



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
SEPTEMBER 23, 2022**

**PRESENT: Curt Wolf, Chairperson; Mark Feirer, Rick Komraus, Beverly Cook**

**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 10:28 a.m. The minutes of the 9/9/22 meeting were approved.

**MINOR ADDITION**

**Lot #19 Gannet 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 DCM and Form D.
  - c. Locate and expose all property pins per Section 4.16 of the DCM. Contact Community Development staff for on-site verification.
  - d. Provide north and south elevations to show proposed improvements.
  - e. Provide a cross-section of the hot tub screen wall per Section 17.07 of the DCM.
  - f. Site plan shall show (5) 10'x20' parking spaces on the driveway surface.
  - g. Submit revised plans to address the items listed above for administrative review and approval.
  - h. Cease mowing SROA commons and submit a restoration plan for the area, including the planting of native bunch grass.
2. Prior to completion of this project, the following items are required to be completed:
  - a. Remove all debris from around the house and under the upper deck and store out of sight as required by Section 3.00 of the DCM.
  - b. Store paddleboards out of sight as required by Section 3.01.2 of the DCM. Remove the hanging brackets from the exterior wall.

- c. All exterior can light bulbs shall be recessed into the fixture per Section 20.03 of the DCM.

### **ADDITION/ALTERATION**

#### **Lot #23 Camas Lane**

*Project: Addition*

Denied for the following reason(s):

1. No significant changes have been made to the overall design from the previous submittal as required by Section 4.14 of the Design Committee Manual (DCM).
2. If the applicant wishes to resubmit, the following items shall be addressed:
  - a. As stated in the initial review of 8/12/22, the proposed addition, while meeting certain standards in the plan, does not satisfy aesthetic standards regarding its compatibility with the overall forms and designs of the existing home. All new roof pitches shall match existing, or at least be compatible with them, while meeting minimum standards prescribed in Section 12.02 of the DCM.
  - b. The proposed metal railing does not match the aesthetics of the existing home. Consider using wood elements as a portion of the railing system. Please refer to Section 19.05 of the DCM.
  - c. The roof pitch under the second floor window does not meet the minimum 4:12 pitch per Sections 12.02 and 4.14 of the DCM.
  - d. Item 3c from the 8/12/22 Committee denial has not been satisfied: Confirm prior approval of the below grade sprinkler system.
  - e. Include a revised site plan (sheet C2) to show accurate screen walls per the Design Committee decision dated 8/12/22.
  - f. Property pins shall be located and exposed, and property lines shall be staked and strung per Section 4.16 of the DCM. Contact Community Development staff for on-site verification.
  - g. 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) and Form D.
  - h. Garage doors shall be painted to match house body color.

### **PRELIMINARY NEW CONSTRUCTION**

#### **Lot #6 Pine Mtn Lane**

*Project: New Home*

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 shall be addressed:
  - a. Submit a revised site plan showing accurate existing >4" dbh tree locations, type and size per Section 4.04 and Form D. Identify any trees proposed for removal.
  - b. Applicant shall retain a Certified Arborist to ensure the survival of Ponderosas located near the proposed construction areas. A detailed Certified Arborist report shall be submitted for review and approval.

- c. Given the unusual configuration of this lot relative to adjacent properties, the Committee accepts that the proposed project meets the intent of Section 13.05.3 of the DCM.
  - d. Provide all information required by Form D including, but not limited to a 2-digit house under a light fixture, a recessed electric meter location, and cross-sections of all screen walls.
  - e. Relocate the itemized lot coverage calculations to the site plan page per Form D and update the calculations as necessary.
  - f. Colors specified for the house and other items noted on plans are not approved at this time and shall be deleted from elevations. A full color and materials panel will be required at a later date.
  - g. Provide details, including cut sheets, for all exterior lighting. Lighting shall conform to Section 20 of the DCM.
  - h. The hot tub shall be fully screened per Section 17.07 of the DCM. The screen wall height shall be 5'-0" from the patio surface per Section 17.11 of the DCM.
  - i. The trash enclosure gate shall match the adjacent siding per Section 17.07 of the DCM.
  - j. Extend the roofline over the living room sliding glass doors to match the dining room eave in order to provide a cleaner look and more protection for the doors.
  - k. Center the (3) three dining room windows on the rear wall to improve appearances.
  - l. Reduce the width of the two side windows in the dining room to improve aesthetics and avoid lining up directly below the upper floor transition.
  - m. Deschutes County site plan approval shall be submitted due to the unique configuration of this lot. The County may have a stricter requirement for this project per Section 13.04 of the DCM.
2. The following items are recommendations for the applicant to consider:
- a. Sunriver will begin a home recycling program in the near future. Applicant may wish to enlarge the trash enclosure to accommodate trash cans plus recycling bins. Revise plans and lot coverage calculations if this change is made.
  - b. Consider alternatives to ceiling mounted can lights above the hot tub and trash enclosure to reduce light pollution.
  - c. Note that black window frames may make it difficult to find an overall color scheme that does not conflict with Section 19.03 of the DCM regarding excessive contrast.
  - d. Consider reducing the number of siding types around the house. Too many different types or inconsistent application can be detrimental to overall aesthetics.

