



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
AUGUST 12, 2022**

PRESENT: Curt Wolf, Chairperson; Richard Look, Rick Komraus, Charlie Meyer, Mark Feirer, Theresa Youmans

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 10:05 a.m. The minutes of the 7/22/22 meeting were approved.

MINOR ADDITION

Lot #7 Sparks Lane

Project: Dog Run

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be completed and submitted for administrative review:
 - 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. 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.
 - c. Property pins shall be located and exposed and property lines shall be strung per Section 4.16 of the Design Committee Manual.
 - d. Provide detailed lot coverage calculations per Section 2.08.4 of the DCM.
 - e. Provide an updated site plan showing the bedroom addition behind the garage and the hot tub enclosure.
 - f. Update all drawings to show current conditions.
 - g. Provide a lower floor plan per Form D showing the a/c enclosure in the correct location, the bedroom addition and the hot tub and enclosure along with the proposed dog run screen wall.
 - h. The proposed dog run combined with the very large hot tub enclosure would create a dog run that is larger than it needs to be. Revise the location of the left wall of the proposed dog run to align with the a/c screen wall.
 - i. Show (5) five 10'x20' parking zones in the driveway per Section 12.09.4 of the DCM. Relocate parking zone #1, to show that it is entirely in the driveway.
 - j. Provide a screen wall section of the dog run screen wall per Form D.
 - k. Revise plans and resubmit for full Committee administrative review.

ADDITION/ALTERATION

Lot #23 Camas Lane

Project: Addition

Denied for the following reason(s):

1. The roof pitch under the 2nd floor windows does not meet the minimum 4:12 pitch per Section 12.02 of the Design Committee Manual (DCM).
2. The proposed 5 foot high privacy walls on the rear deck do not meet the criteria for privacy screening per Sections 17.07 and 17.08. However, solid or open deck railings may be requested up to a maximum 42 inches high.
3. If the applicant wishes to resubmit, the following items shall be addressed:
 - a. Property pins shall be located and exposed, and property lines staked and strung per Section 4.16 of the DCM.
 - 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. Confirm prior approval of the below grade sprinkler system. If no, prior approval exists, contact SROA Community Development staff for advice.
4. The following item is a recommendation for the applicant to consider:
 - a. Attempt to match new roof pitch(es) with existing roof pitch(es) when possible.

Lot #20 Siskin Lane

Project: Addition

Deferred for the following reason(s):

1. The proposed improvements appear to exceed the maximum allowable lot coverage. Provide a complete and accurate breakdown of the coverage to determine compliance, including the covered front porch, various bump-outs, screened porch with fireplace, covered rear deck, hot tub enclosure, and steps, per Section 2.08.4 of the Design Committee Manual (DCM).
2. The drawings are incomplete. The floor plan needs to clearly indicate extent of construction, what's to be removed, and what areas are being expanded. The extent of existing construction shall also be shown on the elevations, particularly on the front and rear elevations where the clerestory structure across the middle has been expanded. The side elevations shall show the new roof over the proposed covered front porch.
3. The expanded parking area in the front yard creates an excessive amount of hardscape. Reduce this area significantly in both directions and retain the tree indicated to be removed.
4. The metal roofing indicated does not blend well with existing materials. All new roofing shall match existing.
5. Delete the privacy wall along the side of the deck and steps at the left rear of the house. This wall is not in compliance with Section 17.08 of the DCM and will also cause that deck area to be included in the lot coverage calculation.
6. Provide a cross section of proposed screen walls per Section 17.07 of the DCM.

7. Parking spaces are not included on the site plan as required by Form D. Unable to verify parking to sleeping area ratio per Section 12.09.4 of the DCM.
8. Fireplace on screened porch shall comply with Section 29.12 of the DCM. A woodstove is not allowed.
9. Roof on southwest elevation (sheet A2) shows a 3:12 pitch. The minimum pitch allowed is a 4:12 per Section 19.03 of the DCM.
10. Include pitch on all roofs such as new standing seam metal.
11. Include a plan to clarify transportation of equipment without encroachment on to commons.
12. String lights do not conform to Section 20 of the DCM and shall be removed.
13. Soffit lighting on left front eave shall be disabled if not previously approved.
14. A/C enclosure shall comply with Section 17 of the DCM.
15. **NOTE: Existing roof eave on right side of home currently encroaches into the side-yard setback. This was previously approved.**
16. Recommend consulting with SROA staff prior to resubmittal.

PRELIMINARY NEW CONSTRUCTION

Lot #2 Balsam Lane

Project: New Home

Denied for the following reason(s):

1. Excessive size. Due to the unique features of this lot, a house with six sleeping areas and six required parking spaces is too large for the lot even though it is within the 35% maximum lot coverage. The Committee has the authority to require lesser lot coverage than might otherwise be permitted per Sections 2.08.3, 2.08.4 and 12.09.4 of the Design Committee Manual (DCM).
2. Excessive grading required. Structures shall be sited to minimize disruption of natural site features. The structure shall be designed for the site; the site shall not be modified to fit the structure. This plan will require substantial disruption to the natural topography. The amount of grading required for both the house and driveway is excessive. Refer to Sections 2.08.3, 2.08.4, 12.01, 12.08, and 12.09.4 of the DCM.
3. Upon resubmittal, substantial changes shall be made per Section 4.14 of the DCM.

