



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
SEPTEMBER 9, 2022**

PRESENT: Curt Wolf, Chairperson; Richard Look, Mark Feirer, Theresa Youmans, Brad Banta, Rick Komraus

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 8/26/22 meeting were approved.

MINOR ADDITION

Lot #2 River Rd

Project: Garage Door Modification

Denied for the following reason(s):

1. The installed doors do not conform to Section 16.06 of the Design Committee Manual (DCM), which states "All garage doors shall be of a wood type, or have a wooden appearance, and be subordinate in character to the rest of the design and shall be accurately depicted on elevations". All other garage doors at Sky Park conform to this section, including the 5 that contain limited amounts of glazing.
2. The doors feature dark metal framing enclosing off-white frosted glass panels and do not conform to Section 19.03 of the DCM, which states "There shall not be excessive contrast between any color combinations used including but not limited to roof, masonry, siding, trim, windows, doors (except the main front entry door)."
3. The doors do not conform to Section 23.04 of the DCM, which states "the color of all windows, doors and frames must be in accordance with Section 19.00 of the rules."
4. The Design Manual does not specifically address the problem of light pollution generated inside a structure. However, it is not hard to imagine that the amount of glazing on these doors could generate glare and annoyance to adjacent property owners and passersby, and adversely affect views of the night sky.
5. Therefore, the doors shall be replaced with doors that were approved on 5/14/21. If the applicant chooses instead to modify the existing doors in order to make

them compliant with the DCM, a detailed design shall be submitted for full Committee review as an agenda item.

6. Upon resubmittal, a light over the house number shall be provided and shown on the plans per Section 29.07 of the DCM.

Lot #3 Sunrise Lane

Project: Hot Tub

Deferred for the following reason(s):

1. The plans do not show the screen wall configuration or materials and they are missing a cross-section of the screen wall as required by Section 17.07 of the Design Committee Manual (DCM) and Form D.
2. The proposed screen wall (based on site visits) does not screen the hot tub from adjacent property per Section 17.10 of the DCM.
3. Unable to verify accuracy of lot coverage calculations per Section 2.08.4 of the DCM.
4. Plans do not accurately depict existing construction as required by Section 4.04 of the DCM and Form D.
5. Upon resubmittal, the following shall be addressed:
 - a. Provide detailed lot coverage calculations, accurate plans, and plans meeting Form D and Sections 2.08.4, 4.04, 17.07 and 17.10 of the DCM.
 - b. Cease mowing commons per Sections 13.06.3 and 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 the site plans. Include any trees proposed for removal per Section 4.04 of the DCM and Form D.
 - e. Encroachment into the setbacks is not allowed.
6. **NOTE:** The Design Committee will allow a larger than standard size hot tub enclosure due to the unique features and conditions of this property.

ADDITION/ALTERATION

Lot #23 Big Leaf Lane

Project: Addition

Approved subject to the following conditions:

It is noted that this improvement will extend the eave into the side yard setback, which is inconsistent with the requirements of Section 13.05.4 of the Design Committee Manual (DCM). Because aligning the new enclosure's eave with the existing eave is the most aesthetically pleasing way to enclose this area, the Design Committee finds this consistent with the requirements of Section 2.08.3 of the DCM.

1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
 - 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. Submit plans with accurate lot coverage calculations per Section 2.08.2 of the DCM. Provide sufficient dimensions on plans to verify lot coverage calculations. Steps higher than 12" above grade, storage area, trash area, and patio areas 12" above the natural grade need to be included in the calculations. Present lot coverage calculations including all of these items.
 - c. Provide complete plans per Section 4.04 of the DCM. Three elevations are missing.
 - d. Show actual finish grade around all sides of the house.
 - e. 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.
 - f. Show all skylights.
 - g. Include the correct configuration and operation of front windows.
 - h. Show the correct sizes and configuration of the kitchen windows, as well as the buildout that houses them continuing down to the patio.
 - i. Show all patio railings.
 - j. Show common area depth dimension and rear property setback.
2. Prior to completion of the project, the following conditions of approval shall be met:
- a. Remove all encroachments from commons per Sections 13.06.3 and 13.06.5 of the DCM.
 - b. Provide a spark arrestor on the chimney if none is present per Section 29.04 of the DCM.
 - c. Paint the gas meter to match the body color of the house per Section 19.08 of the DCM.

Lot #20 Siskin Lane

Project: Addition

Approved subject to the following conditions:

- 1. Cease mowing commons per Sections 13.06.3 and 13.06.5 of the Design Committee Manual (DCM).
- 2. Trees proposed for removal outside of construction footprint are not approved.
- 3. Proposed "construction vehicle" access is not approved.
- 4. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
 - 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. The drawings are still incomplete. Revise both side elevations to show the new roof over the proposed covered front porch.
 - d. Roof slopes shall be consistent around the house.
 - e. Revise the plans accordingly and resubmit for administrative review.

- f. The color of the proposed metal roofing shall match the color of existing composition roofing as closely as possible. Provide sample to SROA for approval.
 - g. Remove string lights and speakers from rear of the house.
 - h. If outside fireplace is to be included it must comply with Section 29.12 of the DCM.
5. The following item is a recommendation for the applicant to consider:
- a. Recommend lowering the pitch of the rear roof shed to 3:12, which is allowed on a metal roof.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Balsam Lane

Project: New Home

Preliminary plans denied for the following reason(s):

Per the Design Committee decision letter dated 8/16/22, the preliminary submittal was denied for the excessive size of the house and driveway when placed on this unique lot, and for the excessive amount of grading required for the garage and driveway.

The applicant was advised that substantial changes shall be made to the initial proposal for it to be considered a new plan. The applicant lowered the garage 1.5 feet. This appears to reduce the cross-driveway slope from about a 6-foot drop to a 4-foot drop. The Design Committee does not believe that this is a substantial change.

If the applicant chooses to resubmit, please consider the following recommendations:

1. Consider suggestions from Design Committee members from the last Design Committee meeting, including changing to a street facing garage.
2. Review Section 4.14 of the Design Committee Manual.
3. Locate and place the corner pins.

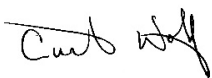
RE-REVIEW

Lot #10 Pine Ridge Lane

Project: Reconsideration of the 8/8/22 deck rail decision

Rescind the decision of 8/8/22 regarding wire railing infill. Given the specifics of this location, wire railing infill is allowed as installed.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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