



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JANUARY 13, 2023**

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

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 10:06 a.m. The minutes of the 12/21/22 meeting were approved.

MINOR ADDITION

Lot #7 Newberry 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. 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.
 - b. Submit a revised site plan showing the construction materials staging area.
 - c. Submit revised elevations indicating all exterior lighting and all hot tub privacy wall and deck skirting to match existing.
 - d. Submit a revised floor plan to show the hot tub location.
 - e. Submit hot tub privacy wall section to match plans.
2. Prior to completion of this project, the following items are required to be completed:
 - a. The existing a/c location is not approved. The new proposed location is approved and shall be screened per Section 17.07 of the Design Committee Manual (DCM).
 - b. The house number shall be located under a light source as required by Section 29.07 of the DCM.
 - c. The adjustable flood light on the left side of the garage is not permitted per Section 20.00 of the DCM.
 - d. The white windows shall be painted. Submit a color sample prior to painting for full Committee review.

- e. The following items need paint to match house body color per Section 19 of the DCM:
 - I. Vent on upper level.
 - II. Utility box on back right of house.
 - III. Entry stair fascia, and vertical surfaces.
- f. Chimney pipe and spark arrestor shall be painted to match roof color or flat black.

ADDITION/ALTERATION

Lot #23 Camas 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 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. Include the two-digit street address number on all drawing sheets.
 - d. Label the a/c and trash enclosure on the site plans (sheets C1 and C2).
 - e. Indicate the ridge height on the site plans per Form D.
 - f. Show the two-digit house number on the front elevation.
 - g. Show construction staging areas on site plan per Form D. Staging shall conform to Section 6.02.5 of the DCM.
 - h. Property pins shall be exposed for on-site verification by Community Development staff.
 - i. The hot tub shall be fully screened per Section 17 of the DCM.
 - j. Submit revised plans for the items noted above for administrative review and approval.
2. Prior to completion of this project, the following conditions of approval shall be met:
 - a. Paint garage doors house body color per Section 19.03 of the DCM.
 - b. A two-digit house number in a color contrasting to siding shall be located under a light source or on a post at the lane per Section 29.07 of the DCM.
 - c. Railing balusters shall have a dark non-reflective finish per Section 19.05 of the DCM. All wood elements of the railing shall be painted house body color.
 - d. Existing irrigation system has not been approved and shall be removed per Section 2.02 of the DCM.
 - e. Deck and stair fascia shall be painted house body color.
 - f. Submit a color and materials board for administrative approval. Include samples of the proposed wood stain color applied to each wood species to be used; the existing house body and trim color; and the proposed masonry veneer.

- g. The existing downspouts meet the intent of Section 29.09 of the DCM. All new downspouts shall match.
- 3. The following item is a recommendation for the applicant to consider:
 - a. Consider painting window trim house body color to reduce the apparent contrast between dark trim and light-color windows.

Lot #5 Rager Mtn 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 submitted and approved:
 - 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 to arrange an on-site visit.
 - b. Applicant shall supply a Certified Arborist report for review and approval. Report shall clearly detail protective measures needed to ensure the survival of Ponderosa pines located near all proposed construction areas.
 - c. Note drawing scale on site plan per Form D.
 - d. Note pitch of existing roof on elevations per Form D.
 - e. Show three 10'x20' parking zones on the site plan per Section 12.09.4 of the Design Committee Manual (DCM). Revise driveway configuration if necessary and submit changes for administrative review.
 - f. Property pins shall be exposed for on-site staff verification.
 - g. New windows shall match existing. Correct property description sheet accordingly.
- 2. Prior to completion of the project, the following conditions of approval shall be met:
 - a. All vertical surfaces of decks and benches, including fascia, shall be painted house body color per Section 19.05 of the DCM.
 - b. Gas meter and adjacent junction box shall be painted house body color.
 - c. Exterior lighting shall conform to Section 20 of the DCM.
- 3. The following item is a recommendation for the applicant to consider:
 - a. Sunriver has begun a side-yard recycling program. Applicant may wish to enlarge the trash enclosure to accommodate trash cans plus recycling bins. Revise plans and lot coverage calculations prior to issuance of a building permit if this change is made.

PRELIMINARY NEW HOME

Lot #7 Yellow Rail 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. Property pins shall be located and exposed. The project shall be staked and strung including, but not limited to, all walkways, driveway, patios and decks.
 - c. The rear common area and subsequent rear set back dimensions are inaccurate. The placement of the home shall be adjusted or reconfigured to meet set back requirements. The revised site plan shall be verified by a licensed surveyor.
 - d. The site plan shall include all items required by Form D checklist for final submittal and review, including, but not limited to, setbacks, outlines of adjacent homes, and dimensions of rear commons. Correctly label elevations at property corners and mid-point.
 - e. The elevation plans shall include all items required by the Form D checklist for final submittal and review, including, but not limited to, window and garage door materials and configurations, the house number under a light source per Section 29.07 of the DCM, and the dog run fencing material to match the house.
 - f. All plans shall include items required by the Form D checklist for final submittal and the DCM.
 - g. Reduce the amount of driveway (hardscape) to provide for (4) four parking spaces.
 - h. Reduce the size of the enclosures i.e. dog run, hot tub, etc. per Section 17.07 of the DCM.
 - i. Revise 2nd floor rear elevation i.e., roof lines.

NEW CONSTRUCTION

Lot #2 Balsam Lane

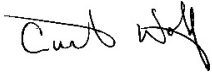
Project: New Home

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be submitted and approved:
 - 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 to arrange an on-site visit.
 - b. Fully dimension driveway. Limit width of driveway at the connection to the lane to 20 ft.
 - c. Lower the small shed roof over the water heaters at the left elevation down to align with the rest of the roof over the garage.
 - d. Move the mechanical enclosure to the backyard on the other side of the house next to the master closet and Lot #3's driveway for noise reasons per Section 17.12 of the Design Committee Manual (DCM). As the mechanical enclosure appears too large, provide manufacturers brochure for recommended clearance around the a/c unit.

- e. Eliminate the light fixture on the side of the garage behind the trash enclosure. Eliminate gable can lights front and rear. Light fixtures shall conform to Section 20 of the DCM.
 - f. Submit all changes noted above for administrative review.
2. Prior to installation, submit the following items for full Committee administrative review:
- a. A full colors/materials board.
 - b. Garage door cutsheets or shop drawings.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission