



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
FEBRUARY 10, 2023**

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

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:00 a.m. The minutes of the 1/27/23 meeting were approved.

**PRELIMINARY ADDITION/ALTERATION**

**Lot #8 Juniper Lane**

*Project: Addition*

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

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 addressed:
  - a. All plans shall be revised and must meet Form D and the Design Committee Manual (DCM) requirements.
  - b. Confirm dimensions of common areas and subsequent rear setbacks.
  - c. Confirm the height and dimensions of all fencing/enclosures and new covered areas.
  - d. The Design Committee does not approve the non-conforming fence/enclosure as drawn. The hot tub screen must meet the requirements of Section 17 of the DCM.
  - e. The trash enclosure is too small. Trash enclosures must meet the requirements of Section 21 of the DCM.
  - f. Roof eaves must meet the setback requirements of Section 13 of the DCM.
  - g. Retain a certified arborist to evaluate the potential hazards and survivability of the large Ponderosa pine identified for removal.
2. The following item is a recommendation for the applicant to consider:
  - a. Consider a pitched roof instead of a flat roof and reduce the size of the proposed new covered area.

## ADDITION/ALTERATION

### **Lot #6 Newberry Lane**

*Project: Addition*

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

Denied for the following reason(s):

1. Per Sections 1.03 and 2.06 of the Design Committee Manual (DCM) there is a lack of architectural compatibility of the front entry to the rest of the house.
2. Per Sections 12.09.4 and 13.06.2 of the DCM a portion of the driveway encroaches into the side yard setback.
3. Proposed project was not outlined, marked, or staked and strung per Section 4.16.5 of the DCM.
4. If the applicant wishes to re-submit, the following items shall be addressed:
  - a. The trash enclosure shall be relocated to not encroach into the front setback and shall conform to Sections 21.05 and 21.08 of the DCM. A walkway shall be provided from the trash enclosure to the driveway per Sections 12.09.5 and 21.08 of the DCM.
  - b. New front entry shall be reduced in height and length to not encroach into the front setback and be more compatible with other roof pitches.
  - c. Reconfigure driveway for three (3) cars and eliminate excessive hardscape per Sections 12.09.4 and 13.06.2 of the DCM. No driveway or parking area is permitted in the side yard setback.
  - d. Remove swing from front porch or seek approval.
  - e. Fully dimension all decks on the site plan.
  - f. Reduce height of new rear wall.
  - g. Clarify siding on all elevations.

### **Lot #2 Pine Mtn Lane**

*Project: Addition*

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

Approved subject to the following conditions:

1. Prior to the issuance of a Sunriver building permit, the following items are required to be submitted and approved:
  - 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 to arrange an on-site visit.
  - b. Applicant shall retain a Certified Arborist. A Certified Arborist report shall be submitted for review and approval and shall clearly detail all protective

- measures to ensure the survival of the Ponderosa pines located within or near all proposed construction areas.
- c. Remove wire cages from all trees. (Ponderosa pine at back right of property.)
  - d. Driveway shall not encroach into side setback per Section 13 of the Design Committee Manual (DCM).
  - e. Comply with all requirements of Form D.
  - f. Submit revised plans as required above for administrative approval.
2. Prior to completion, the following items are required to be completed:
- a. Solar panels noted on south elevation shall be low profile and on non-reflective material per Section 28 of the DCM.
  - b. New solar tube noted on west elevation shall be low profile and materials shall be a matte color per Section 19 of the DCM.
  - c. A house number of a contrasting color shall be located under a light source on the front of the house or on a post at the lane as required by Section 29.07 of the DCM.
  - d. Gutters and downspouts shall be painted to match the color of the material to which they are attached per Section 29.09 of the DCM.
  - e. Stair risers and handrail leading to the hot tub enclosure shall be painted to match house body color.
  - f. All exterior lighting shall be submitted for approval and shall conform to Section 20 of the DCM.

### **PRELIMINARY COMMERCIAL**

#### **Lot #57475 Abbot Dr/SSD Fire and Police Facility**

*Project: Addition*

The Committee reviewed, evaluated and considered all information in the record, including all written and oral information provided by the applicant and staff, relative to all applicable Design Manual criteria that pertains to this project in making their decision. Based on this review as noted, the following findings, decision and recommendations of the Design Committee are provided as follows:

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 shall be addressed:
  - a. Submit a revised site plan showing accurate existing >4" dbh tree locations, type and size. Include any trees proposed for removal per Section 4.04 of the Design Committee Manual (DCM) and Form D.
  - b. Trees proposed for removal shown on sheet DR1.1 shall be shown on sheet DR.1.
  - c. Submit a report prepared by a Certified Arborist. The report shall clearly detail protective measures to ensure the survival of Ponderosa pines located within or near all proposed construction areas.
  - d. Submit the finalized design of the proposed project.
  - e. Provide all information required by Form D.
  - f. Submit a longitudinal building section starting at the apparatus bay and continuing on through the police end of the building.

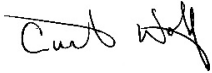
- g. Show all exterior mounted mechanical equipment and associated screening per Section 17.07 of the DCM.
  - h. Delete the standing seam shed roof above the building main entrance. This roof will shed snow and ice onto the entrance walk.
  - i. Provide a detail/section explaining the main entrance storefront and second floor deck assembly.
  - j. Show walkway to the Wildland Apparatus side personnel door.
  - k. Provide fencing details.
2. The following items are recommendations for the applicant to consider:
- a. Provide a roof over the trash/recycle area to shelter it from snow.
  - b. Provide for future EV charging for some accessible parking spaces.

The Committee recessed at 11:30 a.m. and re-convened at 12:00.

**OTHER BUSINESS**

The Committee discussed the proposed changes to the Design Manual. All comments from Committee members will be emailed to the Chair for discussion at the 2/24/23 Design Committee meeting.

Respectfully submitted,



Curt Wolf  
Design Committee Chair

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