SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
FEBRUARY 28, 2020

PRESENT: Mark Feirer Chairperson; Curt Wolf, Charlie Meyer, Mary Fister

ALSO PRESENT: Marty Seamons, Code Enforcement Officer

Design Committee Chair, Mark Feirer called the meeting to order at 10:05 a.m. The minutes of the 2/14/2020 meeting were approved.

MINOR ADDITION

Lot #15 Aspen Lane
Project: Hot Tub
Approved subject to the following conditions:
1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
   a. Protected root zones shall be installed around selected trees and maintained for the duration of construction, under the direction of SROA Natural Resources staff. 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. Include all trees proposed for removal.
   c. Provide dimensions on “end view” screen wall section describing height as 5’ above top of decking and 6” maximum above grade.
2. Prior to completion of this project, the following items are required to be completed:
   a. Crushed gravel at proposed hot tub enclosure shall be effectively contained per Section 12.09.3 of the Design Committee Manual, with rocks, curbing or minimum 4x6 timbers. Submit a revised site plan to designate material to be used.
   b. Electrical boxes and conduits on left side of front elevation shall be painted to match house body color.

ADDITION/ALTERATION

Lot #2 Eagle Cap Lane
Project: Addition
Denied for the follow reason(s):
1. The project does not comply with Section 2.08.3 of the Design Committee Manual (DCM).
2. If the applicant wishes to re-submit this project, the following items shall be addressed:
   a. Demonstrate compliance with Section 2.08.3 of the DCM.
   b. Hot tub shall be brought into compliance with Section 17.07 of the DCM.
   c. A/C was not approved in current location and is denied.
Lot #8 Sparks Lane  
*Project: Addition*  
Denied for the following reason(s):  
1. The lot was not staked and strung, as required by Form D and Sections 4.02 and 4.16 of the Design Committee Manual (DCM).  
2. While the intent seems clear, insufficient dimensions exist on the floor plans to resolve any questions.  
3. The hot tub enclosure area of 16’ x20’ is excessive per Section 17.07 of the DCM. The hot tub shall be moved closer to the house, and the 20’ wall (as scaled from the plans) shall be reduced to a maximum of 14’. The perpendicular wall shall commence at the 14’ measurement and continue far enough that the hot tub is not visible per Section 17.07 of the DCM. The deck area may remain in the proposed configuration. The screen wall shall be 5’ high from the deck surface. A cross-section of the screen wall shall be provided.  
4. There are discrepancies between existing conditions and submitted plans.  
5. The addition shall be reduced to a single story per Section 2.08.2 of the DCM.

Lot #5 Wickiup Lane  
*Project: Addition*  
Denied for the following reason(s):  
1. The proposed addition does not blend with the existing home and does not recreate any of the existing home’s style.  
2. The ridge height of the addition is such that the existing home, even though considerably larger than the proposed addition, appears much smaller, making the addition appear even larger.  
3. This addition would be immediately identifiable as an addition, not part of the original structure.  
4. Reference Sections 2.08.2 and 2.08.3 of the Design Committee Manual (DCM).  
5. The view of the addition from Rogue Lane would be essentially a 3-story wall with a few very small windows.

**NEW CONSTRUCTION**

Lot #6 Blue Grouse Lane  
*Project: New Home*  
Deferred for the following reason(s):  
1. The overall design of the home shall be modified to accommodate and preserve the natural terrain of the site minimizing cut and fill, per Section 12.08 of the Design Committee Manual (DCM); and in accordance with condition #6 of the Design Committee preliminary approval dated 7/26/19.  
2. Upon resubmittal, the following items shall be addressed:  
   a. Submit a revised site plan showing accurate existing >4” dbh tree locations, type and size. Include all trees proposed for removal.  
   b. Show final grading on site plan, in addition to existing grades, in accordance with condition #5 of the Design Committee preliminary approval dated 7/26/19.  
   c. Provide a report from a Certified Arborist demonstrating how to best preserve the pair of 20” Ponderosas at the left rear corner of the home.  
   d. The site plan shall show the steps, stone columns, and railing at the front entry porch, a walkway to the porch and to the trash enclosure. Also, note paving material.  
   e. The gable over the right garage door shall be removed.  
   f. The floor plan and front elevation shall be coordinated regarding opening of entry door, and related window(s).
g. Revise the front elevation to accurately show the proposed railing, posts, and rail cap.
h. Show skirting below all decks to within 6” of finished grade.
i. Rear wall of the hot tub enclosure shall be adjusted a minimum of 6” forward to minimize the visual conflict with window.
j. The driveway shall not encroach into any side setback.
k. All post and beam hardware shall conform with Section 19.08 of the DCM.

Lot #24 Kinglet Lane
Project: New Home
Approved subject to the following conditions:
1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
   a. Protected root zones shall be installed around selected trees and maintained for the duration of construction, under the direction of SROA Natural Resources staff. Contact SROA Natural Resources at 541-593-1522 to arrange an on-site visit.
   b. Provide a property description sheet.
   c. Change finish grade at front right corner of house to be the same height as the existing grade.
   d. Add a third post at right rear corner of hot tub enclosure.
   e. Dimension the driveway.
   f. Relocate the house number to a location more visible from the street to comply with Section 29.07 of the Design Committee Manual.

Lot #17 Vista Lane
Project: New Home
Approved subject to the following conditions:
1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
   a. Protected root zones shall be installed around selected trees and maintained for the duration of construction, under the direction of SROA Natural Resources staff. 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. Include all trees proposed for removal.
   c. Revise plans for administrative review and approval, showing the following:
   d. At least 4 parking zones on the site plan per Form D.
   e. Complete dimensions on floor plans.
   f. All window and door sizes. All openings shall match on floor plans and elevations.
   g. All exterior lights on floor plans and elevations.
   h. Details of wall at service area/dog run, including a cross-section.
   i. Any changes necessary to fully screen the hot tub per Section 17 of the Design Committee Manual (DCM).
   j. As-graded contours.
   k. Details of access panel.
2. Prior to installation, provide a full color and materials board, including cut sheets for exterior lighting fixtures and exterior fireplace. Demonstrate compliance with Sections 20.00 and 29.12 respectively.
3. Landscape plan is approved. All plantings must be within property boundaries.
RE-REVIEW

Lot #44 Kinglet Road
Reconsideration of Hot Tub Screen Wall decision
Upheld the 2/7/2020 decision denying the window in the hot tub wall. Window shall be removed and applicant shall return screen wall to solid siding to match material and color of house.

Respectfully submitted: ________________
Mark Feier
Design Committee Chair