



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
APRIL 14, 2023**

**PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Richard Look, Theresa Youmans,
Louise Howard**

**ALSO PRESENT: Shane Bishop, Design Review Planner; Scott Jackson, Design Review
Planner**

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 3/24/23 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:

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. Property pins shall be located and exposed, and property boundaries shall be staked and strung per Section 4.16 of the DCM.
 - d. Label trash enclosure, dimension parking zones on the site plan and submit for administrative review.
2. Prior to installation, submit the following items for administrative review:
 - a. Composite deck sample or photo.
 - b. Cutsheet of new deck rail.
 - c. Brochure of new recessed soffit lighting.

Lot #17 Kinglet Lane

Project: Dog Run

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. Revise window color on the Form D, Property Description sheet to coordinate with the gray windows. White windows are not allowed in Sunriver.
 - d. Show 4 parking zones in the driveway per Section 12.09.4 of the DCM.
 - e. Revise lot coverage to be accurate and legible.
 - f. Show all proposed stairs and gates on plans.
 - g. Submit a screen wall cross section.
 - h. North end of dog run stall align with the south wall of the hot tub.
 - i. Revise plans and submit for administrative review. Plans shall be "of a professional quality" per Section 4.04 of the DCM.
2. Prior to installation the following item is required:
 - a. Submit railing cut sheet for review and approval.
 - a. Prior to completion of this project store all chairs in the backyard out of sight per Section 3.00 of the DCM.

Lot #29 Red Cedar 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. 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.

- b. Submit a site plan to include the following:
 - I. Label the trash enclosure.
 - II. Correct scale 1" =10'.
- c. Submit a revised floor showing the hot tub enclosure dimensions.
- d. Submit revised elevations to include the screen wall under rear deck. (left elevation).
- e. Items 1a-d above shall be submitted for administrative review.
- 2. The site plan indicates the roof eaves encroach into the left side setback and side deck stairs show a minor encroachment into the right side setback. The Design Committee will allow these encroachments "as is". However, any major changes in the future to either feature may require setback compliance per Section 13.0 of the DCM.
- 3. Prior to completion of this project, the following items are required to be completed:
 - a. All non-approved exterior changes, including, but not limited to, swing under rear deck, brown screening attached to upper deck railing, and exterior roll down shades on upper floor windows, shall be removed or submit "as is" conditions to the Design Committee for review.
 - b. Remove all items attached to trees.
 - c. Remove trash bags stored on right side of house.
 - d. All roof vents shall be painted to match roof color or flat black.
 - e. Utility box shall be painted to match house body color.

ADDITION/ALTERATION

Lot #3 Trophy Lane

Project: Attic Bedroom 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:

Deferred for the following reason(s):

- 1. Plans are incomplete per Section 4.04 of the Design Committee Manual (DCM) and Form D.
- 2. Upon re-submittal, the following items shall be addressed:
 - a. Include dimensions showing location of house on lot.
 - b. Indicate roof overhangs.
 - c. Submit a revised site plan showing accurate existing >4"dbh tree locations, type and size. Include any trees proposed for removal.
 - d. Indicate trash enclosure and a/c units.
 - e. Show all exterior lighting.
 - f. Show parking zones (10'x20') on the driveway surface per Section 12.09.4 of the DCM. One zone per sleeping area.
 - g. Area tabulations shall appear on sheet in lower right corner of site plan, provide percentage of lot coverage information.

- h. Show all house exterior dimensions on the floor plan.
 - i. Indicate all exterior lighting locations on floor plan.
 - j. Indicate patio (not deck) areas on floor plan.
 - k. Elevations shall show all light locations.
 - l. House number under a light source per Section 29.07 of the DCM.
 - m. Change the roof design to match other dormers on the house.
3. Locate and expose all property corners and stake and string the property boundaries.

