



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
APRIL 8, 2022**

**PRESENT: Charlie Meyer, Acting Chairperson; Richard Look, Mark Feirer, Curt Wolf,
Mary Fister**

**ALSO PRESENT: Scott Jackson, Design Review Planner; Keith Kessar; Asst General
Manager; Scott Gillies Board Liaison**

Acting Design Committee Chair, Charlie Meyer called the meeting to order at 10:33 a.m. The minutes of the 3/25/22 meeting were approved.

MINOR ADDITION

Lot #11 Modoc Lane

Project: Upper Deck Expansion

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 according to Natural Resources guidelines and maintained for the duration of construction. Contact SROA Natural Resources at 541-593-1522.
 - b. Note accurate existing >4" dbh tree locations, type and size on site plan. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM).
 - c. Re-stake and string lot to accurately show property lines per Section 4.16 of the Design Committee Manual.
 - d. Site plan shall show existing driveway configuration. Any proposed expansion is not approved at this time.
 - e. Site plan shall show accurate parking spaces using 10'x20' rectangles.
 - f. Clarify discrepancy between upper deck extension on site plan and floor plans, versus rear elevation.
 - g. Indicate construction materials staging area in the driveway on the site plan.
 - h. Revise and re-submit all plans noted above for administrative review and approval.
2. The color/materials for the deck surface and railing system are approved.
3. Prior to completion of this project, the following items are required to be completed:

- a. Re-finishing and re-painting of upper decks and stairways shall conform to Sections 19.04 and 19.05 of the Design Committee Manual. The underside of the upper deck composite surface may be left unpainted because of the unique material being used.
- b. Remove wood pile from SROA common area at rear of property.

COMMERCIAL

Lot #57200 River Rd; Sunriver Airport

Lot #57245 River Rd; Sunriver Nature Center

Project: Remove Trees

There are three guiding documents that address the removal of trees on SROA common property. Sunriver Rules and Regulations, the Design Committee Manual, and the Consolidated Plan of Sunriver. It is noted that Section 4.01.A of the Rules says that the Design Committee can approve removal of trees on SROA common property. The Design Manual does not directly address this issue. However, it states that Design Committee decisions must be consistent with the Consolidated Plan, which sets out the various conditions, covenants and restrictions that are binding on all property in Sunriver. The Design Committee therefore relies on that document in our decision.

Deferred for the following reason(s):

1. The proposal seeks to remove 24 trees on Sunriver common property. The Consolidated Plan of Sunriver requires that any modification of Sunriver common property requires the written consent of the SROA administrator, currently the SROA Board of Directors, per Section 3.04. No such approval has been submitted.
2. The Sunriver Nature Center approval of tree removal on its property, dated 12/8/21, is not accepted by the Design Committee because it mentions approval for removing "several" trees and does not account for the full extent of the project, which would remove 66 trees on Nature Center property.
3. There is no indication that any agency is requiring these trees to be removed. The engineering brief #91 references a recommendation, not a requirement.
4. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Provide written approval from the SROA Board of Directors to remove 24 trees on Sunriver common property.
 - b. Provide written approval from the Sunriver Nature Center to remove 66 trees on their property.
 - c. Clarify the disposition of tree debris at both locations. Submitted documents suggest that some or all debris will be left in place. It is understood that stumps of trees cut to grade in areas adjacent to wetlands will not be removed. However, it is not clear what will be done with logs and limbs.
 - d. If approvals are obtained from both parties, submit a restoration plan for full Committee administrative review regarding areas that will be damaged during tree removal.

- e. Note that SROA commons shall not be used for access to either location, per Section 6.02.6 of the Design Committee Manual regarding contractor guidelines.
- f. Approval letters from the Sunriver Nature Center and the Sunriver Owners Association shall specifically reference a new application from the airport for tree removal.

Respectfully submitted,

Charlie Meyer
Acting Design Committee Chair