



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JULY 28, 2023**

PRESENT: Curt Wolf, Chairperson; Mark Szymczak, Paul Lindstrom, Marybeth Collon, Charlie Myer, Brad Banta

ALSO PRESENT: 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 7/14/23 meeting were approved.

NEW CONSTRUCTION

Lot #10 River Road

Project: New Home

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 below. **The Committee's findings are in bold and italics.**

Design Committee decision: Deferred for the following reason(s): Sections referenced below are to the Design Committee Manual dated 12/19/2020.

Section 2.08.2 The size, location and architectural design of the proposed use are such that it shall have minimal adverse impact on the property value, livability and permissible development of the surrounding area. Consideration shall be given to compatibility with the immediate vicinity and to any other impact the proposed improvement would have upon the Sunriver community. All design elements, materials and proportions should be consistent with the architectural style chosen. Materials should be characteristic of Central Oregon such as wood, native stone and tinted/textured concrete masonry units. Roofs should be designed to reduce the apparent mass of a building, add visual interest and be appropriate for the architectural style of the building. Designs should generally be asymmetrical and should emphasize horizontal rather than vertical building forms. Exterior walls shall be constructed using a combination of architectural features, a variety of building materials and landscaping to reduce the scale and massing. Buildings shall incorporate changes in direction (articulation) and divide large masses into varying heights and sizes. To further reduce the scale and massing of structures, all two-story or taller structures should include single story or lower story elements. Two story or taller structures should incorporate a partial second or higher story rather than **stacked** stories. Higher masses should generally occur toward the center with lower profiles occurring toward the outer portions of the structure. As a rule of thumb for a two story structure, 60% of the actual square footage should be on the ground floor with no more than 40% on the second story. In any case, the square footage of each floor level

above the ground floor level shall be materially less than the first floor. Diversity of heights and reduction of massing is the desired outcome.

DC Finding: Emphasize horizontal rather than vertical building forms (entry columns). Lack of dimensions provided for the entry columns-therefore unable to ascertain details. Lower story square footage / 40% Upper story square footage rule of thumb – No calculation is provided.

Section 17.08 The design concept of Sunriver is one that promotes a feeling of open spaces. Therefore, fences or privacy screens are not permitted as a general rule. However, privacy screening may be permitted at the discretion of the Design Committee provided that no screen shall be erected that is not required pursuant to **Section 17.07** or which does not meet a need for privacy specific to the lot on which it is proposed. If for any reason the item required to be screened from view is removed, the associated screening may also be required to be removed at the discretion of the Design Committee.

D. C Finding: Solid railings on sides facing neighbors for screening are required for privacy.

Section 4.04 Four sets of plans are to be submitted for Committee review. Except as permitted above for preliminary submittals, all plans shall include a site plan, all elevation views noting all exterior materials, floor plans, building cross sections, and any other information as specifically required by **Form "D"** of the Rules. **Reverse floor plans and elevations are not accepted.** The floor plans and elevations submitted are to be true reflections of the structure to be built on the site. No reversed lettering or dimensions on submitted documents will be accepted. No documents with excessive red marks or pencil marks noting revision of building design will be accepted. All plans (including preliminary plans) submitted must: be of a professional quality; be drawn to scale; accurately reflect existing and as built conditions; and clearly reflect the applicant's intentions. Caution should be exercised when using old plans of record or archived plans for remodels and additions. It is possible that the plans of record are not accurate. It is the applicant's and/or the owner's responsibility to ensure the accuracy of the plans and information submitted.

DC Finding: There are height discrepancies in the plans. Upon resubmittal the applicant shall correct all height discrepancies on the plans.

Section 12.03 Building heights. In some cases, it will be important that unit owners restrict the height of improvements on their property. Before finalizing the building ridge height it is strongly recommended the applicant confirm that the building conforms to the Deschutes County solar ordinance. The ridge height shall be measured from the existing and undisturbed elevation at the mid-point of the building footprint unless otherwise permitted by these Rules. The maximum ridge height permitted for any structure in Sunriver shall be 30 feet, except as otherwise permitted or limited by the Deschutes County Zoning Ordinance for Sunriver Urban Unincorporated Community (SRUUC) or deed restriction.

