



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
MARCH 8, 2024**

**PRESENT: Richard Look, Chairperson; Marybeth Collon, Steve Bosson, Theresa Youmans, Curt Wolf**

**ALSO PRESENT: Scott Jackson, Design Review Planner; Scott Gillies, Board Liaison; Jacki Bue, Community Development Director**

Design Committee Chair, Richard Look called the meeting to order at 10:35 a.m. The minutes of the 2/23/2024 meeting were approved.

**ADDITION/ALTERATION**

**Lot #17 Loon Lane**

Reconsideration of addition denial decision

Rescinded the denial decision issued on 1/29/2024. This project may be re-submitted as a Type 2A.

**Lot #3 Trapper Lane**

*Project: Expand & enclose carport*

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. The alteration of the existing carport into an enlarged detached single car garage and detached storage area does not comply with Section 3.28 of the Design Committee Manual rev. 2/2/24 (DCM).
2. The application and plans are incomplete per Form F.1. Missing information including, but not limited to, specific materials for trim, height dimensions elevations, ridge heights, floor plan rooms and room labels, southwest screened area under covered patio not labeled or dimensioned (outdoor kitchen?0, electric fireplace wall materials and dimensions, screen wall cross section or detail, a detailed landscape plan, the site plan tree locations, type and size are not complete or accurate. The floor plan scale is 3/16" to 1.0 instead of 1/4" to 1.0.
3. If the applicant wishes to re-submit, the following items should also be addressed:
  - a. Complete an accurate application and revised plans in compliance with Form F.1.

- b. Hot tub is not completely screened and is not attached to the primary structure per Section 3.15 of the DCM.
  - c. The house and covered patio lighting is excessive and canned light fixtures proposed for the covered patio do not appear to be shielded to produce a vertically downward light per Section 3.19 of the DCM.
  - d. Driveway and walkway lighting is excessive. Confirm dimensions and color of light posts per Sections 3.10 and 3.19 of the DCM.
  - e. Driveway: Limit the amount of hardscape by removing one of the two parking zones to the north of the main driveway per Section 3.04(b)2 of the DCM. Create one perpendicular parking zone to the north of the main driveway.
  - f. Ensure compliance with the following sections of the DCM: 3.18 Landscaping, Permanent outdoor fireplaces 3.23, Outdoor kitchens 3.30.
4. The following items are recommendations for the applicant to consider:
- a. No trees proposed for removal outside the construction footprint are approved at this time. Consider contacting a Certified Arborist to identify any unwanted trees that qualify under the Ladder Fuels Reduction plan and/or hazard tree criteria.
  - b. Consider postponing submittal of landscape plans, driveway and walkways, and associated lighting until after the major project plans are approved.

### **NEW CONSTRUCTION**

#### **Lot #14 Dutchman 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:

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be submitted and approved:
  - 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. Applicant shall follow all recommendations detailed within the Spring Rever Tree Service Inc. Certified Arborist report dated 2/9/24.
  - c. Submit revised plans for administrative review addressing each of the following items:
    - I. Provide an itemized lot coverage calculation separately listing the square footage of each area required to be included in the calculation per Section 3.02(e) of the Design Committee Manual DCM. Include the new bump out on the right-side elevation as well as the hot tub area, all decks above finished grade, and all covered areas, including the covered decks/patios at the front and back of the foyer area.

- II. Provide an enclosed outdoor area calculation per Section 3.15(b)1(a) of the DCM.
  - III. Identify a construction staging area within the footprint of the proposed driveway as required by Section 2.05(d). of the DCM.
  - IV. Provide construction details for the sunshade roofs as requested by the preliminary approval decision dated 1/16/24.
  - V. Provide construction details for the proposed cedar pergola above the deck at the rear of the foyer. Pergolas shall comply with Section 3.29 of the DCM.
  - VI. Hot tub screen wall must have a nominal 2-inch cap and must otherwise comply with Section 3.15 of the DCM.
2. Prior to installation, the following items are required to be completed:
    - a. Provide a full colors and materials board, including but not limited to siding, paint/stain, windows, roof material, stone, deck material, deck railing, and any exterior timber materials with any intended paint or stain, for Design Committee approval. Note that all vertical surfaces must be painted house body color per DCM Section 3.10(a)7.
    - b. Provide manufacturer brochures and/or cut sheets for all exterior lights and garage doors.
  3. Prior to completion of this project the following item is required to be completed:
    - a. Restore all areas disturbed by construction to their native condition or submit a landscape plan. Refer to Section 3.18(a)4 of the DCM.
  4. The following item is a recommendation for the applicant to consider:
    - a. Consider addressing the asymmetry at the left front sunshade roof with columns.

Respectfully submitted,



Richard Look  
Design Committee Chair

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