Project: Addition

Deferred for the following reason(s):

1. Inaccurate/incomplete plans.
2. If the applicant wishes to resubmit, the following items are required to be addressed:
 - a. Plans shall show all requirements of Form D checklist, including, but not limited to, rear common dimensions, outline of adjacent homes, trash enclosure, etc on the site plan.
 - b. Include dimensions on elevations and room identification on floor plans.

- c. Property pins shall be located and exposed, and property lines staked and strung per Section 4.16 of the Design Committee Manual (DCM).
- d. 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).

Lot #4 Pine Bough 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 adjacent >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. Any trees proposed for removal outside of the construction footprint are not approved. Contact SROA Natural Resources staff for approval. 541-593-1522.
 - d. Submit section through metal roof on north elevation.
 - e. Show fireplace direct vent on rear elevation.
2. Prior to installation, provide cut sheets for the new light fixtures.

Lot #12 Tokatee Lane

Project: Addition

Approved subject to the following conditions:

This proposal has addressed nearly all the conditions noted in the 6/28/21 preliminary approval letter and the two remaining conditions can easily be addressed prior to issuance of a building permit. It is noted that one corner of the existing roof now encroaches into the side setback due to the change from the original 5 ft. side setback to a 7-1/2 ft side setback required by section 13.06.4 of the Design Manual. The encroachment is relatively minor and eliminating it would negatively affect the front elevation of the house, therefore the encroachment is allowed in this case.

1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
 - a. Submit a revised site plan showing accurate existing >4" dbh tree locations, type and size per Section 4.04 of the Design Committee Manual and Form D. Identify any trees proposed for removal.
 - b. Add the following items to plans per Form D and submit corrected plans for the record:
 - i. Proposed ridgeline height on site plan.
 - ii. Note elevations at each corner of site plan.
 - iii. Note roof pitch on sheet A4.
 - iv. Note ridge height dimension and roof pitch on sheet A5 section view.

2. Prior to completion of the project the following conditions of approval shall be met:
 - a. All new windows, roofing, siding, and trim shall match existing in color and material
 - b. New landscaping shall conform to Section 22.14 of the Design Committee Manual regarding road right of way.

PRELIMINARY NEW CONSTRUCTION

Lot #8 Summit 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 addressed:
 - a. Revise plans to include all applicable information required by the Checklist for Final Plan Review.
 - b. Add contour lines to the site plan as required by the 12/28/21 deferral decision letter.
 - c. Provide an itemized lot coverage tabulation to include the covered patio, dog run, A/C enclosure, trash enclosure, and covered front porch.
 - d. Provide cut sheets of all exterior lighting. Exterior lighting shall conform to Section 20 of the Design Committee Manual (DCM).
 - e. Provide cut sheets and details of the garage doors. Garage doors shall be wood or have a wooden appearance per Section 16.06 of the DCM. As proposed, the garage doors are not subordinate in character to the rest of the design.
 - f. Revise details of the timber frame detailing at the entry porch to eliminate exposed metal hardware. The proposed hardware is not consistent with the architectural style of the house.
 - g. Provide soffit venting instead of roof vents, which are not allowed per Section 12.02 of the DCM.
 - h. Reduce the square footage of the parking area to the minimum required for 5 parking zones. Reconfigure the zones as follows: Place zone one parallel to the lane in front of zones 3, 4 and 5. Place zone 2 parallel to zone 3. Delete any paving in the area of currently proposed zones 1 and 2 that is not necessary for the revised arrangement.
 - i. Modify window on the right elevation to be consistent in head height.
 - j. Change board and batt siding on the front elevation to lap siding to be consistent with siding on the rest of the house.
 - k. Wood trimmed boxes around the front entry posts shall be replaced with stone.
 - l. The 4060 windows in the dual primary suite shall be single hung to be consistent with other bedroom windows.
 - m. The 2868 doors at both primary suites shall be consistent in height with windows.

2. Recommendations for the applicant to consider include the following:
 - a. Changes to the side elevations would add visual interest and break up the long expanses of otherwise featureless walls, particularly on the south elevation, and are encouraged by Section 2.06 of the DCM. For example, consider shading trellises or an eyebrow roof above the window supported by timber brackets.

NEW CONSTRUCTION

Lot #6 Gray Birch Lane

Project: New Home

Approved subject to the following conditions:

Despite the preliminary approval condition "d" requiring the rear setback to be 25', there has been some confusion as to the correct rear setback. The recorded Plat Map shows a 20' setback and the Design Committee Manual Section 13.06.3 requires a 25' setback. The Committee is allowing the applicant to comply with the 20' rear setback due to the intent of Section 13.06.3.

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 - b. Show and label 20' plat map setback on site plan.
 - c. Provide lot coverage percentage on the site plan.
 - d. Revise the contours on the site plan at the north side of house and the driveway to coordinate with the finished heights at the building corners.
 - e. Reduce the height of the trash/recycling screen wall. It is taller than required.
 - f. Label height of the dog run screen wall.
 - g. Revise details 9 & 10/A6.2 and 3/ A631 to match the exterior elevations.
 - h. Show the stone water table on the stone water table detail 8/ A6.2.
 - i. Fully dimension the driveway. Show driveway stopping at edge of pavement at the street.
 - j. Note on the site plan that the requirements of the 1/17/22 Certified Arborist report by Vaughan Consulting, which was submitted by the applicant, shall be complied with.
 - k. Revise plans and resubmit for administrative review.
2. Prior to installation:
 - a. Provide a full colors and materials board for full Committee administrative review. Provide a semi-transparent stain or solid stain on a sample of Douglas Fir.
 - b. Provide a cut sheet or detail of the garage doors for administrative approval. All glass shall be frosted glass. Purely decorative hardware shall not be installed.

RE-REVIEW

Lot #17 Sequoia Lane

Reconsideration of tree removal denial decision dated 2/3/22

Rescinded the 2/3/22 decision regarding removal of tree #7. The tree is approved for removal based on the Arborist assessment presented to the Committee. It is recommended that the applicants consider the addition of new Ponderosas when they submit their landscape plan, as suggested in the Arborist report. The existing decks shall be redesigned in consideration of the removal of tree #7 and revised plans shall be submitted for full Committee administrative review.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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