VIRTUAL MEETING WAS HELD, A QUORUM WAS ACHIEVED: PRESENT: Mark Feirer Chairperson; Curt Wolf, Charlie Meyer, Ann Byers, Beverly Cook

ALSO PRESENT: Marty Seamons, Code Enforcement Officer; Keith Kessaris, Asst General Manager

Design Committee Chair, Mark Feirer called the meeting to order at 10:00 a.m. The minutes of the 8/14/2020 meeting were approved.

MINOR ADDITION

Lot #7 Yellow Pine Lane
Project: Hot Tub
Deferred for the following reason(s):
1. Incomplete and inaccurate drawings do not meet the requirements of Section 4.04 of the Design Committee Manual (DCM).
2. The property lines were not staked and strung as required by Section 4.16 of the DCM.
3. Upon re-submittal, the following items need to be addressed:
   a. The proposed improvements shall be staked and strung as well as the property lines.
   b. All plans shall be professionally drawn and shall be a true representation of existing conditions and proposed new construction, including the a/c enclosure.
   c. Show updated lot calculations on the site plan.
   d. Note accurate existing >4” dbh tree locations, type, and size on site plan. Include any trees proposed for removal.

Lot #26 Yellow Pine 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. Note accurate existing >4” dbh tree locations, type, and size on site plan. Include any trees proposed for removal.
   b. 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.
   c. Revised plans shall be submitted for administrative review to reflect the following:
      I. Hot tub shall be relocated to opposite side of deck steps, adjacent to the steps.
II. A 6’ screen wall on all sides. Hot tub shall be relocated within the screen wall to be adjacent to the deck, rather than adjacent to the wall farthest from the house. Screen shall comply with Section 17.10 of the DCM.

III. Screen wall dimensions shall be a maximum of 12’ x 12’ to comply with Section 17.07 of the DCM.

IV. Outline of adjacent home and decks shall be shown per Form D.

PRELIMINARY ADDITION/ALTERATION

#6 Muskrat Lane
Project: Addition
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 items are required to be completed:
   a. Remove the driveway area shown at parking zone 3. Locate parking zone 3 next to and parallel to parking zone 1.
   b. Revise the roof over the front patio to a gable roof with detailing to match the entry porch.
   c. Change board and batt siding note on elevations to specify that the 1x3 batts are installed at 12” o.c. to match what the elevations show.
   d. Select an alternate siding for the lower portion of the exterior elevations from the list of pre-approved siding types.
   e. Note accurate existing >4” dbh tree locations, type, and size on site plan. Include any trees proposed for removal.
   f. Applicant shall retain a Certified Arborist to ensure the survival of the Ponderosa trees located near the proposed construction/driveway areas. A detailed Arborist report shall be submitted for review and approval.

ADDITION/ALTERATION

Lot #8 Jay Lane
Project: Addition
Denied for the following reason(s):
1. As submitted, the plans do not comply with Sections 1.03, 2.01, 2.06, 2.08.2 and 2.08.3 of the Design Committee Manual (DCM).
2. The proposed driveway is excessive and creates a visual barrier to the home from the lane. It would also require the removal of numerous trees.
3. It appears there is sufficient space for an addition of similar size to the left of the house, which would improve the design and require only modifying the existing driveway.
4. Upon resubmittal, show the new garage to the left of the house if possible. Clearly and accurately show all elements of the existing structure which are to remain. If elements are to be deleted, show this on the plans. It is not possible from the submitted plans to determine if elements are being deleted or have just been left off.
5. In addition, the property shall be staked and strung per Section 4.02 of the DCM.

Lot #13 Topflite Lane
Project: Addition
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. Trees proposed for removal outside of the construction footprint are not approved. Contact SROA Natural Resources staff regarding a tree removal permit.
c. Itemize the lot coverage calculations shown on the site plan to include house, garage, hot tub enclosure, and proposed addition.
d. Revise the elevations to show window trim to match existing. Resubmit drawings for administrative review.

Respectfully submitted:

Mark Feirer
Design Committee Chair

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