

# Minutes

## Sudden Valley Comm. Association Architectural Control Committee

May 15, 2008  
9:00 AM  
Community Center

<b>Type of meeting:</b>	Plan Review
<b>Facilitators:</b>	John Gordon
<b>Note taker:</b>	Anthony Cavender & Kaci Radcliffe
<b>Attendees:</b>	Tom Chambers, Duncan Young, Berry Fox, Jack Spreitzer, Klara Weis, Michael Buchanan, and Carol Bauman
<b>Observers:</b>	Stephanie & Chris Bonesteele, Ray & Jessie Hettinga, Michelle Brooks, David Shellenbarger, Susan Creighton, and Kathryn Finn

### Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for May 1, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals
Item No. 4	20 Valley View Cir. (7/46) – New Construction Deadline Extension Request
Item No. 5	12 Grand View Ln. (7/39) – Driveway Request
Item No. 6	36 Lake Louise Dr. (7/87) – Driveway Request
Item No. 7	46 Grand View Ln. (7/23) – Paint Request
Item No. 8	35 Marigold Dr. (17/11) - New Construction Deadline Extension Request
Item No. 9	3 Barn View Ct. (Div 54) – Paint Request
Item No. 10	36 Marina Ln. (21/23) – New Construction Deadline Extension Request
Item No. 11	116D Sudden Valley Dr. E. (23/60) – Deck and Handrail Request
Item No. 12	10 Austin Creek Ln. (1/88) – Landscaping Request
Item No. 13	7 Austin Creek Ln. (1/68) – Paint Request
Item No. 14	7 Austin Creek Ln. (1/68) – New Construction Deadline Extension Request
Item No. 15	3 Fawn Ct. (3/144) – Paint Request
Item No. 16	24 Little Strawberry Ln. (3/109+110) – Fence Request
Item No. 17	15 Huckleberry Ct. (8/20) – Paint Request
Item No. 18	2 Strawberry Canyon Ct. S. (5/92+93) – New Home Construction Project Request
Item No. 19	9 North Summit Ct. (22/106) – New Construction Deadline Extension Request
Item No. 20	11 Hillside Cir. (16/188) – New Home Construction Project Request
Item No. 21	33 Sudden Valley Dr. (16/72) – Deck, Railing, and Stairs Request
Item No. 22	30 Sudden Valley Dr. (2/184) – New Construction Deadline Extension Request
Item No. 23	3 Appaloosa Ct. (24/208) – Paint Request

<b>Item No. 24</b>	<b>24 Tumbling Water Dr. (24/80) – New Construction Re-Approval Request</b>
<b>Item No. 25</b>	<b>6 Bramble Way (25/49) –Retaining Wall Request</b>
<b>Item No. 26</b>	<b>6 Bramble Way (25/49) –Propane Tank Request</b>
<b>Item No. 27</b>	<b>22 Bramble Way (30/4) – Deck Request</b>
<b>Item No. 28</b>	<b>22 Bramble Way (30/4) – Fence Request</b>
<b>Item No. 29</b>	<b>4 Salal Cir. (30/95) - New Construction Deadline Extension Request</b>
<b>Item No. 30</b>	<b>8 Southern Ct. (28/42+43) – New Construction Deadline Extension Request</b>
<b>Item No. 31</b>	<b>12 Southern Ct. (28/44+45) – New Construction Deadline Extension Request</b>
<b>Item No. 32</b>	<b>20 Southern Ct. (28/48) – New Construction Deadline Extension Request</b>
<b>Item No. 33</b>	<b>108A Sudden Valley Dr. E. (23/73) – Restrictive Covenant Removal (SVCA BOD) Request</b>

<b>Item – 1</b>	<b>Approval of ACC Meeting Minutes for May 1, 2008</b>
<b>Comments: Minutes are included in packet.</b>	
<b>Discussion: As amended.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Tom Chambers.</b>

