



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

PRESENT: Curt Wolf, Chairperson; Mark Feirer, Richard Look, Theresa Youmans

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 10:10 a.m. The minutes of the 3/10/23 meeting were approved.

MINOR ADDITION

Lot #1 Lone Eagle Landing

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. The Form D and submitted plans are incomplete, including all items required by the checklist, i.e., parking spaces, building dimensions, exterior lighting layout, ridge line height, existing grades and topography.
2. The proposed hot tub does not meet the requirements of Sections 17.07, 17.10, and 17.11 of the Design Committee Manual (DCM), relative to the size of the hot tub enclosure, screen wall height, and the enclosure does not attach to the principal structure.
3. Upon resubmittal, the following items shall be addressed:
 - a. Complete Form D and include all information required in #1 above on the site plan and elevations.
 - b. Consider relocating the hot tub enclosure to ensure the enclosure is not located in a setback, attaches to the principal structure, the height of the screen wall does not exceed the 5 ft. maximum, and the square footage of the enclosure does not exceed approximately 150 sq. ft.

Lot #2 Spyglass 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:

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. Revise plans to meet Form D requirements and submit for administrative review:
 - b. Site plan shall show:
 - I. North arrow.
 - II. 3 parking areas in the driveway.
 - III. Construction staging area.
 - IV. Utility connection lines.
 - V. Trash enclosure.
 - VI. Deck area at slider.
 - VII. Accurate lot coverage ratio.
 - VIII. A/C unit and enclosure.
 - c. Floor plan shall show:
 - I. All proposed decks and enclosures and accurate dimensions.
 - d. Elevations shall show:
 - I. All decks.
 - II. Trash enclosure.
 - III. A/C enclosure.
 - IV. Accurate window and door locations.
 - V. Hot tub gate siding shall match house siding.
 - e. Revise demolition summary and submit for administrative review.
 - f. Hot tub enclosure size is approved as drawn (approximately 14'x14').
 - g. 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.
 - h. 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 Design Committee Manual (DCM) and Form D.
2. Prior to installation the following item is required:
 - a. If removing slider and replacing with windows, provide manufacturers specs for new windows.
3. The following item is a recommendation for the applicant to consider:
 - a. Increase the trash enclosure size to meet new side-yard recycle program.

ADDITION/ALTERATION

Lot #8 Juniper 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:
 - 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 accurate existing >4"dbh tree locations, type and size. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
 - c. Submit a revised site plan to reflect the following:
 - I. Roof eaves over garage.
 - II. Exterior lights.
 - III. Site topography.
 - IV. Construction staging area in driveway.
 - V. Proposed ridge line height.
 - VI. Existing and final grade of new building corners.
 - VII. Accurate lot coverage calculations, including a breakdown of all elements as required by Section 2.08.4 of the DCM.
 - d. Submit revised elevations to reflect the following:
 - I. Siding.
 - II. Lights.
 - III. All other exterior elements per Form D.
 - IV. Identify siding to be used on the garage below the board and batt siding.
 - V. Identify the material to be used on the left elevation next to the barn door.
 - VI. Lighting shall conform to Section 20.0 of the DCM.
 - VII. Pathway lights shall conform to Section 20.0 of the DCM.
 - VIII. Soffit lights shall conform to Section 20.03.1 of the DCM.
 - e. Roof eaves cannot encroach into the setbacks per Section 13.06 of the DCM. Possible encroachment at right side of new garage. Reduce eaves and/or move structure to avoid encroachment. There is a slight setback encroachment at the rear left corner of the house (eaves). This encroachment is approved as drawn.
 - f. Fencing/enclosure Type B is not approved. All fencing/screen walls must match existing structure per Section 17.07 of the DCM. Fencing and hot tub enclosure shall match in height and construction materials.

- g. Garage siding: replace lower flat panels with matching board and batt siding. Replace horizontal siding at left side of barn door with matching board and batt siding.
 - h. Provide materials and dimensions of trellis above garage door and submit plans for administrative review.
 - i. The 30” Ponderosa pine and 18” LP identified on the site plan are approved for removal only in conjunction with the construction project.
2. Prior to installation the following is required:
 - a. Submit a color and materials board and cut sheets for new exterior elements (windows, doors, decking, railings, stone veneer, etc.) for administrative review.
 3. The following item is a recommendation for the applicant to consider:
 - a. Increase trash enclosure size to accommodate 3 cans to meet new side-yard recycle program.

