



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 25, 2023**

PRESENT: Curt Wolf, Chairperson; Steve Bosson, Richard Look, Bev Cook, Mary Beth Collon, Mark Feirer

ALSO PRESENT: Keith Kessar, Asst. General Manager; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:30 a.m. The minutes of the 8/11/23 meeting were approved.

ADDITION/ALTERATION

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 below. **All Sections noted in the following decision reference the Design Committee Manual dated 12/19/20 (DCM).**

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. Hot tub shall not be visible from roadways, bike paths, other lots and residences per Section 17.10 of the DCM. Correct with enclosure wall extension and/gate.
 - c. Property lines shall be identified using a solid line per Form D checklist.
 - d. Remove portions of the driveway that encroach into the side yard setback as required by Section 13.06.2 of the DCM.
 - e. The walkway from the driveway to the trash enclosure shall be shown per Sections 12.09.5 and 21.08 of the DCM.
 - f. Indicate dimensions of trash enclosure.
 - g. New a/c location appears to encroach into the side yard setback. Correct location of a/c as necessary.
 - h. Note ridge height and roof slopes on all elevations per Form D. Ridge height of existing structure is noted on sheet A4.0 and roof slopes are noted on sheet A5.0.
 - i. Provide a landscape plan for excavated berm area.

2. Prior to installation provide a complete colors/materials board for full Committee administrative review.
3. Prior to completion of this project, the following items shall be completed:
 - a. Remove all encroachments on SROA commons including sprinkler system per Section 13.06.5 of the DCM.
 - b. The house number shall be located under a light source or on a post at the lane per Section 29.07 of the DCM.
4. The following items are recommendations for the applicant to consider:
 - a. Remove all wire enclosures of all plants other than potted plants along rear patio.
 - b. Paint entire house.
5. **NOTE: Lot coverage is being reduced to roughly 37% and is approved by the Design Committee.**

PRELIMINARY NEW CONSTRUCTION

Lot #3 Catkin 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 below. **All Sections noted in the following decision reference the Design Committee Manual rev. 6/15/23.**

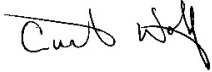
Preliminarily approved subject to the following conditions:

This decision relates solely to the preliminary submittal of the project plans. (See DCM 6.05(b)(2)). Additional conditions of approval may be required upon submittal of the project plans for Final Review. In addition to the requirements set forth on FORM D "Project Application for Type 3 Final Review," each of which must be satisfied upon submittal of the plans for Final Review (See DCM 6.05(c)(4)(a)), the following are some of the items that have come to the attention of the Committee at this preliminary stage and must be successfully addressed upon submittal of the project plans for Final Review (See DCM 6.05(c)(4)(b)):

- 1) The line work on the Site Plan does not correlate with the Legends on the Site Plan.
- 2) While the property pins have been located and exposed, and identified on the Site Plan, the property lines as drawn on the Site Plan do not line up correctly with the property pins as located on the Site Plan.
- 3) Portions of the proposed construction staging area on the Site Plan fall outside of the proposed driveway footprint. The construction staging area must be fully located within the existing or proposed driveway only. (See DCM 2.05(d)(3)).
- 4) A dotted red contour line without elevations appears on the Site Plan but has no corresponding explanation on the Legend.
- 5) The "Building Height Calculations" explanatory notation on the Site Plan inaccurately refers to the Caldera Springs ARC ridge height calculation formulas. (See DCM 3.02(c)).
- 6) The Site Plan does not accurately depict the dimensions of the Common Area surrounding the lot. These dimensions are used to determine the rear setback. The minimum rear setback is 3'. (See DCM 3.02(d)(1)(c)).
- 7) Provide a tabulation of all areas that comprise the Lot Coverage Calculation of 34.9%, including trellises.
- 8) The "Bonus Room" on the second floor is deemed to be a sleeping area. Therefore, the driveway must accommodate six 10x20 parking spaces. (See DCM 3.04(b)(2)).

- 9) The trash enclosure shall be large enough to accommodate three 32-gallon trash/recycling cans and there shall be a walkway from the driveway to the trash/recycling enclosure. (See DCM 3.15(b)(2)(a), (e)).
- 10) Clarify the roof structure over the trash enclosure.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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