**Lot #10 River Road**

*Project: New Home*

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 shall be addressed:
  - a. All items on the Form D Project Submittal Form and Application shall be completed.
  - b. Property pins shall be located and exposed. Contact Community Development staff for on-site verification.
  - c. The overhang of the covered porch on the rear deck encroaches into the rear setback and does not comply with Section 13.06.3 of the Design Committee Manual (DCM).
  - d. Consider reducing the number of siding elements; typically, only 2 are allowed.
  - e. The 2:12 roof pitch is less than the minimum 4:12 allowed per Section 12.02 of the DCM. However, it is a standing seam metal roof which the Committee has made exceptions for in the past.
  - f. The 32'-10" roof height exceeds the 30' maximum allowed per Section 12.03 of the DCM. Provide Deschutes County variance approval or reduce the height to 30'.
  - g. Remove the shadowing from the elevations.
  - h. Ensure a spark arrestor is included on the chimney per Section 29.04 of the DCM.
  - i. Provide an accurate lot coverage calculation, including building footprint, elevated decks, cover front porch, and all mechanical and trash enclosures.
  - j. Provide a trash enclosure per Section 21.00 of the DCM.
  - k. Provide mechanical enclosure(s) for all exterior HVAC equipment per Section 24.00 of the DCM.
  - l. Provide a cross-section of all enclosure screen walls per Section 17.07 of the DCM.
  - m. Provide a detailed description of the proposed "panel" siding.
  - n. Provide the size for proposed steel support posts and details for connections to wood beams.
  - o. Show a house number on the front elevation to comply with Section 29.07 of the DCM.
  - p. Revise the plans to include all other information required by Form D.

**NEW CONSTRUCTION**

**Lot #10 Playoff Lane**

*Project: New Home*

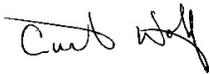
Approved subject to the following conditions:

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. The side setback for this house is 7'-6". No building improvements above finished grade, including the heat pump enclosure, shall encroach into the side setbacks per Section 13.06.2 of the DCM.
  - d. Provide a cross-section of BBQ screen wall per Form D and show the wall correctly on the site plan. The wall meets the intent of Section 17.08 of the DCM, due to the corner lot location of this project.
  - e. Clearly show trash enclosure on the site plan. Enclosure shall conform to Section 17.07 of the DCM. Label siding on the existing cross section.
  - f. Heat pump enclosure shall conform to Section 24.05 of the DCM.
  - g. All items required by Form D checklist for Final Plan review shall be supplied, including the following:
    - I. Include the 2-digit lot number on the title block.
    - II. Note drawing scale on site plan.
    - III. Show right side setback line on site plan.
    - IV. Identify material of driveway and walkway on site plan.
    - V. Dimension all SROA common areas.
    - VI. Show construction staging area on site plan.
    - VII. Dimension finished floor height, existing grade at each building corner, and existing grade at each property pin.
    - VIII. Show finished grade elevation.
    - IX. Show exterior lighting on site plan and elevations. All lighting shall conform to Section 20 of the DCM.
    - X. Show all roof slopes on elevations.
    - XI. Show fireplace chimney with shroud on elevations.
    - XII. Show 2-digit house number under light fixture on elevations per Section 29.07 of the DCM.
    - XIII. Show location of recessed electric meter on elevations.
    - XIV. Dimension height of all screen walls.
    - XV. Identify garage door type on elevations. The door shall conform to Section 16.06 of the DCM.
    - XVI. Update lot coverage calculations to reflect relevant changes noted above.
    - XVII. It appears that there is sufficient parking area for 3 vehicles in the main driveway without the need for parking area #1. Eliminate that parking area to minimize hardscaping per Section 12.09.4 of the DCM.
    - XVIII. Revise drawings and submit for administrative review.
2. Prior to installation, the following conditions of approval shall be met:
    - a. Supply a full color and materials board for full Committee administrative review. Note that black window frames and black roofing may make it difficult

- to find an overall color scheme that does not conflict with Section 19.03 of the DCM regarding excessive contrast.
- b. Supply cutsheets or details of all exterior lighting fixtures including can lights in ceilings. Exterior lighting shall conform to Section 20 of the DCM.
3. The following item is a recommendation for the applicant to consider:
- a. Sunriver will begin a home recycling program in the near future. Applicant may wish to enlarge the trash enclosure to accommodate trash cans plus recycling bins. Revise plans and lot coverage calculations prior to the issuance of a Sunriver building permit if this change is made.

Respectfully submitted,



Curt Wolf  
Design Committee Chair

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