Lot #9 Ollalie 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. Trees proposed for removal outside the construction footprint are not approved. Contact SROA Natural Resources staff at 541-593-1522.
 - b. A Form D demolition summary has not been completed. Submit a demolition plan for administrative review.
 - c. Correct the property description sheet to indicate that all new windows will be Milgard “black bean” color. All existing windows shall be replaced to match.
 - d. Identify the trash enclosure on the site plan per Form D.
 - e. The slight difference between the pitch of the existing roofs and the new roofs (6/12 vs 7/12) is negligible and therefore approved.
 - f. The number of ceiling fixtures in the rear covered patio appears excessive: reduce the number of fixtures to 4. All ceiling fixtures shall conform to Section 20.03.1 of the Design Committee Manual (DCM).
 - g. The hot tub screen walls appear to meet the intent of Section 17.07 and 17.10 of the DCM without complete screening considering the location of this project and are therefore approved. Walls are approved as drawn.
 - h. Revise plans accordingly and submit for administrative review.
2. Prior to completion of the project the following conditions of approval shall be met:
 - a. Submit a color and materials board for full-committee administrative review.

- b. No portion of the structure, including eaves and screen walls, shall encroach into the side setbacks per Section 13.06.2 of the DCM.
- c. All exposed metals shall conform to Section 19.08 of the DCM.
- d. All exterior lighting shall conform to Section 20 of the DCM.
- e. The garage door shall be wood or have a wood appearance per Section 16.06 of the DCM. Provide a cutsheet for administrative approval.
- f. New roofing shall match the existing roofing; if not possible, existing roofing shall be replaced.

MOTION AMENDED:

1. **Item 1g above amended to read:** The hot tub screen walls appear to meet the intent of Section 17.07 and 17.10 of the DCM without complete screening considering the location of this project and are therefore approved. Walls are approved as drawn.

PRELIMINARY NEW CONSTRUCTION

Lot #19 Loon Lane

Project: New Home

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:

Preliminarily denied for the following reason(s):

1. Front elevation does not appear cohesive per Section 2 of the Design Committee Manual (DCM).
2. The right-side elevation does not incorporate changes in direction or dividing large masses into varying heights and sizes per Section 2.08.2 of the DCM.
3. Upon final submittal the following items shall be addressed:
 - a. Fill out Form D completely.
 - b. Show any proposed rear deck on the site plan.
 - c. Indicate screen wall height on elevations. Show hot tub gate on rear elevation. Reduce the size of the hot tub enclosure to be closer to 150 sq. ft.
 - d. Provide details, materials, and a cross-section of the front metal roofed overhang.
 - e. 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 Design Committee Manual (DCM) and Form D.

NEW CONSTRUCTION

#7 Yellow Rail Lane

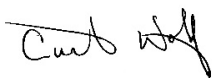
Project: New Home

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 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 to arrange an on-site visit.
 - b. 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 Design Committee Manual (DCM) and Form D.
 - c. Property pins shall be located and exposed as required by the preliminary approval letter dated 1/18/23.
 - d. Remove the title "Preliminary SROA Review Set. Not for Permit" from all plan sheets.
 - e. Revise the site plan to correctly show the rear setback in relation to the Common Area.
 - f. Reduce the size of the hot tub area as required by the preliminary approval letter dated 1/18/23.
 - g. No portion of the structure shall encroach into the side setbacks per Section 13.06.2 of the DCM. The enclosed dog run shall be reduced in width accordingly.
 - h. Submit all plan changes noted above for administrative review.
2. Prior to installation, the following is required to be completed:
 - a. Provide cutsheets, installation details, and proposed color for the rear railing system for administrative review.
 - b. Provide cutsheets of the exterior lights for administrative review. All exterior lighting shall conform to Section 20. Ceiling fixtures at the covered patio shall conform to Section 20.03.1 of the DCM.
 - c. Provide cutsheets of the garage door. The door shall conform to Section 16.06 of the DCM.
 - d. Roofing shall be chosen from the approved list available from the Community Development department.
 - e. Submit a full colors and materials board along with a sample of the entry pavers for full Committee administrative review.
3. Prior to completion of the project, the following conditions shall be met:
 - a. Site grading shall conform to Section 12.08 of the DCM.
 - b. Submit a landscape plan per Section 22.04 of the DCM, including details of both retention areas, for administrative review.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission