



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JUNE 9, 2023**

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

ALSO PRESENT: Shane Bishop, Design Review Planner; Scott Jackson, Design Review Planner; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:05 a.m. The minutes of the 5/26/23 meeting were approved.

ADDITION/ALTERATION

Lot #3 Newberry 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:

Deferred for the following reason(s):

1. Numerous items required by Form D for final review are missing from plans and property boundaries have not been strung.
2. Upon re-submittal, the following items are required to 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 Design Committee Manual (DCM) and Form D.
 - b. A certified arborist report shall be submitted for review and approval and shall clearly detail protection measures to ensure the survival of the Ponderosa pines located within or near all proposed construction areas.
 - c. Trees proposed for removal outside of the construction footprint are not approved.
 - d. Adjacent homes are not shown on the site plan as required by Form D.
 - e. Property lines shall be staked and strung per Section 4.02 of the DCM. Property pins shall be exposed per Section 4.16.2 of the DCM.
 - f. The following items are required per Form D checklist:
 - I. Exterior light layout.
 - II. Door and window openings.
 - III. Roof slopes.

- IV. House number under a light source or on a post at the lane.
- V. Deck dimensions.
- VI. Overall building height.
- g. Show six (6) parking zones (10'x20') on the designated driveway surface to correspond with the six (6) sleeping areas.
- h. Recalculate the lot coverage ratio to include the a/c and trash enclosures as they exist.
- i. Accurately label driveway material.
- 3. Prior to installation provide samples or cutsheets of decking material, railing system, and any proposed light fixtures.
- 4. Portions of the driveway appear to encroach into the right side setback. Locate and string both the property boundary and the setback boundary for on-site staff verification. Per the Design Manual Introduction paragraph 1 and Section 13.06.02, if an encroachment exists it is required to be removed.
- 5. All doors other than the front door shall be painted house body color per Section 19 of the DCM.

RE-REVIEW

Lot #11 River Road

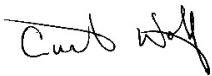
Reconsideration of hot tub location decision

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:

The Committee upheld the decision of 5/12/2023. The Design Committee has been advised by Deschutes County and SROA staff research that the platted 40' rear setback is a Sunriver setback, which is more restrictive than Deschutes County regulations.

Per Section 13.06.3 of the Design Committee Manual (DCM), no building improvements above 12" from finish grade level shall encroach into the rear setback. The existing encroachment is above 12", therefore the original denial is upheld, and the existing encroachment shall be removed.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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