



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
OCTOBER 14, 2022**

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

ALSO PRESENT: Scott Jackson, Design Review Planner

Design Committee Chair, Curt Wolf called the meeting to order at 10:37 a.m. The minutes of the 9/23/22 meeting were approved.

MINOR ADDITION

Lot #13 Duck Pond Lane

Project: Hot Tub

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 the site plans. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the DCM. If staking and stringing is impractical, contact Community Developments staff to determine an alternate method for displaying property lines.
 - d. Drawings shall show a solid screen wall instead of a gate at the front side of the enclosure. The current design does not conform to Section 17.10 of the DCM, which states that in no case shall a gate be permitted on the street side of a hot tub privacy screen if the hot tub will be visible when the gate is open. Screen walls shall conform to Section 17.07 of the DCM.
 - e. Complete the screen wall cross section drawing by adding siding and identifying all materials.
 - f. Revise elevations to accurately depict existing and proposed construction, including the missing window above the garage, two misrepresented window and door configurations on the rear elevation, the a/c enclosure, and misrepresented greenhouse windows at the kitchen.
 - g. Revise drawings as noted above and submit for administrative approval.

Lot #6 Squirrel Lane

Project: Hot Tub

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 the site plans. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Submit the site plan at 1"=10'0" scale.
 - d. Show setbacks on the site plan. Setbacks are measured from the property lines. A setback is not required from easements.
 - e. The house lines on the site plan appear to be the edge of eaves. The house and garage wall lines need to be shown on the site plan.
 - f. Per Section 17.07 of the DCM, the hot tub enclosure shall be no larger than necessary to accommodate the functional use or clearance of the hot tub. The Committee considers this to be approximately 150 square feet. Reduce the hot tub enclosure to be 12'x13', 11'x14' or a similar size.
 - g. Section 17.10 of the DCM does not allow a gate on the street side of the hot tub enclosure if the hot tub is visible from the lane when the gate is open. Vegetation is not to be considered screening. Revision of gate locations may be required.
 - h. The exterior elevations show the proposed paver patio at the same height as the top of the rear deck. If this is the intent, detail how this is accomplished. If not, revise the elevations to show what is proposed to be built.
 - i. Revise the exterior elevations to show the approximate size of the windows and garage door at the front elevation and remove the windows at the rear elevation that don't exist. Also correct the eave length and ridge location at the garage.
 - j. Revise plans and resubmit for full Committee administrative review.
2. Prior to installation, provide a paver sample for review and approval.
3. Prior to completion of this project, the following item shall be completed:
 - a. Remove all encroachments from SROA commons per Sections 13.06.3 and 13.06.5 of the DCM and restore the area to natural.
4. NOTE:
 - a. The exterior French doors appear to be the same material and prefinished color as the window frames. Therefore, they do not need to be painted house body color.
 - b. Due to lack of documentation the un-recessed electric meter may remain un-recessed.

Lot #3 Sunrise Lane

Project: Hot Tub

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 the site plans. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed, and property lines staked and strung per Section 4.16 of the DCM.
 - d. Provide items that were requested from the project deferral letter dated 9/13/22 for administrative approval:
 - I. Detailed lot coverage calculations on the site plan per Form D and Section 2.08.4 of the DCM.
 - II. Revise all plans to conform with the Form D checklist, accurately depict the proposed project and existing construction per Sections 4.04, 17.07 and 17.10 of the DCM.
 - e. Stake the project area per Sections 4.16.3 and 4.16.5 of the DCM. Provide a detailed drawing of the hot tub location and screen walls on the floor plan with accurate dimensions, footing locations, materials for screen wall, and where the screen wall will attach to the house. The hot tub shall be placed within the enclosure such that it is completely screened from both Cottonwood Rd and neighboring properties.
 - f. Form D check list - review the check list and ensure all plans: (site plan, floor plans and all elevations) are complete, accurate and updated with existing conditions including but not limited to covered front porch, stairs, and trash enclosure (etc.). Ensure parking spaces and construction staging is identified on the site plan.
 - g. DCM 4.04 - All plans shall include site plan, all elevation views noting exterior materials, floor plans, building cross sections and any other information specifically required by Form D.
 - h. Submit revised plans as noted above for administrative approval.
2. Prior to completion of this project cease mowing SROA commons per Sections 13.06.3 and 13.06.5 of the DCM.
3. NOTE: Per the deferral letter dated 9/13/22, the Committee will allow a larger than standard size hot tub enclosure due to the unique features and conditions of this property.
4. The approval is being granted based on the minor nature of the project.

ADDITION/ALTERATION

Lot #21 Siskin 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 the site plans. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed, and property lines staked and strung, and the staking and stringing shall remain throughout construction as required by Section 4.16 of the DCM. All construction activity shall be within the property boundaries to avoid trespass on SROA common areas.
 - d. Provide revised elevations with stone wainscot height at columns per Form D. Include all exterior timber elements and identify materials for posts, beams, and trusses for full Committee administrative review.
 - e. The current driveway encroaches into the side setback. Future changes or improvements may require removal of this encroachment.
 - f. There is a slight roof eave encroachment on the left front corner of the home. The Design Committee approves this encroachment as is.
2. Prior to installation:
 - a. Provide a complete colors and materials board including samples and/or manufacturer spec sheets for new light fixtures, windows, doors, railings, decking, stone veneer, and other exterior elements for administrative review.
3. Prior to completion of this project, the following item is required:
 - a. Remove all encroachments on SROA commons, including, but not limited to, paver path, bench, and lawn, and restore the area to natural.
 - b. Store all miscellaneous items, including, but not limited to, canoes, ladder, etc. out of sight as required by Section 3.00 of the DCM.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Balsam Lane

Project: New Home

Deferred for the following reason(s):

1. The Committee is requiring substantial changes to the plans.
2. Refer to Sections 2.08.2 and 12.09 of the Design Committee Manual (DCM).
3. Upon resubmittal, the following items shall be addressed:

- a. The far right parking space shall be eliminated. Re-configure driveway to allow placement on the left side and increase the width at the front of the driveway to allow an additional parking area and to reduce hardscape.
 - b. The plate height in the garage shall be lowered approximately 4 feet to correspond with the lowered garage. All structures above this plate height shall be lowered approximately 4 feet including main roof. Refer to Section 2.08.2 of the DCM.
4. The following item is a recommendation for the applicant to consider:
- a. Move the a/c unit to a different location to lesson noise to the neighbor.

RE-REVIEW

Lot #4 Mugho Lane

Reconsideration of screen wall decision date 9/26/22

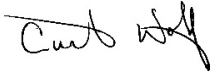
Withdrawn by applicant.

Lot #2 River Road

Reconsideration of garage door decision dated 9/9/22

Upheld the 9/9/22 decision regarding the garage doors. The garage doors are denied.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission