



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
SEPTEMBER 22, 2023**

PRESENT: Richard Look, Chairperson; Mark Feirer, Paul Lindstrom, Marybeth Collon

ALSO PRESENT: Scott Jackson, Design Review Planner; Shane Bishop, Design Review Planner; Keith Kessar, Asst. General Manager

Design Committee Chair, Richard Look called the meeting to order at 10:25 a.m. The minutes of the 9/8/23 meeting were approved.

ADDITION/ALTERATION

Lot #5 Pathfinder 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 rev. 6/15/23 (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. Indicate accurate existing >4" DBH tree locations, type, and size on the site plans. Include all trees proposed for removal per Form D.
 - c. 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.
 - d. Indicate trash enclosure on site plan per Form D.
 - e. The support structure of the deck is required to be screened per Section 3.16(a) of the Design Committee Manual (DCM).
 - f. Provide complete and accurate details for the canopy at the front entry of the home for full Committee review.
 - g. Provide a re-calculated floor area ratio to include the front entry area covered by the canopy per Section 3.02(e) of the DCM.
2. Prior to installation, the following shall be completed:
 - a. Provide material samples, cutsheets, or specifications for new additional outdoor lighting fixtures for administrative review.

- b. Provide material samples/cutsheets showing the materials, and the finish intended for the handrails and all vertical surfaces of the decking per Section 3.10(a)(7) of the DCM.
- c. The new exterior doors shall match the house body color. Pre-finished doors shall be compatible with the house body color subject to Design Committee approval as per Section 3.07(a)(2).

MOTION AMENDED:

1. **Item #1f above shall read: Provide complete and accurate details for the canopy at the front entry of the home for administrative review.**

PRELIMINARY NEW CONSTRUCTION

Lot #7 Red Alder 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 (DCM).**

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 is required to be completed:
 - a. Submit a revised site plan showing accurate existing >4" DBH tree locations, type, and size per preliminary plan submittal checklist. Identify any trees proposed for removal per Form D.
 - b. 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.
 - c. Trees proposed for removal outside of the construction footprint are not approved for removal.
 - d. Correct the Floor Area Ratio (FAR) to include the garage area per Section 3.02(e)(5) of the Design Committee Manual (DCM).
 - e. Include a calculation in the area tabulations showing the total square footage of all enclosed exterior areas per Section 3.15(b)(1)(a) of the DCM. The maximum size of all combined enclosures is 350 square feet.
 - f. Identify all roof pitches on the elevations. Per Section 3.11(a)(3) of the DCM, roof pitches shall be a minimum 4/12.
 - g. Determine the type of passage doors; plans provide two options.
 - h. Provide cut sheets for the garage doors. Garage doors shall be wood or have a wooden appearance per Section 3.08(3) of the DCM.
 - i. Provide details confirming that the outdoor kitchen conforms to Section 3.30 of the DCM.
 - j. Show a two-digit house number under a light on elevations.
 - k. Identify materials and dimensions of all timber elements, including knee braces, deck columns, roof truss, etc. Elevations shall show any exposed metal connectors.
 - l. Label details and dimensions of the metal railings.
 - m. Provide cut sheets for all exterior lighting.

- n. Correct callout #12 on the left elevation roof of sheet A4. It does not correspond with the material/finish legend.
- o. Provide a cross-section of screen walls.
- p. The trash enclosure shall accommodate three 32-gallon cans per Section 3.15(b)(2)(a) of the DCM.
- q. Considering the unusual and challenging site, the maximum ridge height appears to conform to the intent of Section 3.02(c) of the DCM and is therefore approved.
- r. Include all relevant items required by Form D upon final submission.

