



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
FEBRUARY 24, 2023**

PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Mary Fister, Rick Komraus, Theresa Youmans

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:08 a.m. The minutes of the 2/10/23 meeting were approved.

MINOR ADDITION

Lot #3 Dogleg Lane

Project: Hot Tub

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

Denied for the following reason(s):

1. Plans as submitted do not completely screen the hot tub as required by Section 17.10 of the Design Committee Manual (DCM).
2. The screen wall does not connect to the principal structure as required by Section 17.07 of the DCM.
3. The enclosure is not sized to be "no larger than necessary to accommodate the functional use or clearance required" as required by Section 17.07 of the DCM.
4. Upon resubmittal the following items shall be addressed:
 - a. Submit a revised site plan showing accurate existing >4" dbh tree locations, type and size. Include any trees proposed for removal per Section 4.04 of the DCM and Form D.
 - b. Property pins shall be located and exposed and sides and rear property lines shall be strung per Section 4.16 of the DCM.
 - c. Correct the spelling of the Lane name in the title blocks.
 - d. Show the outline of the residence on Lot 2 and label it Lot 2 on the site plan.
 - e. Change side yard setbacks on site plan to 7'6" and show them extending to the rear property line per Section 13.06.2 of the DCM.
 - f. Dimension the front setback on the site plan.
 - g. Show parking zones in the driveway per Section 12.09.4 of the DCM.

- h. Change Form D (Property Description Sheet) to only show 8x8 posts to coordinate with plans.
- i. Revise the lot coverage calculations per Section 2.08.4 of the DCM. Itemize the following: garage/lower level/midlevel, covered front porch, cantilevered upper floor, rear decks, trash enclosure and portion of new hot tub enclosure that isn't under the rear deck.
- j. Reduce the size of the hot tub enclosure. The Committee considers the area required for the functional use of the hot tub to be approximately 150 sq. ft. Due to the locations of your upper deck support posts, you may need a slightly larger area.
- k. Connect the hot tub enclosure walls to the 8x8 posts and extend the enclosure wall to the principal structure at bedroom 3 exterior wall. This will also screen the hot tub from Lot #4 and the lane.
- l. Correct the hot tub cap detail to match the exterior elevations.
- m. Label the new wall at the rear lower deck shown on the deck plan and show the extent of the new stairway and dimension the stairway.
- n. Submit cut sheet for new exterior lights complying with Section 20 of the DCM.

Lot #3 Ochoco Lane

Project: "As Built" Hot Tub

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

Denied for the following reason(s):

- 1. As built conditions and as submitted plans show the hot tub is not properly screened per Section 17.07 of the Design Committee Manual (DCM).
- 2. Trees proposed for removal are denied.
- 3. Upon resubmittal, the following items shall be addressed:
 - a. Hot tub shall be fully screened per Section 17.07 of the DCM.
 - b. Site plan shall show (3) parking spaces on the driveway per Section 12.09.4 of the DCM.

ADDITION/ALTERATION

Lot #19 Tokatee Lane

Project: Addition

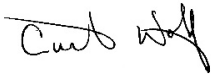
The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

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 to include the following:
 - I. Construction staging area.
 - II. Accurate lot coverage calculations as required by Section 2.08.4 of the Design Committee Manual (DCM).
 - III. Reduce the size of the driveway. The Committee has determined 7 sleeping areas are needed to be shown on the driveway surface.
 - c. Update/revise the Demolition summary for administrative review.
 - d. Submit cross -sections for all enclosures.
 - e. Revise all plans to show 6:12 roof pitch.
 - f. All revised plans noted above shall be submitted for Design Committee administrative review.
 - g. All trees proposed for removal are denied, including the 8" Ponderosa pine near the front walkway.
2. Prior to installation a complete colors/materials board shall be submitted for administrative review. Provide manufacturer's cut sheets for new materials such as light fixtures, windows, doors, garage doors, railings, decking, etc.
 3. The following item is a recommendation for the applicant to consider:
 - a. Increase trash enclosure to accommodate 3 cans due to new side yard recycling program.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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