



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 26, 2022**

PRESENT: Curt Wolf, Chairperson; Richard Look, Charlie Meyer, Mark Feirer, Theresa Youmans, Brad Banta

ALSO PRESENT: Scott Jackson, Design Review Planner; Shane Bishop, Compliance Technician; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 8/12/22 meeting were approved.

MINOR ADDITION

Lot #2 Spyglass Lane

Project: Hot Tub

Deferred for the following reason(s):

1. Failure to address many of the same issues identified in the Design Committee's letter dated 7/12/22 (deferral decision letter). Plans are not accurate and do not meet Form D requirements. See Form D requirements (check list) for each of the following: site plan, elevations, and floor plans.
2. Unable to verify accuracy of lot coverage per Form D and Section 2.08.4 of the Design Committee Manual (DCM).
3. Missing setbacks on site plans as required by Form D and Section 13.06.3 of the DCM.
4. Upon re-submittal the following items shall be addressed:
 - a. Detailed lot coverage calculations, accuracy of all plans, and plans to comply with Form D requirements. Please remove unnecessary plans from submittal.
 - b. Remove encroachments (firewood) from SROA commons per Section 13.06.5 of the DCM.
 - c. Property pins shall be located and exposed, and property lines staked and strung per Section 4.16 of the 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).
5. The following item is a recommendation for the applicant to consider:
 - a. Use 4x4 posts for hot tub enclosure support posts.

6. NOTE:
- a. The house number shall be of a contrasting color to the house body color.
 - b. All firewood shall be stacked in an approved location.
 - c. The gas meter shall be painted to match house body color.
 - d. This is the 2nd deferral decision for this property. Upon a 3rd deferral decision the project will be considered denied.

Lot #1 Tournament Lane

Project: Roof over upper deck

Approved subject to the following conditions:

The current proposal has been reconfigured so that the proposed roof will no longer encroach into the side setback, which was the primary reason for the denial decision of 7/12/22. The current configuration doesn't represent a major visual change but the structural changes that have been made mean that the project now conforms to Section 13.06.2 of the Design Committee Manual (DCM) and avoids a lengthy encroachment into the side setback. The current design is therefore accepted as a significant change in regard to Section 4.14 of the DCM.

- 1. Prior to the issuance of a Sunriver building permit the following items are required to be completed:
 - a. Cease mowing of SROA common areas per Section 13.06.5 of the DCM.
 - b. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the DCM.
 - c. Submit a revised site plan showing accurate existing >4" dbh tree locations, type and size. Identify any trees proposed for removal per Section 4.04 and Form D.
 - d. It is important for Community Development to have an accurate set of plans for final inspection. Therefore, drawings shall be revised to accurately show the locations of all proposed elements and be consistent between plan views and elevations. All support posts shall be shown at their correct locations. Exterior stairs leading to grade shall be accurately shown on the rear elevation.
- 2. Prior to completion of the project, the following conditions of approval shall be met:
 - a. Previous instructions from the Committee required that mowing be discontinued on SROA Common property per Section 13.06.5 of the DCM but it appears that this work has continued. To ensure that future mowing does not occur in this area, the applicant shall return the area to natural and shall consult with the Sunriver Natural Resources department regarding appropriate procedures.
 - b. All new work shall be painted to match existing.

PRELIMINARY ADDITION/ALTERATION

Lot #20 Plover Lane

Project: Garage Addition

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. Show all items required by Form D.
 - b. Property pins shall be located, exposed and property lines shall be strung per Section 4.16 of the Design Committee Manual (DCM).
 - c. Provide a cross-section of the trash enclosure.
 - d. Stake lot including, but not limited to, all new walkways, new driveways, new garage, and breezeway.
 - e. Site plan shows existing lot coverage calculations. On final submission show new lot coverage calculations on site plan.
2. The following items are recommendations for the applicant to consider:
 - a. Section 21.05 of the DCM requires a trash enclosure to be large enough for 2 32-gallon trash cans. Sunriver may soon approve a recycling program that will require space for 2 trash cans plus recycling bins.
 - b. The rear garage elevation could benefit architecturally by the addition of a couple of windows, per Section 16.06 of the Design Committee Manual.

ADDITION/ALTERATION

Lot #21 Siskin Lane

Project: Addition

Deferred for the following reason(s):

All Sections indicated below are a reference to the Design Committee Manual.

1. Section 2.08.4 – Statements and data provided indicate lot coverage over 35%. Insufficient or unclear dimension data provided to determine if lot coverage is 35% or less. Provide an accurate tabulation of lot coverage.
2. Section 4.04 – Site plan is incomplete. Rear common space is not dimensioned.
3. Section 21.08 – Walkway to the trash enclosure does not appear to connect to the driveway.
4. Section 17.07 – Hot tub screening is inadequate. The heat pump must be visibly screened and louvers may not accomplish this as shown.
5. Upon resubmittal, the following items shall be addressed:
 - a. Section 6.02.4 – Portable toilet location is not shown on site plan.
 - b. Section 4.16.1 – Corner pins are not exposed.
 - c. Section 20.03 – Existing lighting is not compliant. (Although screened, flood lights are pointed downwards illuminating and highlighting the structure and visible from off-property)
 - d. Section 19.08 – Existing exposed metals are not painted the body color of the house (conduit by the gas meter)

- e. Section 12.09.2 - -Existing (to remain) and proposed walkway materials appear to include 3 different types of material, which is an excessive number of material types.
- 6. NOTE:
 - a. The exposed conduit near the street near the in-ground utility boxes is a tripping hazard that should be addressed.
 - b. Remove log pile, bench, and round pavers and other encroachments from SROA common area.

PRELIMINARY NEW CONSTRUCTION

Lot #5 Tournament Lane

Project: New Home

Preliminary plans 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. Property pins shall be located and exposed and property lines shall be strung per Section 4.16 of the Design Committee Manual (DCM).
 - b. Provide all items required by Form D.
 - c. “minimum disruption of natural topography and landscape” is dictated by Sections 1.03 and 2.083.3 of the DCM. The two 22” diameter Ponderosas shall not be removed. Reverse the plan of the proposed residence, remove the 1-foot pop out at bedroom 2’s bathroom and align the plan parallel to and along the left side setback. The Ponderosas will then be outside of the footprint of the proposed residence.
 - d. Provide an arborists report prepared by a certified arborist with recommendations to ensure the survival of the Ponderosa trees on the site.
 - e. Show all proposed grading on the site plan. Do not alter the grades at or near the 22” Ponderosas. Per Section 12.08 of the DCM, “All disturbed areas of the site shall be graded so that no additional drainage occurs onto an adjacent lot”.
 - f. Revise floor heights and finish grades and coordinate with the exterior elevations and sections.
 - g. Fully dimension the driveway.
 - h. Fully screen the hot tub per Section 17.10 of the DCM.
 - i. Reduce the size of the proposed residence. With the hot tub fully screened, the lot coverage will be slightly over the 35% maximum allowed per Section 2.08.4 of the DCM.
 - j. Change the 6036 fixed window at the bonus room to 2 – 3036 windows to be consistent with the other windows in the room.
 - k. Remove the trim bands from the exterior elevations at the garage, entry and nook. They are at an awkward height and detract from the exterior design.
2. The following items are recommendations for the applicant to consider:
 - a. Raise the finish floor elevation and lower the garage floor elevation to better conform to the lot.
 - b. Add stone bases to the main support columns.

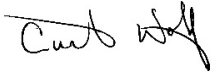
RE-REVIEW

Lot #15 Lark Lane

Reconsideration of the 6/10/22 paint color decision

Upheld the 6/10/22 decision.

Respectfully submitted,

A handwritten signature in black ink that reads "Curt Wolf". The signature is written in a cursive style with a prominent loop at the end of the last name.

Curt Wolf
Design Committee Chair

electronic signature used with permission