



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
NOVEMBER 11, 2022**

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

ALSO PRESENT: Scott Jackson, Design Review Planner; Keith Kessarais, Asst General Manager; Scott Gilles, Board Liaison; Shane Bishop, Design Review Planner

Design Committee Chair, Curt Wolf called the meeting to order at 10:30 a.m. The minutes of the 10/28/22 meeting were approved.

MINOR ADDITION

Lot #17 Gannet Lane

Project: Hot Tub

Deferred for the following reason(s):

1. Submitted plans do not meet Form D requirements, and the site plan is not drawn to scale as required by Section 4.04 of the Design Committee Manual (DCM).
2. Project area not staked and strung as required by Sections 4.16.3 and 4.16.5 of the DCM.
3. Upon resubmittal, the following items shall be addressed:
 - a. Revise and submit all plans to meet Form D requirements. Dimension the hot tub enclosure and revised lower deck. Floor plans shall show the hot tub enclosure including dimensions and materials. Elevations shall show the screen wall height and revised lower deck details and dimensions.
 - b. Include a cross-section with dimensions.
 - c. Stake and string the project area as noted above.
 - d. Plans shall include a/c enclosure and dimensions per Form D and Sections 24.04 and 24.05 of the DCM.
 - e. Update the lot coverage calculations on the site plan.
 - f. Property pins shall be located and exposed, and property lines staked and strung per Section 4.16 of the DCM.
 - g. NOTE: The Committee will allow a larger than standard size hot tub enclosure due to the unique features and conditions of the existing home and property.**
 - h. The trash enclosure does not comply with Section 21 of the DCM.**

4. If approved, this project extends to the rear property line which is adjacent to a sensitive common riparian area. Any construction activity or equipment is not allowed to encroach past the property boundary.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Balsam Lane

Project: Preliminary 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. Fill out Form D completely.
2. Outline of adjacent home on Lot #3 shall be shown on the site plan.
3. Eliminate grading on left side of house and leave as natural.
4. Reduce fill on right side of house so as to not encroach on existing trees.
5. Eliminate tapering of support post stonework on both front and rear. Add apparent mass to the front entry. Consider using multiple support posts, and entry roof height reduction as examples.
6. Eliminate large window on trash enclosure and replace with three 2-0x2-0 windows.
7. Move a/c unit to other side of house to reduce noise to neighbors at #1 Balsam.

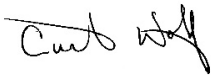
RE-REVIEW

Lot #40 Red Cedar Lane

Reconsideration of stain color denial decision dated 10/7/22.

Upheld the 10/7/22 denial decision.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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