<b>Item – 2</b>	<p><b>Tree Subcommittee Report (Tracey Wilkens, Carol Bauman, Michael Buchanan, Klara Weis, and Duncan Young)</b></p> <p><b>The tree subcommittee recommends the following:</b></p> <p><b>A 9 Whispering Cedars Ct. (39/5), item #1 – Approve as submitted to remove three Cedars and one Juniper tree. Must replant with three Hinoki Cypress trees or equivalent on right side and one native shade-tolerant species by front door.</b></p> <p><b>B 9 Whispering Cedars Ct. (39/5), item #2 – Approve as submitted to limb up to 6ft (from base) on Cedar tree.</b></p> <p><b>C 9 Whispering Cedars Ct. (39/5), item #3 – Table as submitted. Must ribbon trees and contact AC staff upon completion for resubmittal.</b></p> <p><b>D 9 Whispering Cedars Ct. (39/5), item #4 – Table as submitted. Must ribbon trees and contact AC staff upon completion for resubmittal.</b></p> <p><b>E 12 Par Pl. (32/66) – Approve as submitted to remove two Hemlock trees. Must replant with four native deer-resistant shrubs in same area to screen propane tank.</b></p> <p><b>F 25 Marina Cir. (21/34+35) –Approve as submitted to remove tree #1,#2, #5, #6, and #8. Must replant Cherry or Plum trees in same vicinity of #2 and #5, and replant three native deer-resistant shrubs in same area of trees #6 and #8. Approve as submitted to limb #3, #4, and #7.</b></p> <p><b>G 60 North Point Dr. (12/45) – Approve as submitted to limb up to 1/3 the height (from base) on Douglas Fir tree.</b></p> <p><b>H 4 Appaloosa Ct. (24/212) – Approve as submitted to remove one Douglas Fir tree. Must replant with one 1-2ft. Douglas Fir sapling in same vicinity.</b></p>
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<b>Discussion: As submitted.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Duncan Young. John Gordon recused on Item 2F.</b>

<b>Item – 3</b>	<b>Staff Report of Over the Counter Approvals- None to Report</b>
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<b>Item – 4</b>	<b>20 Valley View Cir. (7/46) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/15/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Klara Weis.</b>

<b>Item – 5</b>	<b>12 Grand View Ln. (7/39) – Driveway Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to keep driveway as-is.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Klara Weis.</b>

<b>Item – 6</b>	<b>36 Lake Louise Dr. (7/87) – Driveway Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to keep driveway as-is.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Jack Spreitzer.</b>

<b>Item – 7</b>	<b>46 Grand View Ln. (7/23) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint home using “Storm cloud gray” body color, “Grant beige” trim color, and “Garrison red” front door color. Must paint garage door the body color.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Tom Chambers.</b>

<b>Item – 8</b>	<b>35 Marigold Dr. (17/11) - New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 7/18/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Duncan Young, seconded by Michael Buchanan.</b>

<b>Item – 9</b>	<b>3 Barn View Ct. (Div 54) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint home using “Sand dollar” body color, and “Traditional navajo red” trim color. Must paint garage door the body color. Decks and railings to be painted trim color.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Duncan Young.</b>

<b>Item – 10</b>	<b>36 Marina Ln. (21/23) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/1/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Michael Buchanan.</b>

<b>Item – 11</b>	<b>116D Sudden Valley Dr. E. (23/60) – Deck and Handrail Request</b>
<b>Comments: Request and photo included in packet.</b>	
<b>Discussion: As submitted. The upper deck also approved for replacement in the same manner as the lower deck. Approve removal of one Hemlock tree surrounded by lower deck (AC staff to provide tree permit).</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Berry Fox.</b>

<b>Item – 12</b>	<b>10 Austin Creek Ln. (1/88) – Landscaping Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to implement landscaping plan.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Klara Weis. Jack Spreitzer recused.</b>

<b>Item – 13</b>	<b>7 Austin Creek Ln. (1/68) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint house using “Wild sage” body color, and “Dense Shrub” trim color. Must paint garage door the body color.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Michael Buchanan. Jack Sprietzer recused.</b>

<b>Item – 14</b>	<b>7 Austin Creek Ln. (1/68) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/15/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Klara Weis. Jack Spreitzer recused.</b>

<b>Item – 15</b>	<b>3 Fawn Ct. (3/144) – Paint Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to paint addition with submitted lighter stain color. Garage door must be painted to match existing body color or new addition body color.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Tom Chambers.</b>

<b>Item – 16</b>	<b>24 Little Strawberry Ln. (3/109+110) – Fence Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted. Resubmit with site plan indicating proposed relocation that is on applicant’s property.</b>	
<b>Action: Denied</b>	<b>Moved by Carol Bauman, seconded by Tom Chambers.</b>

