



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
MAY 26, 2023**

PRESENT: Curt Wolf, Chairperson; Charlie Meyer, Richard Look, Theresa Youmans, Bev Cook

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

Design Committee Chair, Curt Wolf called the meeting to order at 10:30 a.m. The minutes of the 5/12/23 meeting were approved.

MINOR ADDITION

Lot #1 Lone Eagle Landing

Project: Hot Tub

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:
 - 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. Locate corner pins and re-stake and string the lot. Contact SROA Community Development staff for on-site verification.
 - d. Resolution of any remaining open items listed in the Property for Sale Inspection report dated 9/11/2007.
 - e. Revise plans to show the size and placement of the tub in accordance with Sections 17.07, 17.10, and 17.11 of the (DCM). Enclosure walls may be attached to existing deck post. Entrance to the enclosure may be under the stairwell, or a gate may be built into the wall matching the walls in every particular.
 - f. All revisions noted above shall be submitted for Design Committee administrative review.

2. Prior to completion of this project, the following items are required to be completed:
 - a. Remove all encroachments into SROA commons and restore the area to natural as required by Section 4.04 of the DCM.
 - b. Garage light fixture shall comply with Section 20 of the DCM.

ADDITION/ALTERATION

Lot #3 Trophy 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 item is required to be completed:
 - a. Submit revised drawings for administrative review to coordinate exterior elevations and cross sections. They do not appear to match.
2. Prior to installation submit the following items for administrative review:
 - a. Confirm window frame color will match existing windows. Provide a Manufacturer spec sheet and color sample. White window frames are not permitted per Sections 19 and 23 of the Design Committee Manual (DCM).
 - b. Confirm solar tube casing/frame color will be painted to match roof color or flat black.
3. Prior to completion of this project, the following items are required to be completed:
 - a. House number shall be located under a light source or on a post at the lane as required by Section 29.07 of the DCM.
 - b. All exterior lights shall comply with Section 20.03 of the DCM.

NEW CONSTRUCTION

Lot #15 Plover Lane

Project: New Construction

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:
 - 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. Trees proposed for removal outside of the construction footprint are not approved. Contact Natural Resources staff at 541-593-1522.
 - d. Per Section 17.10 of the DCM, the hot tub shall be completely screened from view of neighboring lots. Item 1h of the 4/28/23 Design Committee decision letter has not been satisfied as the new hot tub gates position does not block the view of neighboring lots and does not match the Committees conditions.
 - e. Item 1J of the 4/28/23 Design Committee letter has not been satisfied as the driveway is still too large for the 4 required parking spaces. Reduce driveway size by eliminating the bump-out opposite the garage doors.
 - f. Revise the building cross section shown on sheet A3 to coordinate with roof framing detail 1 shown on sheet A4. Adjust the roof height accordingly.
 - g. Call out the sizes of all exterior components on the elevations.
 - h. Colors and materials are not approved at this time.
 - i. Revise all required plans noted above for administrative approval.

COMMERCIAL

Lot #57380 Sun Eagle Lane

Project: New Public Works Facility

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:
 - 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. Applicant shall comply with all recommendations in the Spring River Tree Service Inc. Certified Arborist report dated 5/11/23.
 - 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. Staking and stringing the proposed building is required per Form D. Some of the staking and stringing may interfere with normal business operations and corners may be marked by a different method such as spray paint on the asphalt. The south side of the building shall be staked and strung where practical.
 - d. Provide a building cross-section per Form D.
 - e. Provide door and window schedules per Form D.

- f. Provide a screen wall cross-section per Section 17.07 of the DCM. The screening shall be of materials and finish that match the principal structure. The cap may be a metal cap.
- g. Site grading shown makes the building more prominent visually instead of being less prominent visually from Sun Eagle Lane and Quelah Lane homes. Revise the grading plan. See Section 12.08 of the DCM.
- h. Remove all gutters and downspouts from exterior elevations.
- i. Coordinate the size of the trim pieces on the elevations.
- j. Submit detail of the exterior awnings as required by the preliminary approval dated 4/14/23 condition h.
- k. Delete the window grids from the windows above the main entry per the preliminary approval dated 4/14/23 condition n.
- l. Specify "wood accent finish" shown on the elevation.
- m. Windows on either side of the main entrance storefront doors shall be fixed storefront windows.
- n. Provide a description of the windows above the entry on the material legend.
- o. Provide a detail of the perimeter fence shown on the site plan.
- p. Revise and re-submit drawings for full Committee administrative review.
2. Prior to installation, submit a landscape plan for full Committee agenda item review.
3. The following item is a recommendation for the applicant to consider:
 - a. Modify the accessible parking space to avoid having to travel from the associated access aisle behind other parked cars to gain access to this building.
 - b. Note the proposed building extends into the existing easement.

RE-REVIEW

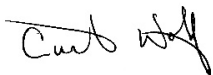
Lot #12 Goldfinch Lane

Reconsideration of deck encroachment decision

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:

The Committee rescinded the 5/5/23 denial decision relative to the deck encroachment. The Committee has concluded that the deck and wall are grandfathered due to previous approval. If the configuration of the deck is modified, the deck and wall shall be brought into compliance with the side yard setbacks. Revise and re-submit the site plan.

Respectfully submitted,



Curt Wolf
Design Committee Chair

electronic signature used with permission