



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
OCTOBER 13, 2023**

**PRESENT: Richard Look, Chairperson; Paul Lindstrom, Marybeth Collon, Steve Bosson, Theresa Youmans**

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

Design Committee Chair, Richard Look called the meeting to order at 10:05 a.m. The minutes of the 9/22/23 meeting were approved.

**ADDITION/ALTERATION**

**Lot #6 Camas 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. Correct the rear property setback on the site plan. Per Section 3.02 of the Design Committee Manual rev. 6/15/23 (DCM), the rear property setback should start at 10 ft from the property line and reduce to 3 ft from the property line instead of remaining 10 ft the entire way.
  - e. Remove the 5ft side yard setback lines from the site plan.
  - f. Submit accurate calculation for lot coverage and floor area ratio on site plan per Section 3.02(e) of the DCM. Update Property Description Sheet as necessary.
  - g. Add enclosed outdoor area calculation to site plan per Section 3.15(b)(1)(a). The maximum size of all enclosures as combined is 350 sq. ft.

- h. Per Form D checklist, show front door light and house number on elevations in their correct positions.
  - i. Submit cross-section of hot tub screen wall per Form D checklist.
  - j. The encroachment of the existing front right corner of roof on the expanded side setback is preferable to the proposed remediation and will be allowed as an exception per Section 1.01(b) of the DCM. Update plans accordingly.
  - k. The 16" Ponderosa is not approved for removal. Adjust new driveway shape to accommodate the Ponderosa.
  - l. Visual mass of the second-floor addition at the left end of the house does not conform with Section 3.03(b) of the DCM. To reduce massing, change siding orientation on addition and change the left hip roof end on the garage to a partial gabled end.
  - m. Submit all revised plans as required above for full Committee administrative review.
2. Prior to completion of this project, the following items are required to be completed:
- a. Per Section 3.10(a)12, paint grab bar near the hot tub to match house body color.
  - b. Per Sections 3.19 and 3.10 front door light shall be painted house body color.
  - c. Per Section 2.02 of the DCM and Section 4.02(L)(a), the house number shall be painted a contrasting color.
  - d. Per Section 3.18(a)(4) of the DCM, restore all areas disturbed by construction to native conditions.

## **PRELIMINARY NEW CONSTRUCTION**

### **Lot #5 Tournament 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 addressed:
  - a. Revise and resubmit Form A and Form D. Ensure all the requirements of Form D are addressed.
  - b. All recommendations detailed within the Certified Arborist report dated 9/27/23 shall be followed.
  - c. Indicate accurate existing >4" DBH tree locations, type, and size on the site plans. Include all trees proposed for removal per Form D.
  - d. Revise elevations to show fireplace vent/chimney placement, the height of the a/c enclosure, and identify materials for built-in BBQ (see Section 3.30 of the Design Committee Manual outdoor kitchens).
  - e. There are 4 sleeping areas. Revise driveway to show 4 (10x20') parking spaces. Eliminate one or two of the north two parking spaces to reduce the amount of hardscape. Relocate a parking space either next to or directly behind the parking space closest to the lane per Sections 3.03.2 and 3.04(b)2 of the DCM.

- f. The rear patios represent an excessive amount of hardscape. Significantly reduce the size of the north rear patio and/or south rear patio per Sections 3.31(b)1 & 2 of the DCM.
2. The following item is a recommendation for the applicant to consider:
  - a. Consider lowering the bonus room by 2 feet to add some type of design element to reduce massing above the garage doors per Section 3.03(b)1 of the DCM.

## **NEW CONSTRUCTION**

### **Lot #10 River Road**

*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).**

Deferred for the following reason(s):

1. The proposed new design presents a substantial change to the previously proposed design of the front entry area of the home and fails to incorporate horizontal design elements as required by the previous decision of July 28, 2023, and as required by Section 2.08.2 of the Design Committee Manual (DCM). Specifically, Section 2.08.2 requires that designs “be asymmetrical and emphasize horizontal rather than vertical building forms.” The new proposed design in fact eliminates certain horizontal elements of the previously proposed design, such as the shed roof over the three horizontally arranged windows at the second story level poised above a substantial front porch roof and replaces that previous design with stacked vertical windows over a small roof suspended by 4 vertical cables. This substantial design change has increased rather than decreased the verticality of the design of the front entry area of the home and decreased rather than increased the horizontal building forms previously proposed on the front entry of the home. Upon re-submittal, horizontal rather than vertical building forms shall be emphasized to address excessive verticality. Refer to Section 2.08.2 of the DCM.
2. The proposed new design has the effect of eliminating the roof articulations from the previous design which provided a visual diversity of height and reduction of massing on the side elevations. See Section 2.08.2 of the DCM which provides in part: “Buildings shall incorporate changes in direction (articulation) and divide large masses into varying heights and sizes”. The impact of the proposed new design on the side elevations is to create the visual impression of “stacked” stories and a massive wall without articulation or division. Upon re-submittal, changes in direction and articulation along the side elevations shall be emphasized to reduce massing. Refer to Section 2.08.2 of the DCM.
3. Applicant shall provide a cross-section of enclosure walls and provide the size for the proposed steel support posts, as required by the July 28, 2023, decision.

4. Upon re-submittal, each of the above items shall be addressed. The applicant is reminded that a third deferral will be deemed a denial.

**RE-REVIEW**

**Lot #4 Dogleg Lane**

*Reconsideration of denied screen wall.*

Upheld the 9/1/2023 denial decision.

**Lot #6 Timber Lane**

*Reconsideration of requirement to paint rear deck railings.*

Upheld the 8/23/23 denial decision.

Respectfully submitted,



Richard Look  
Design Committee Chair

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