



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JUNE 23, 2023**

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

ALSO PRESENT: Scott Jackson, Design Review Planner; Scott Gillies, Board Liaison; Keith Kessar, Asst. General Manager

Design Committee Chair, Curt Wolf called the meeting to order at 10:25 a.m. The minutes of the 6/9/23 meeting were approved.

ADDITION/ALTERATION

Lot #2 Mt Rose 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. The proposed additional square footage on Form D does not align with the proposed additional square footage on the plans. Revise and resubmit page 3 of Form D for administrative review.
 - d. Revise the site plan to show one 10'x20' parking zone per sleeping area in the driveway per Section 12.09.4 of the DCM. Resubmit for administrative review.
 - e. Change window on the right elevation to a 8.0 x 2.0 to minimize view of neighbors hot tub.

- f. Reduce rear wall at closet approximately 1.5 feet and resubmit for full Committee administrative review per Section 2.08.2 of the DCM.
2. The following items are recommendations for the applicant to consider:
 - a. Repaint entire house.
 - b. Enlarge the trash enclosure to accommodate 3 cans.

Lot #14 Virginia Rail 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):

The house was built in 1981 with the structural wall on the north side extending into the side yard setback. In 2013, the homeowner updated the floor plans and added a hot tub. These plans were approved and the lot coverage was listed as 37%.

1. The proposed garage does not conform to Section 16.05 of the Design Committee Manual (DCM).
2. The overall design of the addition is not compatible with Section 2.06 of the DCM.
3. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Recalculate the existing and proposed lot coverage to include all berms, the hot tub enclosure, and the existing a/c enclosure. Tabulation shall be shown on the site plan per Form D. Page 4 of Form D shall be corrected accordingly.
 - b. Move any items impeding the rear property line stringing and re-string to allow the Committee to view the scope of the project per Section 4.16.3 of the DCM.
 - c. The site plan shall show (6) six 10'x20' parking zones in the driveway per Section 12.09.4 of the DCM.
 - d. Show the scale on all plans per Section 4.04 of the DCM and Form D.
 - e. Provide screening of the a/c unit per Section 17.07 of the DCM. Additionally, the a/c enclosure shall be shown on the floor plan, site plan, and appropriate elevations per Section 4.04 of the DCM and Form D.
4. The following items are recommendations for the applicant to consider:
 - a. Remove the remaining berm on the north side of the building and delete the proposed shed/storage room to reduce the lot coverage to be closer to the 35% maximum coverage allowed by Section 2.08.6 of the DCM.
 - b. Replace all diagonal siding with horizontal siding to improve aesthetics and provide a uniform appearance per Section 2.08.3 of the DCM.

PRELIMINARY NEW CONSTRUCTION

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:

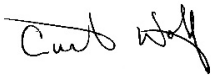
Preliminarily approved subject to the following conditions:

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

1. Upon final submittal, the following items shall be addressed, all Sections noted are required by the Design Committee Manual:
 - a. Section 12.03. The ridge height shall be measured from the existing and undisturbed elevation at the mid-point of the building footprint. The building mid-point used for the measurement appears incorrect making the building height unclear.
 - b. Section 4.04. Show 10'x20' parking zones as dimensioned rectangles.
 - c. Section 4.16.06. Double check the accuracy of site conditions shown, in particular trees, type, and location.
 - d. Section 12.04. The amount of siding shingles seems excessive. Reduce the amount of shingle siding.
 - e. Section 6.02.4. Site plan is incomplete. Show the portable construction toilet location on the site plan.
 - f. Section 21.06. Non-locking access to the garage trash area is not shown as required.
 - g. Section 17.07. Show the a/c enclosure on the site plan with a 2x top cap.
 - h. Section 17.07. Hot tub is visible from an adjacent property. Extend screening and possibly add a gate as necessary to address this issue.
 - i. Section 17.07 The top cap for the hot tub enclosure is not clearly specified. 2x material is required.
 - j. Section 17.11. The screen height of the hot tub enclosure is not clearly stated. A 5' height is required.
 - k. If the hot tub is be a future addition as stated on the site plan, remove it completely from all drawings.
 - l. Section 20.03. The exterior light high on the wall above the garage windows does not appear compliant with this section.
 - m. Section 29.07. The house numbers presented (5-digit county address) may be blocked from view from the lane, which is elevated relative to the lot, by the horizontal beam in front of them. Consider placing the numbers on the garage under a light source.
 - n. Section 2.08.3 Remove window grids.
 - o. Section 18.05. Exterior posts shall be 6x6 minimum.

- p. Widen the driveway at the lane to 20' to accommodate a 10'x20' parking zone at the lane and reduce or eliminate the asphalt parking area adjacent to the side of the garage.
- q. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal, per Section 4.04 and the Preliminary Plan Submittal checklist.
- r. A Certified Arborist report shall be submitted for review and approval and shall clearly detail protective measures to ensure the survival of the Ponderosa pines located within or near all proposed construction areas.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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