



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
DECEMBER 21, 2022**

**PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Mary Fister, Richard Look, Louise Howard**

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 12/9/22 meeting were approved.

**MINOR ADDITION**

**Lot #7 Newberry Lane**

*Project: Hot Tub*

Deferred for the following reason(s):

1. Insufficient and incomplete plans.
2. Upon re-submittal, the following items are required to be addressed:
  - a. Note accurate existing trees greater than 4" dbh by location, type, and size. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
  - b. Re-stake the lot including all areas of proposed work, patios and decks for SROA Community Development staff on-site verification.
  - c. Provide a site plan showing property lines and setbacks to proposed new deck and hot tub enclosure. Indicate construction staging area.
  - d. Provide complete dimension information for proposed new deck and hot tub area.
  - e. Skirting at new deck to match house siding in material and color.
  - f. Clarify lot coverage calculations per Section 2.08.4 of the DCM.
  - g. Submit new color for window frames. White windows are not allowed.
  - h. Provide a light on the garage front per Section 20 of the DCM and relocate the house number below it.

**Lot #3 Shadow 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 submitted and approved:

- a. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal per Section 4.04 of the DCM and Form D.
  - 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 to arrange an on-site visit.
  - c. The property appears to be properly staked and strung, but the hot tub enclosure and grade level deck need to be marked on the existing deck. The property pins shall be exposed.
  - d. The house has 3 bedrooms and therefore needs to show (3) three 10x20' parking areas on the driveway surface.
  - e. Add a gate to the hot tub enclosure to ensure it is fully screened and raise the screen wall height to 6' to block view from neighboring properties. Submit a revised site plan and elevations to show the gate and new height of screen wall.
  - f. Floor plan and elevations shall show all existing and proposed exterior light fixture locations.
  - g. Applicant shall retain a Certified Arborist who shall provide a report, for review and approval showing protective measures to ensure the health/survival of all large Ponderosa Pines on site. Of special concern is the impact on root systems from berms and trenching for irrigation lines.
2. Prior to completion, the following items are required to be completed:
    - a. The following items shall be painted to match house body color:
      - I. Utility box and conduit.
      - II. All man doors other than the front entry door. (Dining room)
  3. The following items are recommendations for the applicant to consider:
    - a. Trees and shrubs shown on landscape plan should do well in Sunriver, but owner is cautioned that the seeds of Mtn Ash are toxic.
    - b. Remove all existing Juniper and other highly flammable shrubs.

### **ADDITION/ALTERATION**

#### **Lot #22 Witchhazel Lane**

*Project: Garage Addition*

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be submitted and approved:
  - a. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal per Section 4.04 of the DCM and Form D.
  - 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 to arrange an on-site visit.
  - c. Property pins were not verified due to snow cover.
  - d. Dimension rear setback and commons on the site plan.

- e. Show the line of paving at the lane, it usually isn't at the property line.
- f. Show 3- 10'x20' parking zones on the driveway surface, on the site plan per Section 12.09.4 of the DCM.
- g. If uncovered portions of decks are within 12" of grade they do not need to be included in the lot cover calculation per Section 2.08.4 of the DCM.
- h. Show the walkway to the trash room on the site plan.
- i. Note on plans if the front deck is to remain or be removed.
- j. New windows shall match the existing windows. Note the color on the Property Description Sheet.
- k. Revise the Property Description sheet with the Manufacturer, model and color of the proposed new roofing. The proposed roofing must be selected from the SROA Composite roofing pre-approved list.
- l. Correct the location of the new valley on the roof plan.
- m. Correct the heights of the foundation, windows, doors, decks and roof on the exterior elevations and sections.
- n. Show corner trim on the exterior elevations.
- o. Revise plans and resubmit for administrative review.
2. Prior to completion of this project the following item shall be completed:
  - a. All exterior lights shall comply with Section 20.03 of the DCM.
  - b. The exterior mounted equipment lines shall be painted to match house body color.
3. The following item is a recommendation for the applicant to consider:
  - a. Change the octagonal window at the proposed entry addition to a rectangular window to be more consistent with the existing windows.

### **PRELIMINARY NEW HOME**

#### **Lot #15 Plover Lane**

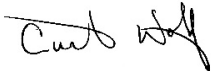
*Project: New Home*

Preliminarily approved subject to the following conditions:

1. This decision is for the preliminary submittal of the project only. Additional conditions of approval may be required upon final submittal.
2. Upon final submittal, the following items shall be addressed:
  - a. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
  - b. The re-staking of the lot including, but not limited to, all walkways, driveway, patios and decks.
  - c. Show dimensions of common area surrounding the lot and clarify rear setback on the site plan per Section 13.06.3 of the DCM.
  - d. Hot tub shall be fully screened per Section 17.07 of the DCM.
  - e. Per Section 12.09 of the DCM, show (5) five-10'x20' parking spaces on the driveway surface on the site plan.
  - f. Show construction staging area on site plan driveway.
  - g. Fill out Form D completely.

- h. Change the 5050 SH window at the office to (2) 2650 SH or (2) 3050 SH windows to be consistent with the other bedroom windows.
- i. Window grids are denied. If mullions are desired, they shall have a component on the exterior side of the glass.
- j. Gate to the trash-a/c enclosure shall be solid screening.
- k. Submit cut sheet of garage doors and a colors/materials board.
- l. Clarify what zone AE references on the site plan.

Respectfully submitted,



Curt Wolf  
Design Committee Chair

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