



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

PRESENT: Curt Wolf Chairperson; Richard Look, Rick Komraus, Charlie Meyer, Brad Banta

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 10:00 a.m. The minutes of the 7/8/22 meeting were approved.

PRELIMINARY ADDITION/ALTERATION

Lot #20 Plover Lane

Project: Garage addition

Preliminary plans denied for the following reason(s):

1. The new garage elevations appear massive and out of proportion to the house per Sections 2.06 and 2.08.2 of the Design Committee Manual (DCM).
2. If the applicant wishes to resubmit for review, the following items shall be addressed:
 - a. Garage shall be redrawn to better blend with the house. Possible solutions include reducing structure to a 2 car garage or turning ridgeline 90 degrees.
 - b. If a new driveway is proposed, it shall not encroach into the side yard setback. Show current driveway condition accurately on the site plan.
 - c. Trash enclosure shall be large enough to accommodate (2) two, (32) thirty-two gallon trash cans. Dimensions of enclosure shall be provided. Walkway to driveway shall be shown on site plan per Sections 12.05 and 21.08 of the DCM.
 - d. Submit complete main and upper floor plans of existing house per Form D.
 - e. Per Section 12.09.4 of the DCM, the site plan shall show the required number of parking zones.
 - f. Indicate construction staging area in the driveway.
 - g. Per Section 4.16.1 and property pins shall be located and exposed.
 - h. 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).
 - i. Additional conditions may be required upon re-submittal.

ADDITION/ALTERATION

Lot #23 Big Leaf Lane

Project: Addition

Denied for the following reason(s):

1. Section 2.08.2 of the Design Committee Manual (DCM) – Lot coverage exceeds 35% as calculated on the plans. Insufficient dimensions are provided on plans to verify lot coverage calculations. Stone wainscoting, steps 12" above grade, and patio areas above 12" above the natural grade do not appear included in the calculations. Present lot coverage calculations including all of these items.
2. Section 12.02 of the DCM – Patio roof does not comply with roof pitch requirements.
3. Section 17.07 of the DCM – Screening of hot tub not provided. Screened equipment area not shown (if applicable).
4. Section 20.03 of the DCM – Lighting not shown on plans nor specified.
5. Section 4.04 of the DCM – Elevations are not accurate:
 - a. Show actual finish grade around all sides of the house.
 - b. Show the top of all stone wainscoting around the house at the actual height it occurs, including showing wainscoting around the left side and rear of the house where it occurs.
 - c. Show all skylights.
 - d. Show the correct configuration and operation of front windows.
 - e. Delete the window shown beside the fireplace that does not exist. Revise the floor plan as well to highlight all project areas.
 - f. Show the correct sizes and configuration of the kitchen windows, as well as the building-out that houses them continuing down to the patio.
 - g. Show all grading around the modified rear patio.
 - h. Show all remaining patio railings.
 - i. Show the storage shed and trash enclosure along the side of the garage.
 - j. Show common area depth dimension and rear property setback.
6. If the applicant wishes to resubmit, the following items should also be addressed:
 - a. Section 29.04 of the DCM – Provide a spark arrestor on the chimney.
 - b. Section 29.07 of the DCM – Paint the house number a contrasting color to the house body color.
 - c. Section 19.08 of the DCM – Paint the gas meter to match the house body color.
 - d. Section 6.02.6 of the DCM – Method of removal of patio – provide details showing compliance with Section 6.02.6 regarding trespassing on commons and adjoining properties.

Lot #6 Crag 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 and submitted for administrative review:

- 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. 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.
 - c. Show construction staging area on the site plan.
 - d. Submit a landscape plan per Form D.
 - e. Submit all the necessary revised drawings noted above for administrative review.
2. Prior to completion of this project, the following item shall be completed:
- a. Repaint the house.

Lot #7 Holly Lane

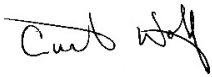
Project: Addition

Approved subject to the following condition(s):

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, property lines shall be staked and strung per Section 4.16 of the DCM.
 - d. Submit previous approvals allowing the wood deck and garbage enclosure to extend into the side yard setback.
 - e. Remove the bird bath. Per Section 13.06.2 of the DCM it is not allowed in the side yard setback.
 - f. Remove the fish and sun from either side of the garage door or paint them house body color.
 - g. Indicate the stone wainscot on the floor plan.
 - h. The stone wainscot shall have a stone cap.
 - i. Reduce the hot tub enclosure to approximately 150 sq.ft. per Section 17.07 of the DCM – Enclosure screening shall be no larger than necessary to accommodate the functional use or clearance required by the item to be screened.
 - j. Due to the proximity of the bike path, the hot tub screen walls shall be 6 feet tall above the walking surface at the hot tub.
 - k. Submit the second floor plan per Form D.
 - l. Correct the size of the existing living windows shown on the front elevation.
 - m. Change the sliding windows at the new living to single hung windows to be consistent with the windows at the existing living and coordinate the size with the rear elevation.
 - n. Label all trim and or beam sizes on the exterior elevations.

- o. All new wall mounted light fixtures shall match existing fixtures.
- p. Revise plans and resubmit for administrative review.
- 2. Prior to installation provide a full colors and materials board for full Committee administrative review and approval. Garage door color shall match house body color.
- 3. Prior to completion of this project, the following items are required to be completed:
 - a. Remove the remainder of the art pieces from the house and yard.
 - b. Remove the firewood structure from the rear yard.
- 4. The following items are recommendations for the applicant to consider:
 - a. Reconsider the proposed stone column base. Fake stone is supposed to emulate real stone. The column base will appear to be supported on the wood deck which will not emulate real stone.
 - b. Submit the existing art pieces for administrative review and approval.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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