



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
APRIL 28, 2023**

PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Richard Look, Mark Feirer

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 10:00 a.m. The minutes of the 4/14/23 meeting were approved.

MINOR ADDITION

Lot #11 River Rd

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:

This decision is for the relocation of the hot tub only. All other proposed changes shall be considered upon a separate application.

Denied for the following reason(s):

1. Previously submitted plans for the hot tub enclosure did not accurately and completely represent all setbacks as required by Section 13.03 of the Design Committee Manual (DCM).
2. The drawings now clearly show that the proposed patio and hot tub enclosure encroach into the 40 ft. rear setback established by Deschutes County. The Design Committee has no authority to allow such an encroachment per Section 13.04 of the DCM, which states the following: "There are two sources of setbacks to which Sunriver shall conform: 1) Deschutes County setback rules and regulations, 2) Sunriver setback rules. The Design Committee is bound to adhere to the governing setbacks which are the strictest." In this case the 40 ft. setback is the strictest requirement and there is no indication that the County has allowed an exception to it, therefore it must be respected.
3. Per Sections 1.03, 2.06, and 2.08 of the DCM, the proposed hot tub area is not compatible with the surrounding environment, including but not limited to possible impairment of aircraft and support vehicles trying to safely maneuver in the common taxiway area.

4. All portions of the existing hot tub and patio construction that encroach into the 40 ft. setback must therefore be removed. Contact SROA Community Development Department regarding the Stop Work Order that currently applies to this area and to establish a timeframe for removal.
5. If the applicant wishes to resubmit, the following items shall be addressed:
 - a. New drawings shall accurately show all relevant setbacks and any other restrictions per Section 13.03 of the DCM. No portion of the reconfigured hot tub area or any other area shall encroach into any setback.
 - b. The proposed work shall be submitted for full committee administrative review.
 - c. If a hot tub will be included, it shall be screened in accordance with Section 17 of the DCM.

PRELIMINARY ADDITION/ALTERATION

Lot #11 Shag Bark 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:

Denied for the following reason(s):

1. Submitted plans show the addition encroaching into the 7'6" side yard setback as required by Section 13.06.2 of the Design Committee Manual (DCM).
2. Upon re-submittal, the following 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. Property pins shall be located and exposed per the Preliminary Plan Submittal checklist.
 - c. Cover all red paint on trees proposed for removal per Section 4.16.6 of the DCM.
 - d. Delete fencing shown on the renderings. Per Section 17.08 of the DCM "fences or privacy screens are not permitted as a general rule" and are not allowed in the side yard setbacks per Section 13.06.2 of the DCM.
 - e. Clarify the scope of the project. For example, the chimney is not shown on the exterior elevations, the covered entry is shown slightly different than the existing entry, and the pipe columns are shown on the plans.
 - f. Show and dimension all setbacks on the site plan. The side yard setbacks are 7'-6" per Section 13.06.2 of the DCM. The rear setbacks shall comply with Section 13.05.3 of the DCM. Show and dimension the common area to the rear of the lot.
 - g. Show 5- 10'x20' parking zones on the driveway surface per Section 12.09.4 of the DCM.

- h. Revise the site coverage calculations to itemize the following areas: lower floor living, garage, covered front porch, hot tub enclosure, front and rear second floor decks that are not over the lower floor living areas and the second floor living that isn't stacked over the first floor.
- i. Provide all information required by Form D and the Preliminary Plan Submittal Checklist.
- j. Show the dashed outlines of the upper or lower floors on the first or second floor plans.
- k. Change the pipe columns shown on the existing floor plans to wood log columns. If you are proposing to change them to pipe columns submit the base detail and how the beams connect to the pipe.
- l. Show a/c enclosure per Section 17 of the DCM.
- m. Hot tub enclosure shall be no taller than 6' above the walking surface at the hot tub. Delete the openings in the hot tub enclosure wall.
- n. Delete the shading on the exterior elevations.

NEW CONSTRUCTION

Lot #15 Plover Lane

Project: New Home

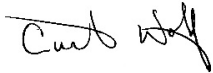
The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the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

Deferred for the following reason(s):

1. Lot coverage calculations appear to be incorrect.
2. Upon re-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. Trees marked for removal outside of the construction footprint are not approved. Contact the SROA Natural Resources department at 541-593-1522 for further assistance.
 - c. Property pins shall be located and exposed and the lot staked and strung per Section 4.16 of the DCM.
 - d. Revise all lot coverage calculations as required by Section 2.08.4 of the DCM. Lot coverage shall not exceed 35%.
 - e. Accurate ridge height shall be shown on all plans. If the ridge height exceeds 21 ft. the side yard setback shall be 7'5" ft. per Section 12.03 of the DCM.
 - f. Paint colors were not reviewed with this submittal.
 - g. The house number shall be located under a light source or on a post at the lane as required by Section 29.07 of the DCM.
 - h. Per Section 17.10 of the DCM, the hot tub shall be completely screened from view of neighboring lots. Remove the double gate and place a single gate against the house.

- i. The portion of roof shown on the building section (sheet A-3) shows a 3.5/12 roof pitch. Per Section 12.02 of the DCM, the minimum roof pitch is 4/12. Correct the plans as needed.
 - j. The driveway is larger than required for 4 10'x20' parking zones. Delete driveway area where the staging area is shown.
 - k. Revise the building section to coordinate with the roof framing detail and adjust the ridge height accordingly.
 - l. Show stone caps at stone veneer.
3. The following is a recommendation for the applicant to consider:
- a. Upsize the beams at the 12x12 wood posts to 12x to match the post widths.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission