



**SUNRIVER DESIGN COMMITTEE  
MEETING SUMMARY  
APRIL 26, 2024**

**PRESENT: Richard Look, Chairperson; Curt Wolf, Theresa Youmans, Mary Beth Collon, Mary Fister**

**ALSO PRESENT: Shane Bishop, Design Review Planner; Jacki Bue, Community Development Director**

Design Committee Chair, Richard Look called the meeting to order at 10:00 a.m. The minutes of the 4/12/2024 meeting were approved.

**ADDITION/ALTERATION**

**Lot #11 Shag Bark 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: The Design Committee decision is based on the Design Committee Manual dated **12/19/2020**. 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.
  - c. Submit a revised site plan showing the following:
    - i. Outline of adjacent homes and structures.
    - ii. Existing trees and any trees proposed for removal.
    - iii. Trash and a/c enclosures.
    - iv. Exterior light locations.
  - d. Coordinate the light fixture locations and descriptions on the floor plan and elevations.

2. Prior to installation a complete/materials board and/or manufacturer cut sheets for any new siding, paint/stain, doors, exterior lighting, windows, roof material, stone, deck material, deck railings, etc. NOTE: Owner should not purchase any exterior products prior to Design Committee written approval.
3. Prior to completion of this project, the following items shall be completed:
  - a. Remove all lattice material per Section 17.09 of the Design Committee Manual (DCM).
  - b. Repaint the entire house in compliance with Section 19 of DCM.
  - c. Canoe and canoe rack shall be screened from view or stored out of sight as required by Section 3.01.2 of the DCM.
4. The following item is a recommendation for the applicant to consider:
  - a. Extend 1<sup>st</sup> floor Master bedroom to include the space/portion under the 2<sup>nd</sup> floor den.

### **NEW CONSTRUCTION**

#### **Lot #6 Pine Mtn Lane**

*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 as follows: The Design Committee decision is based on the Design Committee Manual dated **12/19/2020**.

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. Note accurate existing >4" dbh tree locations, type, and size on the site plan. Include trees proposed for removal.
  - b. Protected Root Zones (PRZ's) shall be installed around selected trees according to Natural Resources guidelines and maintained for the duration of construction.
  - c. Coordinate flagged trees on site with site plan. Contact Natural Resources at 541-593-1522 for items 1.a and 1.b.
2. Prior to completion of this project, the following items shall be completed:
  - a. Staging area shall be contained within the driveway area per DCM 6.02.5.
  - b. Driveway shall not extend beyond any setback except for the connection to the lane. Recommend moving the driveway further away from setback line to avoid any unintentional encroachment.
  - c. Roof overhangs are shown at the setback line. Careful measurement is needed during construction to avoid unintentional encroachment.
3. Prior to installation:
  - a. Provide full materials and colors board for full Committee administrative review.
4. The following items are recommendations for the applicant to consider:

- a. Construct trash enclosure to comply with Section 3.15.b.2 of the DCM dated March 16, 2024.
- b. Consider landscaping to screen new construction from existing homes.

**Other Business:**

The Committee had a discussion relative to fencing on all non-single residential properties in Sunriver. No rule change was proposed.

The Committee had a discussion relative to the yard art/ornamentation rule as it appears in Section 4.02(B) of the Sunriver Rules and Regulations.

Respectfully submitted,



Richard Look  
Design Committee Chair

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