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

ALSO PRESENT: Marty Seamos, Code Enforcement Officer; Keith Kessaris, Asst General Manager; Scott Gillies, Board Liaison

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 9/25/2020 meeting were approved.

MINOR ADDITION

Lot #20 Witchhazel Lane
Project: Hot Tub
Approved subject to the following conditions:
The Committee finds these plans comply with Section 17 of the Design Committee Manual.

1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed:
   a. Protected root zones (PRZ’s) 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 to show the following:
      I. Accurate location of the house.
      II. Accurate location of the hot tub screen.
      III. Outlines of neighboring houses per Form D.

2. Prior to completion of this project, the following items are required to be completed:
   a. The utility boxes on the left side of the house shall be painted to match house body color.
   b. Remove all encroachments on SROA common areas, including, but not limited to, the horseshoe pit and restore the area to natural as required by Section 13.06.5 of the Design Committee Manual.

Lot #7 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. 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 any trees proposed for removal.
c. Submit a 2-story floor plan.
d. Submit a cross-section of the hot tub screen per Section 17.07 of the Design Committee Manual.
e. The plans shall be revised and submitted to show the existing a/c enclosure, which shall remain intact.
f. Submit a revised site plan to show outline of adjacent homes as required by Form D.

2. Prior to completion of this project, the following item is required to be completed:
   a. Remove all encroachments on SROA commons, including, but not limited to, landscaping, lawn, firewood, and pine needle pile as required by Section 13.06.5 of the Design Committee Manual.

Lot #21 Yellow Pine Lane

Project: Hot Tub/Covered Decks

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 (PRZ’s) 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 any trees proposed for removal and identify any new plantings on the landscape plan.
   c. Provide a cross-section of the hot tub screen wall per Section 17.07 of the Design Committee Manual (DCM). Screen wall shall be 5’ in height. Delete “minimum 5’-0” from all plans.
   d. Second level office is considered a sleeping area. Show (4) four 10’x20’ parking areas on driveway. They shall be drawn as 10’x20’ rectangles per Section 12.09.4 of the DCM.
   e. Note lot coverage percentage on “Site Plan Data” section.
   f. Siding shall conform to Section 12.04 of the DCM. 1”x3” battens shall be 12” on center.
   g. Trash enclosure shall conform to Section 21.07 of the DCM. Identify trash area on main level floor plan.
   h. Hot tub screen wall shall be fully screened to conform to Section 17.07 of the DCM and a gate may be required.
   i. Delete continuous decorate shingle band around house. Shingles are only approved on gables.
   j. Revise plans to reflect changes above and submit for administrative review.
   k. Locate and expose all property pins and re-stake property lines as required.

2. Prior to completion of this project, the following items are required to be completed:
   a. The following items shall be painted house body color as required by Section 19 of the DCM:
      I. Stair risers at front entry.
      II. All vertical surfaces of new deck and stairs.
      III. The underside of all upper level wood decks.
      IV. All doors other than the front door.
   b. Prior to installations, submit a cut-sheet for the ceiling fan and all new lighting for administrative approval.
   c. Furnish a complete color and materials board for full Committee administrative approval.

MOTION AMENDED:
   1. Remove item 1i above.
PRELIMINARY ADDITION/ALTERATION

Lot #7 Lofty Lane
Project: Garage
Preliminary garage addition denied for the following reason(s):
1. The garage addition and the driveway encroach into the side setback. Reference Section 13.06.2 of the Design Committee Manual.
2. If the applicant wishes to re-submit, the following items shall also be addressed:
   a. The garage addition shall be moved closer to the house to avoid side setback encroachment.
   b. The driveway shall be relocated to avoid side setback encroachment.
   c. Elevations shall accurately reflect existing construction.

ADDITION/ALTERATION

Lot #8 Jay Lane
Project: Addition
Deferred for the following reason(s):
1. Incomplete plans.
2. If the applicant wishes to re-submit the project, the following items should be addressed:
   a. Submit a revised site plan showing accurate existing >4”dbh tree locations, type and size. Include any trees proposed for removal.
   b. Site plan shall be submitted with the correct scale as required by Form D. Verify that the house is shown in the correct location.
   c. Show all setbacks on the site plan per Form D.
   d. Show (5) five 10’x20’ parking zones in the driveway. One for each sleeping area per Section 12.09.4 of the Design Committee Manual (DCM).
   e. Dimension the driveway and clearly show the existing driveway and the proposed addition to the driveway.
   f. Expose all corner pins and string side and rear property lines per Form D.
   g. Revise the lot coverage calculations. Include the lot coverage square footage and percentage. The calculations shall comply with Section 2.08.4 of the DCM.
   h. Show the following on the plans and elevations:
      I. Benches and railings on the front deck.
      II. Kitchen window and rear shed roof.

COMMERCIAL

Lot #57100 Beaver Dr/ Sunriver Brewing/Bldg #4
Project: Cold Storage Bldg
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. Specify the size of the new door.
b. The status of the existing windows is too vague. State whether they will be removed or not.
c. Revise the location of the new freezer condensing unit, it will not fit in the location shown.
   Show the location of the condensing lines to the new freezer and provide a detail showing how they will be concealed.
d. Coordinate the “elevation key notes” with the notes located just to the left of them to specify metal roofing and fascia shall be multi-level fascia to match existing building fascia.
e. Revise plans and re-submit for administrative review and approval.

