



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MAY 13, 2022**

**PRESENT: Curt Wolf Chairperson; Richard Look, Theresa Youmans, Louise Howard,
Rick Komraus, Mark Feirer**

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:12 a.m. The minutes of the 4/22/22 meeting were approved.

MINOR ADDITION

Lot #12 Shamrock 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 (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. Reduce overall hot tub area to approximately 150 sq. ft. to more align with typical Sunriver hot tub enclosures.
 - d. Reduce height of enclosure wall to 5'-0" as measured from deck surface where the hot tub is located per Section 17.11 of the DCM.
 - e. Lower deck at hot tub to match existing deck.
 - f. Locate a/c and enclosure to north side of house, against the house between deck steps and garage wall.
 - g. Provide details of gate, It shall be built to match adjacent walls.
 - h. Submit the necessary drawings noted above for administrative review and approval.
2. Prior to completion of this project, the following item shall be completed:
 - a. The staking and stringing of the property boundaries shall remain for the duration of construction until the project receives final inspection approval.

Lot #4 Warbler East Lane

Project: Hot Tub

Deferred for the following reason(s):

1. Per Section 4.16.5 of the Design Committee Manual (DCM); Staking and stringing of the bike storage enclosure, trash enclosure, concrete patio and hot tub enclosure are required.
2. Upon re-submittal, the following items shall be addressed:
 - a. 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).
 - b. The hot tub enclosure shall be approximately 150 sq. ft.
 - c. Walkway that complies with Sections 12.09.2 and 21.08 of the DCM.
 - d. New rear door that complies with Section 230.5 of the DCM.
 - e. Doors on the bike storage enclosure shall have lap siding to match the enclosure material and paint to match house body color.

ADDITION/ALTERATION

Lot #15 Nine Iron Lane

Project: Addition

Denied for the following reason(s):

1. The appearance of addition is not compatible (does not blend well) with the existing home. Refer to Sections 1.03, 2.06, 2.08.2, and 2.08.3 of the Design Committee Manual (DCM).
2. The plans as submitted do not meet the Form D requirements:
 - a. Site plan is missing title block, adjacent homes, shading of the new construction area occludes roof overhangs and trees, 20ft. of rear common area is not labeled, missing trash enclosure location and ridge line height.
 - b. Floor plans – existing floor plans are missing room labels, materials not identified, missing exterior lighting plan, missing details of decking and railing.
 - c. Elevation plans do not match existing conditions and are required to include labels for specific materials and sizes of all exterior building features per Form D checklist.
3. If the applicant wishes to re-submit, the following items are required to be addressed:
 - a. Removal of firewood from SROA common area per Sections 13.06.5 and 29.03.2 of the DCM.
 - b. Include a/c location on the left side of house on all plans per Section 24.05 of the DCM.
 - c. Remove or confirm removal of non-approved speakers on upper level deck per Section 29.10 of the DCM.
 - d. All exterior lights, including security lights shall be shielded per Section 20.00 of the DCM.
 - e. Provide prior approval of 5 ft. side setback adjacent to Lot #14 or adjust site plan to indicate a 7.5 ft. side setback per Section 13.06.2 of the DCM.

- f. Provide plan to limit view from new rear upper deck to the hot tub and deck on Lot #16 per Sections 2.06, 2.07, and 2.08 of the DCM.
- g. Excessive scale and massing of the proposed front of the 2nd story above the garage, 1st to 2nd story ratio (60/40 guidance) and inconsistent gable design features shall be modified per Section 2.08.2 of the DCM.
- h. Provide approval of the applied dark wood stain on the trusses or a plan to mitigate the excessive contrast to the house body color per Section 19.03 of the DCM.
- i. Property pins shall be located and exposed. Property lines and the project area shall be staked and strung per Section 4.16 of the DCM. Note accurate existing >4" dbh tree locations, type, and size on the site plans; include any trees proposed for removal per Section 4.04 and Form D.

Lot #16 Rogue 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 (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. Correct the site plan to show the construction staging area on the driveway. Construction access across SROA common area is not permitted.
 - d. Trees proposed for removal outside of the construction footprint are not approved.
 - e. Correct the proposed roof extension over the side garage door and trash enclosure. As proposed, the overhang creates a new encroachment into the side yard setback.
 - f. All new windows shall match the material, color, and particularly the style of existing windows. Replace the existing bronze-framed transom window over the sliding glass door in the living room and the upper fixed window on the east elevation to match existing window frames.
 - g. The hot tub screen wall area shall be no greater than approximately 150 sq. ft.
 - h. Property pins shall be located and exposed, and property lines shall be staked and strung for the duration of construction per Section 4.16 of the DCM.
 - i. Submit revised plans for all the items noted above for administrative review.
2. Prior to installation, the following items shall be submitted for full Committee administrative review:
 - a. A complete colors and materials board, including cut sheets for the new garage door and new lighting fixtures.