<b>Item – 17</b>	<b>15 Huckleberry Ct. (8/20) – Paint Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to paint home using submitted body and trim colors. Must paint garage door the body color.</b>	
<b>Action: Approved</b>	<b>Moved by Duncan Young, seconded by Klara Weis.</b>

<b>Item – 18</b>	<b>2 Strawberry Canyon Ct. S. (5/92+93) – New Addition Project Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Physical address will be changed to 14 Lost Fork Lane. Culvert needs to be cleaned out below driveway and on both sides. Applicant to work with AC staff regarding driveway, culvert, and turnaround. STR trees. Trees proposed for replanting on left side will need to be moved farther back inside property line.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Klara Weis.</b>

<b>Item – 19</b>	<b>9 North Summit Ct. (22/106) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/8/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Klara Weis.</b>

<b>Item – 20</b>	<b>11 Hillside Cir. (16/188) – New Home Construction Project Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: AC staff to verify adequate erosion control measures. STR Fir tree on front left corner by left side of driveway. Additional replanting required for landscaping. Approve variance to allow driveway to be up to 30ft. wide where it crosses the front property line, which is also the road edge.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Michael Buchanan.</b>

<b>Item – 21</b>	<b>33 Sudden Valley Dr. (16/72) – Deck, Railing, and Stairs Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted. Approve open space variance if needed to install deck and stairs.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Klara Weis. Carol Bauman opposed.</b>

<b>Item – 22</b>	<b>30 Sudden Valley Dr. (2/184) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/15/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Klara Weis.</b>

<b>Item – 23</b>	<b>3 Appaloosa Ct. (24/208) – Paint Request</b>
<b>Comments: Request and photos included in packet.</b>	
<b>Discussion: As submitted. The ACC felt the color was too yellow and not subdued enough. Resubmit with more subdued color. Note: AC guidelines require the garage door to be painted the body color. LPG tank screening structure must also be painted same color as body of house.</b>	
<b>Action: Denied</b>	<b>Moved by Carol Bauman, seconded by Berry Fox. Klara Weis opposed. Jack Spreitzer abstained.</b>

<b>Item – 24</b>	<b>24 Tumbling Water Dr. (24/80) – New Construction Re-Approval Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Must follow original approval letter requirements.</b>	
<b>Action: Approved</b>	<b>Moved by Michael Buchanan, seconded by Carol Bauman.</b>

<b>Item – 25</b>	<b>6 Bramble Way (25/49) –Retaining Wall Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: Approve with maximum height of 2ft. and maximum length to match driveway. Applicant to work with AC staff to clarify wall materials and length of wall. Not to backfill any materials against structure.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Tom Chambers.</b>

<b>Item – 26</b>	<b>6 Bramble Way (25/49) –Propane Tank Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to place 2 upright tanks in right rear corner of home. Must screen tanks with lattice and native deer-resistant vegetation.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Michael Buchanan.</b>

<b>Item – 27</b>	<b>22 Bramble Way (30/4) – Deck Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: As submitted to extend back deck 12 feet.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Klara Weis.</b>

<b>Item – 28</b>	<b>22 Bramble Way (30/4) – Fence Request</b>
<b>Comments: Request and drawing included in packet.</b>	
<b>Discussion: To move front left section of fence back 6ft. (for a total length of 36ft., instead of 42ft.), so it is behind the utility meter and left side window.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Michael Buchanan.</b>

<b>Item – 29</b>	<b>4 Salal Cir. (30/95) - New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/8/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Carol Bauman.</b>

<b>Item – 30</b>	<b>8 Southern Ct. (28/42+43) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/1/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Duncan Young.</b>

<b>Item – 31</b>	<b>12 Southern Ct. (28/44+45) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/1/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Duncan Young.</b>

<b>Item – 32</b>	<b>20 Southern Ct. (28/48) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Extend deadline to 8/1/08. No additional deposit required. Note: Any extension beyond one year will require an additional deposit.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Duncan Young.</b>

<b>Item –33</b>	<b>108A Sudden Valley Dr. E. (23/73) – Restrictive Covenant Removal (SVCA BOD) Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Recommend to the General Manager and Board of Directors to remove restrictive covenants from adjacent lot (owned by applicant) if possible to allow development of attached garage. Note: This is a recommendation and does not grant approval for any action. AC staff will contact applicant when a decision is made by the GM and BOD.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Jack Spreitzer.</b>