12.03.1 Single story ridge line is 21 feet or less with side yard setback of 5 feet.

12.03.2 Two story ridge line is above 21 feet and less than 30 feet with a side yard setback of 7.5 feet.

12.03.3 High rise ridge line is any ridge height permitted by these Rules above 30 feet with setbacks as required by the Deschutes County zoning ordinance for SRUUC.

DC Finding: The ridge height shall be measured from the existing undisturbed elevation at the mid-point of the building footprint. Upon resubmittal, the applicant shall demonstrate accurate ridge height measurements.

The Design Committee accepts a ridge height above 30 feet per Deschutes County variance, if received.

Section 20.03.1 Building Lights. Type and placement of all exterior building light devices must be approved by the Design Committee. Wooden box shielding and round metal canisters are the standards for wall mounted fixtures. Other fixtures may be approved by the Committee as appropriate. Lighting fixtures with slots, holes or lenses, are prohibited unless specifically approved by the Committee, which shall determine if the proposed fixture complies with the intent of the rule. Exterior fixtures shall be limited in number, and each fixture shall produce no more than 1600 lumens. Adjustable exterior light fixtures are prohibited. Soffit lights shall not be installed in any soffit which is not horizontal, unless the lighting is directed vertically downward, and the light source is not visible from neighboring properties. Soffit lights shall not be installed in any soffit area above the first floor soffit, unless these lights are used for lighting an upper deck surface for safety, and the light is prevented from extending to the walls below the deck. Soffit lighting shall use spotlight rather than floodlight lighting.

DC Finding: Soffit lights are not shown on the plans and insufficient information on the soffit lights is provided. Upon resubmittal, all exterior light locations and descriptions shall be noted on the site plan and floor plans.

12.09.4 Single Family Residential (RS) District Parking Requirements: For a new residence, substantial remodel or complete reconstruction submitted for Design Review, driveways shall be designed so as to provide a minimum of one parking zone (space), for each sleeping area in the proposed dwelling unit. A “parking zone” is defined as a minimum 10ft wide by 20ft long rectangular area (200 sq. ft.). “Sleeping area” means a bedroom, loft and/or any other room or space that the Design Committee reasonably believes may be used as a sleeping area. The total required number of parking zones is determined by the number of 10ft x 20ft rectangular areas that will actually fit within the driveway. Remaining portions and/or odd shaped areas of the driveway, which cannot reasonably be used for parking, will not be considered parking zones. How many vehicles a driveway can park is not the only focus. Visual attractiveness, vehicle maneuverability and turn around capability should also be accounted for in the design of the driveway and will be considered by the Design Committee. Other relevant factors considered by the Design Committee in determining the appropriate size and configuration of the driveway will be the amount of hardscape proposed, any loss of vegetation and/or natural site features and/or any other impact that the Design Committee reasonably believes the proposed improvement may have on the surrounding area. Notwithstanding the forgoing parking standards, the primary intent of these architectural guidelines is to maintain as much of the natural setting as possible by limiting the amount of hardscape (driveways, walkways, patios, etc.) in addition to the building footprint permitted on any lot. Therefore, proposed driveways will be required to follow as closely as possible to the natural contour of the property. Straight-in linear driveway designs are discouraged and instead should utilize a varied size and curvature design. The maximum width of the driveway at the point of connection to the lane should be 16ft unless there is no practical manner to achieve such width considering the configuration, natural features and topography of the lot. The Design Committee in its sole discretion will determine the number of parking zones required and/or permitted based on the above requirements and guidelines. If the driveway required to satisfy the parking zone to sleep area ratio required above is so large as to unreasonably alter the natural setting, as determined by the Design Committee’s sole discretion, then the Design Committee may also limit the size of the driveway regardless of the number of parking zones requested. The driveway limitation may in turn cause a reduction in the number of sleeping areas permitted in the dwelling unit. It is the applicant’s responsibility to provide a schematic plan of the proposed driveway accurately depicting the required number of parking zones and the number of sleeping areas within the dwelling unit.

DC Finding: The driveway is larger than the 16' maximum allowed at the lane. Reduce connection to 16' at the lane.

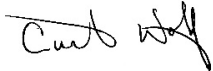
Additional DC Findings:

Preliminary condition item 1l not met, no cross-section of enclosure walls provided.

Preliminary condition item 1n not met, no size for proposed steel support posts provided.

Recommendation: Provide a cover over the trash and a/c area, including the exterior door.

Respectfully submitted,



Curt Wolf
Design Committee Chair

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