COMMERCIAL

Lot #57200 River Rd; Sunriver Airport

Project: FBO Building

Many aspects of the proposed FBO building and garage building conform to the requirements of general design principles noted in section 2.08.2, 2.08.3, and 2.06, including roofs designed to reduce mass; emphasis on horizontal forms; building articulation; materials typical of Central Oregon; and the encouragement of diverse architectural styles. However, the building is in conflict with various other design principles that the Design Committee must consider, including those related to minimizing disruption of existing vegetation, impairment of views, and compatibility with the surrounding environment and neighboring structures. Our consulting architect has significant concerns with the building's impact on the site, particularly the proposed removal of numerous large Ponderosas.

It is noted that the applicant has followed the requirements of section 30 regarding notification and public meeting. However, this site is isolated yet very exposed to areas well beyond the property, making the 500 ft. notification requirement for commercial projects inadequate in this case. The Lodge and the Sunriver Observatory would be affected, as would the Meadow House units and houses in the areas of Vista, Fairway, and Muir Lanes. Only houses in the Airpark area have been notified of the project and have therefore been given the opportunity to comment.

Finally, various Airport proposals have been reviewed by the Design Committee in recent years resulting in a piecemeal approach, including one pending proposal to remove a large number of trees from adjacent properties. This has made it impossible to assess the combined impact of the projects on the Sunriver community and conformance to the Consolidated Plan.

Therefore, the Committee moves to deny these plans for the following reason(s):

1. The proposed FBO building location and parking lot areas are not site-sensitive and do not conform to Section 2.01, 2.08.3, 12.01, and 30.14 of the Design Committee Manual (DCM).
2. The impact of a new use (restaurant) on the neighboring properties has not been adequately addressed.
3. The proposed FBO building and parking area lighting is potentially detrimental to other properties, particularly regarding possible light pollution on Observatory operations and visibility of light from other areas off property, and therefore does not conform to Section 20.00 of the DCM. Light pollution generated from inside a building is not a factor addressed by the Design Manual, but considering Sunriver's designation as an International Dark Sky area, the location of the project, and the large areas of glass proposed for the restaurant portion of the FBO, it is a factor being considered by the Committee using the discretion given to it by Section 1.03 of the DCM.
4. If the applicant wishes to re-submit, the following items shall be addressed:
 - a. Plans must be significantly revised per Section 4.14 of the DCM and submitted for preliminary review.
 - b. Provide information about restaurant daily and seasonal hours of operation.
 - c. Expand area of project notification to include the Sunriver Nature Center, Sunriver Lodge, and any houses with a direct site-line to the proposed FBO

- building regardless of any intervening vegetation. A new neighborhood informational meeting is not required.
- d. Show all relevant details of the project area on one site plan, including the size and species of trees to be removed.
5. The following items are recommendations for the applicant to consider:
- a. Consider eliminating or reducing outdoor restaurant seating in order to reduce the amount of hardscaping required for parking.
 - b. Mark the location of new buildings on the site. This is not normally required for preliminary review but is appropriate in this case given the unique challenges of the site. Alternatives to staking the building corners shall be discussed with SROA Community Development staff.
 - c. Provide a development plan noting all previously submitted airport improvements, including any pending improvements and any anticipated future improvements. The Airport's current method of requesting incremental improvements spread over years is not acceptable because it does not allow the Design Committee to assess and consider the combined impact of all improvements of the Sunriver community.

RE-REVIEW

Lot #25 Cottonwood Lane

Reconsideration of exterior speakers denial decision dated 4/19/2022

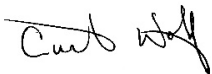
1. Uphold the Committee's decision of 4/19/22. The outdoor speakers shall be removed. If desired, an application can be made to install speakers that will conform to Section 29.10 of the Design Committee Manual.

Lot #4 Warbler West Lane

Reconsideration of deck lighting denial decision dated 4/22/2022.

1. Uphold the denial dated 4/22/22 and allow the placement of 2 decks lights.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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