



**SUNRIVER DESIGN COMMITTEE
MEETING SUMMARY
JULY 12, 2024**

PRESENT: Richard Look, Chairperson; Marybeth Collon, Theresa Youmans, Steve Bosson, Charlie Meyer, Brad Banta

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

Design Committee Chair, Richard Look called the meeting to order at 10:20 a.m. The minutes of the June 28, 2024, meeting were approved.

PRELIMINARY NEW CONSTRUCTION

Lot #8 Gray Birch Lane

Project: Preliminary 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. **All Sections noted in the following decision reference the Design Committee Manual rev. 3/24/24 (DCM).**

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 is required to be completed:
 - a. A Certified Arborist report shall be submitted for review and approval which clearly details protective measures to be followed in order to ensure the survival of Ponderosa pines located within or near all proposed construction areas.
 - b. Complete all items required by Form D.2 including the following items that should have been completed for this submittal: setbacks labeled, existing and final grade at each building corner shown on site plan, grade elevation of property pins and midpoint between property pins shown on site plan, finished floor elevation shown on site plan and overall building height per DCM Section 302 (c) shown on exterior elevations.
 - c. Demonstrate height compliance with Championship Estates Tract Plat. Refer to DCM Section 1.02(a).
 - d. Roofing shall comply with'tile or manmade material with like appearance' per Championship Estates Sunriver Phase II Declaration. Refer to DCM Section 1.02(a).
 - e. Change "Commons" on site plan to 'Golf Course'. There is no common area behind the lots on this street.
 - f. The driveway is larger than required for 5 parking zones. Reduce the size of the driveway and eliminate one of the connections to the street. Refer to DCM Section 3.04.
 - g. Move the enclosed outdoor area calculation from sheet A0.0 to sheet A0.1. Revise the hot tub enclosure for the fully screened hot tub and remove the AC enclosure from the calc. Refer to DCM Section 3.15 (b)(1)(a).

- h. Provide the FAR calculation on sheet A0.1.
 - i. The hot tub shall be screened per DCM Section 3.15 (b).
 - j. Label all exterior post sizes and material if other than wood. Refer to Form D.2 Checklist.
 - k. Explain the round decorative wall item next to the front door.
 - l. Provide more precise siding information.
 - m. Delete the stucco hatch on the exterior elevations. It's too distracting.
 - n. Provide typical eave and rake details.
 - o. Reduce the size of the 8070 window at bedroom 4 to 4070. This window looks onto your neighbor's back patio.
 - p. The portion of the east elevation at the bedroom wing looks very abrupt and doesn't flow with the other elevation forms. Revisions to soften shall be considered. Also resolve whether the squares shown on the floor plan are deck posts and need to be shown in elevation.
 - q. Remove landscaping from the site plan. Submit a separate landscape plan.
2. The following items are recommendations for the applicant to consider:
 - a. Change siding at hot tub window wall from stucco to nickel gap type siding to match other walls of recess.
 - b. Submit a 3D view of proposed design.
 3. NOTE: Trees proposed for removal outside of the construction footprint are not approved for removal at this time.

PRELIMINARY NEW CONSTRUCTION; COMMERCIAL

Lot #57850 West Cascade Rd; Sunriver Environmental/Wastewater Treatment

Project: New Storage Building and New Hopper Building

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. **All Sections noted in the following decision reference the Design Committee Manual rev. 3/24/24 (DCM).**

Preliminarily approved subject to the following conditions:

As a prefatory matter, the Committee approves the proposed building locations on the preliminary plans for both the Storage Building and the Hopper Building. These are the best possible locations for those structures in view of existing site conditions and operational necessities. In addition, as noted in the Spring River Tree Service Inc, Arborist report dated 5/3/24, the proposed building locations are also the least disruptive alternatives for the maximal preservation of Ponderosa Pines.

This decision is advisory in nature and related solely to the preliminary submittal of the project plans. (DCM 6.05(b)2). Additional conditions of approval may be required upon submittal of the project plans for final review. Upon submittal of the project plans for final review all relevant items set forth on Form D.2 shall be satisfied. (DCM 6.05(c)4(a)). In addition, the following specific items are required to be addressed upon final submittal as a condition of final approval of the project plans:

1. Obtain a variance from Deschutes County for 40'6" ridge height on Hopper building.
2. All materials and colors shall match existing infrastructure as indicated on the Preliminary Form D submission dated 6/25/24 and as required by DCM 5.01(7).
3. Final plans shall clearly depict the location and type of all proposed lighting and all lighting shall comply with DCM 5.01(8),
4. Storage building elevation plans shall be converted to ¼" = 1' and shall include elevations for the South and East facing elevations (or a notation that these elevations are in every respect mirror-images of the North and West facing elevations respectively).
5. Correct the ridge height calculation on the Storage Building West elevation to correspond to the highest depicted ridge point on that elevation.

6. Hardscape shall be provided for a vehicular circulation system that allows trucks to circulate for all daily operations rather than back up.
7. A Certified Arborist report shall be submitted for review and approval and shall clearly detail protective measures to ensure the survival of Ponderosa pine(s) located within or near all proposed construction areas.

RE-REVIEW

Lot #17430 Deschutes Rd; Rio Sol Restaurant

Reconsideration of string lights

Upheld the denial dated 6/10/24. Lighting does not comply with Design Committee Manual Section 5.01(8).

OTHER BUSINESS

The Committee had a brief discussion concerning fences for all areas other than Single-Residential Properties. Design Committee members Marybeth Collon and Theresa Youmans agreed to work together to draft separate rules for Multi-Residential Properties (condos) and all other remaining properties. They will bring their draft documents to the 7/26/24 Design Committee meeting.

Respectfully submitted,



Richard Look
Design Committee Chair

electronic signature used with permission