



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

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

ALSO PRESENT: Shane Bishop, 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 2/24/23 meeting were approved.

ADDITION/ALTERATION

Lot #1 Cultus 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. Submit a revised site plan showing the following items:
 - i. Accurate lot coverage calculations. Include a breakdown of all items required by Section 2.08.4 of the Design Committee Manual (DCM). Lot coverage cannot exceed 35%.
 - ii. Accurate existing >4" dbh tree locations, type and size, include any trees proposed for removal.
 - iii. Correct location of light fixture at front entry.
 - c. Submit a revised floor plan to address the following:
 - i. Label new addition.
 - ii. Include all windows, decks, a/c enclosure, and all exterior light fixtures,
 - d. Submit revised elevations to include the following:
 - i. Exterior dimensions.

- II. House number.
 - III. Roof pitches.
 - IV. Front door light fixture.
 - V. Solar tube.
2. Prior to completion, the following items shall be completed:
 - a. All new windows shall be tan in color and all existing windows shall be painted to match the new windows.
 - b. All doors other than the front entry door shall be painted to match the house body color as required by Section 19 of the DCM.
 - c. The existing solar tube is approved. All white or shiny metal surfaces of the solar tube shall be painted to match roof color or flat black per Section 19 of the DCM.
 - d. Shield the existing light fixture at the front entry as required by Section 20.00 of the DCM.
 - e. Rebuild trash enclosure. If changes are to be made to the enclosure, submit revised plans to the Design Committee for administrative review prior to making the changes.
 3. Prior to installation provide manufacturer's specification sheets for all new materials such as light fixtures.
 4. The following is a recommendation for the applicant to consider:
Increase the size of the trash enclosure to accommodate 3 cans due to new curbside recycle program.

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:

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. Submit a revised site plan to show the following:
 - I. Accurate existing >4"dbh tree locations, type and size, include any trees proposed for removal.
 - II. Dimension new deck and trash enclosure. Trash enclosure shall conform to Section 21.05 of the Design Committee Manual (DCM). Enclosure may be enlarged to accommodate (3) three trash cans.
 - III. Show location of new wood deck railing.
 - IV. Reconfigure parking space #1. Parking space shall not extend into the lane per Section 12.09.4 of the DCM.
 - c. Submit revised elevations to show the following:

- I. South elevation: Complete drawing of hot tub enclosure. Indicate type and size of new window on breezeway.
 - II. West elevation: Indicate type and size of the (2) two new windows.
 - III. Show location of all existing and new proposed light fixtures.
2. Prior to installation, the following items shall be submitted for administrative review:
 - a. Provide a complete colors and materials board.
 - b. A cross section of the new wood railing.
 - c. New deck materials and color shall match existing.
 - d. Any proposed landscape shall conform to Section 22 of the DCM.

COMMERCIAL

57475 Abbot Dr; SSD/Fire & 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:

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. 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.
 - c. Landscaping plan as submitted is denied.
 - d. Applicant shall comply with all recommendations in the Spring River Tree Service Report of 2-16-2023.
 - e. The grade lines at the east side of the building are incomplete. No grading is approved between the existing building and Abbot Drive except for the footing excavation at the Wildland Apparatus Addition.
 - f. Specify concrete walkway finish on Form D Property Description sheet.
 - g. Specify that Shou Sugi Ban siding is to be cedar on Form D Property Description Sheet.
 - h. Specify board and batt siding materials and batt size and spacing on Form D Property Description Sheet. Refer to DCM Section 12.04 for minimum sizes and maximum spacing.
 - i. Specify the type and color of the roofing at the 'flat' roofs. The roofing shall be a dark color. Some of it will be visible from the entrance drive and bike path.
 - j. Specify what the soffit board shown at the eaves will be.
 - k. Show future EV charging at the rear accessible parking space.

- l. Explain the flag pole's "integral light". The light shall comply with DCM Section 30.19. Call out the pole diameter and height. A wheel stop at the parking may be required to protect the flag pole from vehicles.
 - m. The trash enclosure "shall be sufficient to conceal all trash containers from view" per DCM Section 30.20. Chain link type gate and/or fencing is not permitted.
 - n. The "security fence" at the condensers shall be sufficient to conceal all condensers from view. Show fencing on the exterior elevations.
 - o. Dimension the length of the roof overhangs on the roof plan.
 - p. Revise the roof plan to eliminate the flat valley above the entry. It will collect snow and may cause ice damming.
 - q. Revise the slope of the parapet cap over the main entrance (shown on 5/DR5.1). It shall slope down towards the deck to avoid rain water washing down the face of the entrance.
 - r. Coordinate the finish grade height shown on the exterior elevations with the site plan.
 - s. Show concrete curbs at wood framed exterior walls abutting an exterior walkway to protect the siding from rain, ice and snow.
 - t. Explain and detail the horizontal reveal/joint and or flashing shown on the exterior elevations at the vertical siding.
 - u. The fiber cement panel siding in the gable over the main entry is denied. This is not an approved use of this siding.
 - v. Show the support for and dimension the size of the roof over the vestibule entry at the rear of the building. Change the roofing to asphalt shingles. Metal roofing will shed snow and ice on to the walkway.
 - w. Why is the parapet over Rooms 120-123 so tall, no equipment is shown on this roof so a screen isn't required. This just adds unneeded mass to the building.
 - x. Show the slopes of the 'flat' roofs on the roof plans.
 - y. Delete the gutters and downspouts at the standing seam roofs at the Apparatus addition. They aren't needed and will be constantly full of pine needles.
 - z. Show the exterior 'egress light' at the main entry on the exterior elevation.
 - aa. The awning and casement windows shown at exterior walkways on the elevations can be hazardous to walkers when open. Revise them to be fixed, single hung or sliders.
 - bb. The 'roll down garage door' at the work out room shall match the store front doors and windows. Label it as a 'sectional overhead door'.
 - cc. Explain the louvers like items shown in the gable ends on the exterior elevations.
 - dd. Revise plans and resubmit for administrative review. Exterior elevations shall be resubmitted without shading.
 - ee. If any exterior mounted mechanical equipment are added, they shall be submitted along with their associated screening for full committee administrative review and approval.
2. Prior to installation:
- a. Provide a full colors and materials board for full committee administrative review and approval. Include color sample of spandrel glazing.
 - b. Provide details and/or cut sheets of all exterior mounted light fixtures. Fixtures shall comply with DCM Section 30.19 except for fixtures required for specific fire department functions.

- c. Submit a revised landscape plan to reflect requirements and best practices detailed within the DCM, Sunriver Ladder Fuels Reduction Plan, and the Draft Sunriver Ladder Fuels Reduction Plan (rev. 8/2022) for review and approval.
3. The following items are recommendations for the applicant to consider:
- a. Specify round downspouts to complement the architecture.
 - b. Don't terminate downspouts from upper roofs on to the 'flat' roofs. This will just add to icing problems in the winter months.
 - c. Provide an electric assist opener for the main entrance door.
 - d. Eliminate the roof well above Level 2.0, It isn't being used for anything.
 - e. Raise the half wall at the left of the covered deck so that the barbeque is not visible from below.

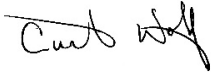
Notes:

Construction debris shall be collected daily and put into an onsite dumpster with a cover.

OTHER BUSINESS

The Committee recommended the current draft of the Design Committee Manual dated 3/3/2023 with edits of 3/10/2023 be submitted to the SROA Board of Directors for action.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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