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 (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. Provide a full window and exterior door schedule (garage door included) indicating sizes, materials, and colors per Sections 3.07 and 3.09 of the Design Committee Manual (DCM). Window grids are not permitted per Section 3.09(a)(5) of the DCM.
 - c. Provide samples, cut sheets, and/or other product information as to all exterior materials, including all timber elements (posts, beams, trusses), doors, windows/window trim, roofing (composite and metal), siding/trim, decks/patios, railings, stone/stone veneer. Per Sections 3.09, 3.10, 3.11 of the DCM and Form D.
 - d. Provide a full colors and materials board depicting all exterior materials and finishes per Form D. Size of board not to exceed 24"x24" inches.
 - e. Provide a full exterior lighting schedule, and provide photographs, brochures, and/or other product information indicating size, shape, style, lumens, and color of all proposed lighting fixtures as required by Section 3.19 of the DCM and Form D.
 - f. Provide revised plans and elevations depicting location and type of each proposed exterior light fixture per Section 3.19(c) of the DCM.
 - g. Provide cut sheets brochures, and/or other product information detailing the proposed built-in BBQ and garage doors per Sections 3.07 and 3.08 of the DCM.
 - h. Provide a re-calculation of the Floor Area Ratio (FAR) including the square footage of the garage. See Section 3.02(e)(5) of the DCM.

- i. Provide a calculation of the total enclosed exterior areas, the maximum size of all such areas combined to be no greater than 350 sq.ft. Section 3.15(b)(1)(a) of the DCM.
- j. Identify the roofing material above both front windows with the stone veneer surround on the front elevation shown on page A4.
- k. Remove the call out on Sheet A2 of the plan for a trellis.
- l. Provide details of hot tub screen wall. Legend on sheets A4 and A5 call out stone walls while detail sheet A8 #10 calls out a wood screen wall. Hot tub walls shall be a minimum of 5' from the walking surface at the hot tub per Section 3.15(b)(1)(f) of the DCM.
- m. Provide proposed house number location and lighting source. Per Sunriver Rules and Regs 4.02(L).
- n. Provide the location on the plans and details regarding the proposed "fire pit" on detail sheet A9 #4 per Section 3.23 of the DCM.
- o. Submit a full set of revised plans. All legends must match the details provided on the detail sheets.
- p. All of the above items shall be submitted for Full Committee administrative review.

MOTION AMENDED:

1. **Remove item 1b above.**
2. **Revise item 1n above to read in full: Remove the "fire pit" designation from sheet A9 #4. Fire Pits are not allowed in Sunriver per Section 3.23 of the DCM and Section 4.03 of the Sunriver Rules and Regulations.**

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 below. **All Sections noted in the following decision reference the Design Committee Manual rev. 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. Submit a revised site plan showing accurate existing >4" DBH tree locations, type, and size per preliminary plan submittal checklist. Identify any trees proposed for removal per Form D.
 - c. Applicant shall follow all recommendations detailed within the Spring River Tree Service Certified Arborist report dated 8/18/23.
 - d. Provide a cut sheet for the garage doors. Doors shall conform to Section 16.06 of the Design Committee Manual (DCM).
 - e. Identify materials proposed for decking.

- f. Identify materials and dimensions proposed for the deck railing. Provide a manufacturer's cut sheet if the railing will be metal.
 - g. Show the 2-digit Sunriver house number on the front elevation instead of the 5-digit county address.
 - h. Remove exterior light 16e on sheet A3.1 per Section 20.03 of the DCM or explain why it is necessary.
 - i. Show all exposed metal timber connectors on trusses and posts on drawings and identify size, type and color.
 - j. Siding battens are identified as being 16" on center, therefore they shall be 1x4s per Section 12.04 of the DCM. Label elevations accordingly.
 - k. The hot tub enclosure appears to meet the intent of Section 17.07 of the DCM regarding connection to the principle structure and is therefore approved as submitted.
 - l. Clarify ridge vent detail.
 - m. Submit all plan changes noted above for administrative approval.
2. Prior to installation the following conditions of approval shall be met:
 - a. Submit a colors and materials board for full Committee administrative approval. Size of board not to exceed 24"x24" inches.
 3. The following item is a recommendation for the applicant to consider:
 - a. Regarding the trash enclosure, the current Design Committee Manual requires enclosures to accommodate three 32-gallon trash/recycling cans. Applicant should consider enlarging the proposed two-can enclosure. If this change is made, revise plans and lot coverage calculations and submit for administrative approval.

Respectfully submitted,



Richard Look
Design Committee Chair

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