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:

This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

Preliminarily approved subject to the following conditions:

1. Upon final submittal, the following items shall be included:
 - 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 Design Committee Manual (DCM) and Form D.
 - b. Property pins shall be located and exposed per Section 4.16 of the DCM.
 - c. Note building heights on elevations.
 - d. Revise the roofs at the entry. Roofs shall be a 4:12 minimum slope per Section 12.02 of the DCM, and the shed roof at the left of entry doesn’t match the style of the rest of the house.
 - e. The driveway is larger than is required for 6 parking zones. Reduce the size of the driveway to eliminate excessive hardscape. The width of the driveway at the lane connection shall be no more than 16’. Reduce the size of the driveway turn-around to 12’x6’.
 - f. The size of the rear patio is excessive. Eliminate the portion of the patio behind the hot tub enclosure.
2. The following item is a recommendation for the applicant to consider:
 - a. Align the upper portion of the entry wall above the porch beam. This will create a 4.5’ deep shelf at the interior and a soffit at the exterior.

Lot #21 Red Fir 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:

This decision is for the preliminary submittal of the project only. Additional conditions may be required upon re-submittal.

Denied for the following reason(s):

1. Unable to adequately evaluate site plan. Plan a1.1 is difficult to read.
2. Upon re-submittal, the following items are required to be addressed:
 - a. Increase line weight of structures and reduce size and line weight of trees.
 - b. Ridge line height appears to exceed 30' maximum per Section 12.03 of the Design Committee Manual (DCM).
 - c. The design of the home does not meet Section 2.08.3 of the DCM.
 - d. Rear shed roof pitch is less than the minimum 4:12 pitch allowed per Section 12.02 of the DCM.
 - e. Five parking areas are shown, there is a possible sixth sleeping area in the bonus room. Therefore, six parking areas are required per Section 12.09.4 of the DCM.
 - f. The driveway is located adjacent to the lane creating a near point of connection that exceeds the 16' maximum. Refer to Section 12.09.4 of the DCM for additional information.

PRELIMINARY COMMERCIAL NEW CONSTRUCTION

Lot #57380 Sun Eagle Lane; SROA Public Works

Project: Public Works Facility Bldg

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:

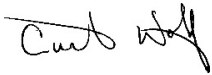
This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.

Preliminarily approved subject to the following conditions:

1. Upon final submittal the follow is required to be completed:
 - 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 Design Committee Manual (DCM) and Form D.
 - b. Note the building ridge height on the site plan.
 - c. Provide a screen wall around the exterior mechanical units per Section 17.07 of the DCM. Corner posts may be steel posts to double as protective bollards.
 - d. Show site grading.
 - e. Indicate all structures to be demolished on the site plan.
 - f. A portion of the employee parking and the trash/recycle area seem to conflict. Show how this is resolved on the site plan.
 - g. The retaining wall indicated on the site plan is not approved. Per Section 2.08.3 of the DCM, structures shall be designed for the site; the site shall not be modified to fit the structure.
 - h. Provide a detail of the awnings.
 - i. Provide an eave detail. Show the gutter positioned so that it won't be damaged by ice and snow cascading off the roof.

- j. Delete the awning over the entry walk. This is not needed architecturally.
 - k. Remove all color references from the elevation and material legends.
 - l. Provide exterior trim details.
 - m. Revise the south and north elevations to only show one type of siding. The height of the vehicle door at these elevations make the siding transition awkward and is not needed architecturally.
 - n. Window grids shall be deleted.
2. The following items are recommendations for the applicant to consider:
- a. Consider eliminating or reducing the amount of gutter to eliminate some maintenance work.
 - b. Move the firewood operation to better suited location.
 - c. Access to the existing building to the east of the proposed building be one shared entrance.
 - d. Eliminate the vehicle door on the south side of the proposed building.
 - e. Modify the fence between Sun Eagle and the Quelah Lane home to be a solid fence.
 - f. The accessible parking space should comply with the ADA standards.
 - g. Relocate the proposed building to not extend into the 10' Utility Easement.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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