



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
JULY 8, 2022**

**PRESENT: Curt Wolf Chairperson; Richard Look, Rick Komraus, Mark Feirer, Charlie Meyer, Theresa Youmans**

**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 10:20 a.m. The minutes of the 6/24/22 meeting were approved.

**MINOR ADDITION**

**Lot #12 Modoc Lane**

*Project: Hot tub*

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. The elevation plans shall comply with Form D. Accurately depict the following: window sizes and configuration of all operating windows, trim on window, corners, and trim bands, and chimney chase.
  - e. Provide an accurate floor plan showing the rear deck stairs.
  - f. Revise the site plan to remove the rear setback line per Section 13.06.3 of the DCM; clearly define the driveway and 3 parking spaces per Section 12.09 of the DCM, correct the location of the structure on Lot 11, and confirm/2x caps on all enclosure/screen walls per Section 17.07 of the DCM.
  - g. Revise and resubmit all the necessary plans for administrative review and approval.
2. Prior to completion of this project, the following items are required to be completed:

- a. All lighting shall comply with Section 20.00 of the DCM.
- b. The following items need paint to match house body color:
  - I. A/C electrical box and all associated conduit.
  - II. Gas meter.
  - III. Fireplace exhaust vent.

## **Lot #2 Spyglass Lane**

*Project: Hot Tub*

Deferred for the following reason(s):

1. Unable to verify accuracy of lot coverage per Form D and Section 2.08.4 of the Design Committee Manual (DCM).
2. Cross section of screen wall construction does not meet Section 17 of the DCM.
3. Site plans do not meet Form D requirement: For example: the site plan is missing rear commons dimensions, outline of adjacent homes, mechanical equipment, trash enclosure, corner elevations, ridge height, driveway and parking spaces, adequate cross section of screen walls, construction staging, etc. Site plan inaccuracies include but are not limited to configuration of deck on which the proposed hot tub will reside.
4. The floor plan and elevations do not meet Form D requirements and also contain several inaccuracies one of which is the configuration and dimensions of the deck.
5. Upon re-submittal, the following shall be addressed:
  - a. Property pins shall be located and exposed, property lines shall be staked and strung per Section 4.16 of the DCM.
  - 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. Ensure the accuracy of all plans.

## **Lot #1 Tournament Lane**

*Project: Roof over Deck*

Denied for the following reason(s):

1. The original plans for the existing upper deck, which encroaches into the side setback, were approved by the Design Committee in 1986. However, the proposed roof would result in new encroachment into the side setback. No building improvements above finished grade level shall encroach within side setbacks per Section 13.06.2 of the Design Committee Manual (DCM).
2. The extension of the upper deck would result in additional encroachment into the side setback.
3. Deschutes County recently approved this project with conditions. However, when considering Deschutes County setback rules and Sunriver setback rules, Section 13.04 of the DCM notes that the Design Committee is bound to adhere to the governing setbacks which are the strictest. Section 13.06.2 does not permit new setback encroachments.
4. The roof does not conform to Section 2.06 of the DCM regarding excess size and doesn't appear to fit the main roof forms of the house.
5. If the applicant wishes to resubmit, the following items shall be addressed:

- a. The proposed roof shall be eliminated or redesigned to avoid encroaching into the side setback.
  - b. Any redesign of the roof shall be more visually compatible with the main roof form of the house.
  - c. The deck extension shall be eliminated or redesigned to avoid encroaching into the side setback.
  - d. Property pins shall be located and exposed, property lines shall be staked and strung per Section 4.16 of the DCM.
  - e. 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), Form D, and the Design Committee letter dated August 18, 2021.
6. Whether or not the applicant wishes to resubmit, the following item shall be addressed:
- a. Cease mowing on SROA commons per Section 13.06.5 of the DCM, and the Design Committee letter dated August 18, 2021.

### **ADDITION/ALTERATION**

#### **Lot #7 McNary 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 >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. Revise the elevations to include full linework of all elements. Show all windows as they appear, with frames and divided lites, all window trim, siding, and corner trim. Label materials.
  - e. Identify parking spaces and construction staging on the site plan.
  - f. Elevation 2.1 shows a new flue, but no spark arrestor. A spark arrestor shall be installed if required by Design Committee rules.
  - g. The site plan shall be revised as required by Form D to include 6 (10'x20) parking zones on the driveway surface.
  - h. Hot tub screening is approved as constructed.
  - i. Resubmit all necessary drawings noted above for administrative review and approval.

**Lot #15 Nine Iron 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. Revise the front elevation to show grade at 6 steps down from the lower floor level.
  - c. The shape of the existing windows in the main upper front gable, are shown incorrectly. The new upper gable windows shall match the size and shape of the existing windows, not as shown on plan. Revise plan and resubmit.
  - d. Delete the louvered privacy wall on the side of the upper deck as it doesn't match the existing house. The new privacy screen shall match house materials and colors. Privacy wall shall be limited to 42" maximum height.
  - e. Provide cross sections for new rails, enclosure walls, privacy screen and new upper deck.
  - f. Revise the site plan to show 7.5 ft. side setbacks.
  - g. Remove belly band from new gable.
  - h. Show correct location, type, and size of windows on all elevations.
2. Prior to installation submit the following items:
  - a. Manufacturer cut sheets of new cable railing, deck materials, lights and pavers if installing new ones.
  - b. Submit actual wood sample with stain applied for any new beams or trusses.
3. Prior to completion of this project, the following items are required to be completed:
  - a. Screen heat pump on left side of house.
  - b. Paint all vertical and horizontal supports and the underside of elevated decks to match house body color.
  - c. All 1x privacy screen top caps shall be changed to 2x caps.

**PRELIMINARY NEW CONSTRUCTION**

**Lot #6 Pine Mtn Lane**

*Project: New Home*

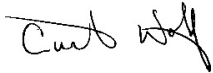
This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

This preliminary project is denied for the following reason(s):

1. Incorrect rear setback. The rear lot line abutting Lot 5 shall have a 25' setback per Sections 13.05.3 and 13.06.3 of the Design Committee Manual (DCM). Only rear lot lines with common area to the rear may have a reduced rear setback.
2. If the applicant wishes to resubmit, the following items are required to be addressed:
  - a. Show the correct rear setback.

- b. Site plan shall be submitted at minimum 1'=10' scale.
- c. Plans shall be submitted at 1/4"=1' scale.
- d. Comply with 40/60 rule of thumb, see Section 2.08.2 of the DCM.
- e. Hot tub shall be screened per Section 17.10 of the DCM.
- f. Show one parking zone in the driveway for every sleeping area per Section 12.09.4 of the DCM. Arrange the driveway to save the large Ponderosa trees at the front of the lot and on SROA commons in front of your lot. Note: the portion of the driveway between the front lot line and the lane may be used for parking.
- g. Comply with Sections 2.06 and 12.09.4 of the DCM.

Respectfully submitted,



Curt Wolf  
Design Committee Chair

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