**REMAND**

**Lot #2 Cultus Lane**  
*Project: New Home*

Over the course of various Design Committee meetings we have carefully considered all testimony against applicable criteria and submitted correspondence and have considered the professional opinions of our consulting architect. The applicant and those objecting to the project were afforded ample time to comment. The project has changed considerably in response to neighborhood concerns:

--It shrank in size from 6747 s.f. to 5332 s.f.
--the floor plan was flipped 180 degrees
--the driveway was reoriented twice and reduced in size
--the hot tub screen wall was raised to increase privacy
--landscape screening was proposed
--the number of sleeping spaces and bathrooms were reduced
--the amount of hardscaping was significantly reduced
--the location of the a/c enclosure was changed

However, after an appeal of the conditional approval, the project was remanded back to the committee for review and explanation of its decision.

The Committee could only consider issues addressed in the Design Manual. Therefore, it did not consider such things as potential noise, number of occupants, traffic problems, lack of dog supervision, or any other issue that is speculative and more appropriately dealt with by SROA enforcement of its rules and regulations. We could not consider whether the house will be rented or how it is owned. The Manual does not identify an absolute limit to the number of bedrooms, bathrooms, or overall square footage so we could not restrict the project solely on that basis.

Where the manual does not provide specific guidance, the committee applied discretion granted to it in section 1.03 and 2.08. Discretion was based on an overall understanding of the manual and any perceived intent, as well as a review of the project within the immediate neighborhood and within the context of Sunriver as a whole, which continues to evolve architecturally.

The Committee determined all or part of the following sections of the Design Manual were relevant to the project:

**Section 2.0**
The project meets the requirements of section 2.01, 2.06, 2.08.2, 2.08.3, 2.08.4
--The site is a plain infill lot sandwiched between Lake Rd and Cultus Lane and consists primarily of small-diameter Lodgepole pines. Architectural elements of the project such as hip roofs and stepped-
back 2nd story reduce its visual impact as viewed from the lane. Lot coverage is within the maximum allowed and the house does not require significant regrading or site work. Orientation of the house does not adversely affect views of neighboring properties or those behind the house and across Lake Rd. The house fits within all setbacks and there is ample room for further landscaping to screen adjacent houses beyond what has already been proposed by the applicant. Our consulting architect notes that the current design “…is well proportioned with a nice overall use of materials and detailing. Even though it is larger than most other homes on the lane, I believe it will fit well within the neighborhood.” Regarding design, the Design Manual encourages “a community of individually diverse and outstanding architectural designs.” It does not say they should be similar and it does not define compatibility. Regarding the impact on livability, views from outdoor living areas toward the outdoor living areas of both neighboring houses are minimal or non-existent. Windows facing the property from adjacent houses are minimal in number and main living areas do not face the property. The front deck at #1 Cultus could easily be provided with a screen wall should those owners wish to increase privacy. No data was submitted by the prospective homeowner or by neighbors regarding the impact on property values so this was not considered by the committee.

Section 4.0
The project met the requirements of section 4.08, 4.14 and 4.16. Homeowners within 300 ft. of the project were notified, including houses on Cultus, Wickiup, Sparks and Crater. Plans were available on site and all comments were reviewed by committee members. The Committee also reviewed other lanes in the general vicinity, including the north Cultus loop, to assess how a large house might fit into a neighborhood of relatively smaller houses. It was the Committee’s judgment that this can be done successfully. The property of #2 Cultus was staked and strung in unusual detail enabling the Committee to determine that outdoor living areas would have minimal impact on adjacent properties. The committee determined that the final proposal was significantly changed compared to prior denied submissions due to a combination of factors, particularly an additional reduction in square footage and reduction in hardscape.

Section 12.0
The project design conforms to all subsections. In response to neighborhood concerns, the driveway was relocated twice and the amount of hardscaping was reduced. The number of sleeping areas identified by the committee changed over time due to changes in the interior configuration of the house.

Section 13.0
The project conforms to all relevant subsections.

Section 16.0
The project conforms to all relevant subsections.

Section 17.0
The project conforms to all relevant subsections. To improve hot tub screening further, the committee allowed an increase in screen wall height to 6 ft.

Section 19.0
The conditional approval requires submission and approval of a full color and materials board.

Section 20.0
The conditional approval requires conformance to all relevant subsections and as well as administrative approval of cut sheets for all exterior light fixtures.

Section 21.0
The project conforms to all relevant subsections.
Section 22.0
The conditional approval requires submission of a detailed landscape plan to screen the house from adjacent houses #1 Cultus and #3 Cultus.

In consideration of the points noted above, I move to uphold the Committee’s decision of August 14, 2020 as referenced in the conditional approval letter of August 18, 2020, based upon a reconsideration of all information in the record as directed by remand of the Appeals Board decision dated 9/14/2020.

Respectfully submitted:

Curt Wolf
Design Committee Chair