Lot #10 Playoff Lane

Project: New Home

Preliminary plans 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 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. Property pins shall be located and exposed and property lines shall be strung per Section 4.16 of the Design Committee Manual.
- c. Show all items required by Form D.
- d. Make reference to Lot 10 on the plans.
- e. Show the proposed roof eave line and the adjacent house on the site plan.
- f. Show the line of pavement at the lane on the site plan.
- g. Itemize the lot coverage calculation on the site plan. Include garage and storage, living areas, front and rear covered porches, garbage enclosure, a/c enclosure and the lot size and the coverage percentage.
- h. The highest ridge scales over 21' above grade. Change the side yard setbacks to 7'-6" per Section 13.06.2 of the DCM.
- i. Move the proposed a/c enclosure toward the lane and away from your neighbor's windows.
- j. Show a walkway to the garbage enclosure per Section 21.08 of the DCM.
- k. Show 3-10'x20' parking zones in the driveway per Section 12.09.4 of the DCM.
- l. Provide a cross section of the screen walls per Section 17.07 of the DCM.
- m. Refer to Section 12.04 for minimum exterior batt size and spacing.
- n. Completely depict all exterior siding.
2. The following items are recommendations for the applicant to consider:
 - a. The proposed bathroom window will probably look directly into your neighbor's kitchen window. Increase the depth of your proposed bathroom pop out so that the window can be located on the wall that will face the rear of the lot.
 - b. The left side of the proposed residence is mostly straight. Add some additional offsets.
 - c. Sunriver may embark on a home recycling pickup in the near future. 2 garbage cans plus recycling bins may be required to fit in the proposed garbage enclosure.

PRELIMINARY COMMERCIAL NEW CONSTRUCTION

Lot #57200 River Road; Sunriver Airport

Project: Airport FBO Building

The currently proposed building is substantially similar in overall form and site layout to an earlier proposal. There were no objections to the architectural concept at that time but the proposal was denied by the Committee for other reasons. However, changes have been made to address the Committee's concerns about potential light pollution affecting other properties, particularly the Sunriver Nature Center and Observatory. The applicant has also taken steps to reduce the amount of tree loss on the property and has explained why the location of the FBO building is important to its functional use despite the resulting loss of many large trees. The applicant has reduced the amount of upper-level decking and made various other changes including removing windows to address the requirements for resubmittal. In addition, the applicant has provided information about anticipated restaurant hours of operation and has been in contact with the Sunriver Nature Center in order to mitigate any negative impacts on that facility. Finally, the applicant has staked and strung the location of the FBO building as

recommended. Therefore, the Committee accepts the current proposal as having substantial changes as required by section 4.14 of the Design Committee Manual (DCM).

Regarding design, there are no objections to the architectural style of the FBO and garage buildings. The design is consistent with the proposed use and setting and conforms to general design principles noted in sections 2.08.2, 2.08.3, and 2.06 of the DCM.

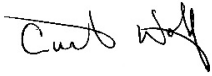
Therefore, these preliminary plans are approved subject to the following conditions:

1. This decision is for the preliminary submittal of the project. Additional conditions of approval may be required upon final submittal.
2. Upon final submittal, the following items shall be addressed:
 - a. Applicant shall retain a Certified Arborist to ensure the survival of the Ponderosa pines and Jeffrey pines located near the proposed construction areas. A detailed Certified Arborist Report shall be provided at final submittal for review and approval.
 - b. All relevant items noted on Form D: Checklist for Final Plan Review shall be included on plans for both buildings
 - c. Show all lighting locations on buildings and parking areas. Provide manufacturer's specification sheets for all fixtures.
 - d. Provide manufacturer's specification sheets for exterior fireplaces showing conformance with Section 29.12 of the DCM.
 - e. Provide manufacturer's specification sheets for light-filtering window shades proposed for the restaurant area.
 - f. Provide drawings and details of any proposed exterior signage, including any signage at River Road. Signage shall conform to Section 30.21 of the DCM.
 - g. Provide location and details of trash enclosures. Enclosures shall conform to Section 30.20 of the DCM.
 - h. A Deschutes County site plan approval shall be obtained prior to submittal of final plans to the Committee per Section 30.03 of the DCM. A copy of the Deschutes County review findings shall be submitted with the application for Committee final review.
 - i. The current application for review does not identify a property owner. However, documentation in support of the application notes that the Sunriver Resort LP is the "owner of the property" and applicant for this proposal. Provide a letter stating this for the record and identify ownership of the proposed buildings.
 - j. Provide an explanation to show why the proposed location is the only suitable place for the FBO building. Include other locations considered that might reduce the number of significant trees required for removal.
 - k. Show details of any exhaust venting required for the kitchen as well as details of any other visible mechanical devices.
3. The following items are recommendations for the applicant to consider:
 - a. Regarding submission of a development plan previously requested by the Committee, Section 1.03 of the DCM allows the Committee discretion to consider any factors they believe to be relevant. Knowledge of an overall long-term plan for the airport area will help the Committee to avoid a

piecemeal approach to review and approval. Therefore, this information, if available, is again requested.

- b. Consider removal of all stonework on the garage building in order to mimic the adjacent hangar buildings.

Respectfully submitted,

A handwritten signature in black ink that reads "Curt Wolf". The signature is written in a cursive style with a horizontal line above the first few letters.

Curt Wolf
Design Committee Chair

electronic signature used with permission