



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JUNE 24, 2022**

PRESENT: Curt Wolf Chairperson; Richard Look, Rick Komraus, Mark Feirer,

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 10:11 a.m. The minutes of the 6/10/22 meeting were approved.

MINOR ADDITION

Lot # 5 Dixie Mtn

Project: Hot tub

Approved subject to the following condition(s):

1. Prior to the completion of this project, the following items are required to be completed:
 - a. Paint the gas meter to match house body color.
 - b. Wood pile shall be removed from SROA commons.
 - c. Height of the trash enclosure shall conform to section 17 of the Design Committee Manual.
2. Prior to installation the following items shall be completed:
 - a. Submit a paver sample or picture for administrative review.

ADDITION/ALTERATION

Lot #21 Siskin

Project: Addition

Deferred for the following reason(s):

1. The perimeter roof expansion should use a hip roof to continue the look of the existing roof forms.
2. The 6x6 posts are inadequate.
3. Trash and a/c enclosure is incorrect on the plans and isn't attached to the principal structure as required by Section 17 of the Design Committee Manual.
4. The hot tub is not screened.
5. The following item is a recommendation for the applicant to consider:
 - a. Consult with SROA staff prior to re-submittal.

PRELIMINARY NEW CONSTRUCTION

Lot #7 Yellow Rail

Project: New Home

This contemporary design that differs from the prevailing architecture in Sunriver but that does not necessarily make it inappropriate, particularly in this location. However, given the unique nature of this project additional information is required in order to properly assess its suitability.

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

This preliminary project is deferred for the following reasons:

1. This is an unusually complex design that incorporates various forms and elements that are not typical in Sunriver, making it difficult to determine the suitability of the design without additional drawings.
2. There are indications that the elevations may not be accurately drawn.
3. The indicated lot coverage is very close to the maximum allowable, but it is not clear that all relevant areas have been included in the total.
4. If the applicant wishes to resubmit, the following items shall be addressed:
 - a. Provide three-dimensional B&W renderings showing various views of the proposed house.
 - b. Revise the elevations to accurately represent the proposed construction, particularly regarding changes in pitch within single roof planes
 - c. Provide a more detailed area tabulation that lists each area required to be included in the lot coverage.
 - d. Identify the 10ft wide area parallel to the South property line
 - e. All handwritten notations on the site plan shall be replaced with printed notations, and conflicting notations shall be removed.
 - f. Revise the hot tub screen wall to conform to section 17.07 of the Design Manual.
 - g. Provide a section drawing of the louver doors at the A/C enclosure and demonstrate compliance with section 17.12.
 - h. Provide a schedule or indication of all exterior material finishes per the Preliminary Plan Submittal Checklist
 - i. Provide details and material description regarding the continuous translucent skylight, particularly in regard to possible light pollution.
 - j. Major roof planes shall comply with section 12.02 of the Design Manual. A minimum pitch of 4/12 is desirable and shallower pitches must be approved by the committee.
5. The following items are recommendations for the applicant to consider.
 - a. It is noted that thermally-modified Radiata pine siding might be as durable as other wood siding widely used in Sunriver, but it is unfamiliar material to this Committee. Please provide a product sample along with manufacturer's specifications sheet.
 - b. Simplify the design by reducing the number of different roof pitches and fascia dimensions.

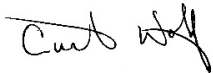
RE-REVIEW

Lot #20 Cherrywood

Reconsideration of paint denial decision

Rescinded conditional approval dated 6/2/22 of #2 requiring the painting of wood house body color. All clear finished wood shall have a darker stain applied to reduce contrast with the house body color. Stain shall be applied to a limited area and be submitted for a full Committee Administrative Approval.

Respectfully submitted,

A handwritten signature in black ink that reads "Curt Wolf". The signature is written in a cursive style with a horizontal line above the first name.

Curt Wolf
Design Committee Chair

electronic signature used with permission