



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JANUARY 14, 2022**

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

**ALSO PRESENT: Scott Jackson, Design Review Planner; Claire McClafferty, Field
Specialist; Shane Bishop, Compliance Technician**

Design Committee Chair, Curt Wolf called the meeting to order at 10:33 a.m. The minutes of the 12/22/2021 meeting were approved.

MINOR ADDITION

Lot #48 Red Cedar 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. Locate and expose all property pins and stake and string property boundaries.
 - d. Coordinate the height of the screen wall on section detail with the elevations. Ref. Section 17.11 of the DCM.
 - e. Reduce the dimensions of dog run screen walls to 14' x 14'.
 - f. The proposed enclosure shall comply with all requirements in Sections 17.07, 2.08.3, 2.08.4 and 3.01.2 of the DCM. The structure is limited in size for the proposed use and will match in color and materials to the home.
 - g. Submit revised plans as required above for administrative approval.
2. Prior to completion of this project, the following item is required to be completed:
 - a. Remove woodpile from SROA common area.

MOTION AMENDED:

1. **Interior surface of the dog run shall be defined and shall not be gravel.
Submit material to be used prior to installation for administrative review.**

ADDITION/ALTERATION

Lot #7 Mt Rose Lane

Project: Garage Alteration

Deferred for the following reason(s):

1. Property pins could not be verified due to snow cover.
2. Site stringing does not match plans.
3. Plans are incomplete and vague.
4. Upon re-submittal, the following items shall be addressed:
 - a. Expose property pins so their location can be verified.
 - b. The new driveway parking area is shown on the site plan as approximately 11' wide but was staked and strung as 14'-8" wide. Correct this disparity and label driveway dimensions on the site plan per Checklist for Final Plan Review.
 - c. The site plan appears to show the existing driveway as encroaching into the side setback but site measurements suggest this may not be correct. Confirm the location of the existing driveway relative to the left-side setback and correct plans accordingly.
 - d. The new asphalt pavement to widen the driveway encroaches into the side setback and is not allowed per Section 13.06.2 of the Design Committee Manual (DCM).
 - e. Correct the site plan and lower deck plan to accurately show the relationship of the proposed stairs to the proposed storage room.
 - f. Note that white windows, specified on Form D, are not allowed per Section 23.04 of the DCM. All new windows shall match existing in color and type.
 - g. Provide a cross section through the storage room and upper deck to clarify construction and show details of the waterproofing.
 - h. Plans shall include the following information required by Checklist for Final Plan Review:
 - I. Trellis details including materials, dimensions and height.
 - II. Deck railing materials, dimensions and height.
 - III. Decking materials and dimensions.
 - IV. Materials and dimensions of new front stairs.
 - V. Depth of common area behind property.
 - VI. Labels for all rooms on floorplans.
 - VII. A cross-section of the hot tub screen wall. The screen wall cross-section on sheet A2 is incorrect.
 - i. The hot tub shall be fully screened per Section 17 of the Design Committee Manual.
 - j. Lot coverage calculations shall be corrected for the record.
5. The following item is a recommendation for the applicant to consider:
 - a. The edge of the new replacement decks and the new stair are shown as being on the rear setback line, and the corner of one deck is on the side setback line. Consider adjusting their size and/or location to ensure that they will not accidentally encroach into the setback.

NEW CONSTRUCTION

Lot #2 Mt Adams 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 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).
2. The submitted colors/materials board shall be reviewed and approved, prior to installation.
3. The following item is a recommendation for the applicant to consider:
 - a. Move the gas meter location closer to the trash and a/c enclosure, out of parking area.

Lot #10 Red Fir Lane

Project: New Home

Per the Design Committee charter: The Committee shall serve in an advisory capacity to the board to ensure compliance and equity in the implementation of policies, declarations, conditions, covenants, restrictions, and other documents pertaining to the physical development of Sunriver.

DC Functions and Responsibilities: Review each submittal for its probable impact upon views, contrasting design, compatibility of materials, size, height, effect upon neighboring lots and the immediate neighborhood. What may be acceptable in one location may not be in another.

We are not tasked with addressing uses (renting, occupancy, noise, etc.).

We haven't received any hard data suggesting that this proposed home will have any adverse impact on property values. Any further (other than DCM restrictions) applied to this lot may have an adverse impact on the developing or further development of neighboring properties.

