



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
MAY 10, 2024**

**PRESENT:** Richard Look, Chairperson; Curt Wolf, Mary Beth Collon, Steve Bosson

**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 10:05 a.m. The minutes of the 4/26/2024 meeting were approved.

**PRELIMINARY ADDITION/ALTERATION**

**Lot #2 Colonial 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:

Preliminarily approved subject to the following conditions:

This decision is for the preliminary plan submittal only. Additional conditions of approval may be required upon final submittal.

1. The proposed plan remedies the driveway and rear deck encroachments into commons. Those proposed changes shall be completed.
2. The rear roof overhang was completed under different rules. While no approval could be found, it is impractical to change. This encroachment shall be allowed to remain per Section 2.02 of the Design Committee Manual.
3. The proposed driveway encroaches into the side setback and shall be reconfigured to remove this encroachment.
4. The proposed pergola has no details submitted and does not appear to meet the requirements of Sections 3.29.2 and 3.29.5 of the Design Committee Manual. If the pergola is desired, submit all specifications with the final submittal.
5. The following item is a recommendation for the applicant to consider:
  - a. Extend the roof over the area of the proposed pergola to provide a more cohesive design in this area. An added skylight might be needed for improved lighting in the adjoining room.

## PRELIMINARY NEW CONSTRUCTION

### **Lot #9 Balsam 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:

Preliminarily approved subject to the following conditions:

This decision is for the preliminary plan submittal only. Additional conditions of approval may be required upon final submittal.

1. Upon final submittal, the following items are required to be completed:
  - a. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include any trees proposed for removal.
  - b. Break out, correct, and label the calculation for enclosed outdoor areas on the site plan per Section 3.15(b).1 of the Design Committee Manual (DCM). The a/c enclosure should not be included in this calculation.
  - c. Correct lot coverage ratio on Property Description Sheet.
  - d. In lieu of a landscape plan, indicate plans for restoration of the lot on page 5 of Form D, 1c.
  - e. The proposed sealed glass fireplace shall conform to specifications set forth in Section 3.23 of the DCM and Section 4.03(B) of the Sunriver Rules and Regulations.
  - f. Show house number on the front elevation in conformance with Section 4.02(L) of the Sunriver Rules and Regulations.
  - g. Ensure hot tub conforms to Section 3.15 of the DCM and will not be visible from off-property.
  - h. Complete all items on the Final Review Checklist on Form D.
2. The following items are recommendations for the applicant to consider:
  - a. The center and right-hand windows on the west wall of the great room are too narrow for the wall. Consider making them a little wider, like the left-hand windows to reduce massing.
  - b. The street view from White Elm includes small windows and a solid, almost uninterrupted garage wall. Consider adding a horizontal window or other embellishment to the garage wall to reduce massing.

**RE-REVIEW**

**Lot #2 White Elm Lane**

*Reconsideration of denied shade structure.*

The Committee rescinded the denial decision of 4/23/24 for the following reasons and with the following conditions:

1. Due to the unique circumstances on this property: the pergola has been there for 6 years without neighbor comment and is not highly visible.
2. In the future, if any substantial changes are made to the property, the pergola/shade structure will be required to comply with all current Design Committee rules in place at that time.

Respectfully submitted,



Richard Look  
Design Committee Chair

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