The homes on Red Fir vary in size from 3 bedroom to 6 bedroom (possibly 7 sleeping rooms) and about 1050 sq.ft. to over 3900 sq.ft.. Lot 10 at .28 acres is one of the 3 largest lots on Red Fir and is larger than most lots in Sunriver. The Design Committee views neither the smaller homes nor the larger homes as a precedent. We have reviewed 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). This proposal complies with all of these restrictions.

The Design Manual Section 12.09.4 requires one parking zone in the driveway for every sleeping room. It limits the number of sleeping rooms only if the "driveway required to satisfy the parking zone to sleep area ratio is so large as to unreasonably alter the

natural setting. We have determined that the 6 parking zones required complies with this section.

Design Manual Section 2.08.3 states:“The structure should be designed for the site, the site should not be modified to fit the structure”. Everyone agrees that the applicant has a right to develop their property. A house cannot be built on this site without doing some grading. The proposed grading at the steep berm behind the proposed house has been eliminated. We also have taken into consideration one of the applicant’s family members having mobility issues. The Committee has determined that the applicant’s proposal meets this requirement.

The members of the Design Committee don’t like to see any trees removed but it is impossible to build on this site without removing trees. Many of the large Ponderosas are being retained and will be protected during construction with root protection zones. The proposed home is sited with the back side of the garage, mechanical, trash and hot tub adjacent to the garage, trash, and hot tub of Lot 9. The outdoor area near Lot 9 is on the garage side of Lot 9. Lot 9 doesn’t have any major windows looking in the direction of Lot 10. The outdoor area nearest Lot 11 is well back from the lot line and Lot 11 has no major windows looking towards Lot 10. The houses on both Lots 9 and 11 are two story as is the home proposed for Lot 10. The architecture style and exterior materials are consistent with the homes on Red Fir.

The Committee has determined that the home proposed for Lot 10 fits the lot and the neighborhood. The Committee received 3 letters from neighbors suggesting conditions of approval that the Committee has no authority to implement.

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. Increase hot tub screen wall to 6’ for increased privacy.
 - c. Revise the 100’ contour to be located between the 99’ and 101’ contours. Indicate all grading modifications shall occur on Lot 10.
 - d. Fully dimension the driveway.
 - e. Correct the grade line at the left of the right elevation to indicate the grade shown on the site plan.
 - f. Revise plans and re-submit for administrative review.
2. Prior to installation:
 - a. Provide a full colors/materials board for full Committee administrative review.
 - b. Provide cut sheets or details for exterior wall mounted light fixtures for administrative review.
 - c. Provide a cut sheet or detail for the garage door for administrative review.
3. The following is a recommendation for the applicant to consider:
 - a. Widen the driveway connection to the lane for better access for the parking zones. Driveway width at the lane shall be no wider than 20’.

Lot #7 River Road

Project: New Home

Deferred for the following reason(s):

1. Failure to comply with the preliminary approval conditions letter dated 6/28/21 and the Design Committee decision letters dated 3/17/21 and 12/28/21 respectively.
 - a. Plans are not complete and do not include all relevant items as required by form D, including, but not limited to: Floor plans shall include specific materials to be used on exterior and roof, hot tub dimensions, electric meter location. Cross-section plans are required to include foundation, exterior wall, and roof materials. Elevation plans are required to include labels for specific materials and sizes of all exterior building features.
 - b. Plans do not include dimensions of the limited common area adjacent to the property.
 - c. Plans do not include a note that the fireplace shall comply with Section 29.12 of the Design Committee Manual (DCM).
 - d. Submit a letter of approval from Deschutes County approving the requested height of 34'.
2. Upon re-submittal, the following items shall be addressed:
 - a. Increase the separation with the home on Lot #6 by moving and rotating the entire structure towards the front of the lot/River Road. Refer to Sections 1.03, 2.06 and 2.08 of the DCM. Re-submit a new site plan and identify any additional trees >4" dbh that may subsequently be removed and any changes to driveway and pathway configurations.
 - b. There are two roof areas that are identified as having a 2.5:12 roof pitch. They are approved.

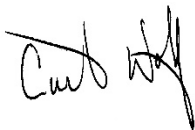
RE-REVIEW

Lot #9 Quelah Lane

Reconsideration of denied "as is" Dog Run

Upheld the denial decision dated 12/10/21.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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