

Minutes

Sudden Valley Comm. Association Architectural Control Committee

June 19, 2008
9:00 AM
Community Center

Type of meeting: Plan Review
Facilitators: Penny Carter
Note takers: Anthony Cavender
Attendees: Tracey Wilkens, Berry Fox, Michael Buchanan, Jack Spreitzer
Observers: Guy Allen, Shawn McQuery, Barb McIntosh, Marti Leviel, Judy Chiasson, Fredrick Roberts, Ken Schacht, Ethan Tucker, Jon Jurado, Jessica Lunstroth, Leza Madsen

Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for June 5, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals
Item No. 4	1 Lake Louise Dr. #36 (53/36) – Back Porch Enclosure Request
Item No. 5	21 Marigold Dr. (17/4) – Landscaping Request
Item No. 6	33 Grand View Ln. (7/111) – Siding, Gutters, and Paint Request
Item No. 7	1 Par Ln. (32/2-4) – Deck Request
Item No. 8	12 Par Pl. (32/66) – Landscaping Request
Item No. 9	47 Sudden Valley Dr. E. (12/75) – Landscaping Request
Item No. 10	34 North Point Dr. (12/22) – Roof Request
Item No. 11	49 North Point Dr. (12/112) – Paint Request
Item No. 12	16A Fairway Ln. (23/14) – Paint Request
Item No. 13	2 Fairway Cir. (23/22) – Deck Request
Item No. 14	393 Sudden Valley Dr. (1/111) – Siding Request
Item No. 15	13 Valley Crest Ct. (2/69) – Drainage Request
Item No. 16	35 Sudden Valley Dr. (4/1) – Retaining Wall, Driveway, Rear Deck and Lanscaping Request
Item No. 17	30B Cascade Ln. (16/204) – Deck Enclosure Request
Item No. 18	17 Meadow Ct. (8/79) – Roof Request
Item No. 19	4 Polo Park Dr. (11/142) – Deck Request
Item No. 20	66 Beaver Ln. (13/72+73) – Paint Request
Item No. 21	54 Beaver Ln. (13/79) – Deck Request
Item No. 22	2 Bigleaf Ln. (24/22) – Paint Request

Item No. 23	22 Bigleaf Ln. (24/36) – New Home Construction Request
Item No. 24	7 Wisteria Ln. (30/27+28) – Fence Request
Item No. 25	2 Blaze Pl. (9/21) – New Home Construction Height Change Request

Item – 1	Approval of ACC Meeting Minutes for June 5, 2008
Comments: Minutes are included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 2	<p>Tree Subcommittee Report (Tracey Wilkens, Michael Buchanan, Carol Bauman, Klara Wies)</p> <p>The tree subcommittee recommends the following:</p> <p>A 15 Woodpecker Pl. (20/37) – Approve removal of tree #1 (Western Red Cedar) behind home, with the replanting of one Cedar in same vicinity. Ownership of tree #2 unclear and may belong to Whatcom County. Approve removal of tree #2 (Big Leaf Maple), with written permission by Whatcom County or proof of applicant’s ownership. Note: Need to make house number more clearly visible from roadway.</p> <p>B 132 Sudden Valley Dr. E. (23/44) – Approve to remove tree #1 (in ROW) at SVCA’s expense. Approve removal of tree #2 at applicant’s expense. Suggest cutting tree down to 10ft. in height to provide wildlife habitat. Must replant with one native conifer on applicant’s property.</p> <p>C 377 Sudden Valley Dr. (3/221) – Approve to limb branches up to 1/3 the height (from base of tree to top) on all pink ribboned trees. Approve removal of three blue ribboned trees.</p> <p>D 20B Western Ct. S. (29/65) – Approve removal of all flagged trees and entire Cottonwood cluster. Tree stumps may remain on site at applicant’s discretion. Must replant with one Western Red Cedar tree and two other trees of applicant’s choice on property.</p> <p>E 11 Pinto Creek Ln. (24/190+191) – Approve as submitted to remove three Alder trees. Must replant with two Western Red Cedar trees on property. Approve removal of Alder tree in wetland area with written permission from Whatcom County.</p>
-----------------	--

Discussion: As submitted. (Items A, C, E)

Action: Item 2B: Tree #1 Tabled, Tree #2 Approved. Item 2D: Approved. Items A, C, & E: Approved.	Item 2B: Moved by Michael Buchanan, seconded by Tracey Wilkens. Item 2D: Moved by Tracey Wilkens, seconded by Michael Buchanan. Items A, C, & E: Moved by Tracey Wilkens, seconded by Michael Buchanan.
---	--

Item – 3	Staff Report of Over the Counter Approvals						
48 N. Pt. Dr.	12	127	6/4/2008	Approved	Deck Replacement	Old wood replaced w/ synthetic deck material.	Like for Like - exact replica

Item – 4	1 Lake Louise Dr. #36 (53/36) – Back Porch Enclosure Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer.

Item – 5	21 Marigold Dr. (17/4) – Landscaping Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 6	33 Grand View Ln. (7/111) – Siding, Gutters, and Paint Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Jack Spreitzer.

Item – 7	1 Par Ln. (32/2-4) – Deck Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer.

Item – 8	12 Par Pl. (32/66) – Landscaping Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 9	47 Sudden Valley Dr. E. (12/75) – Landscaping Request
Comments: Request included in packet.	
Discussion: As submitted. ACC requests clarification regarding proposal. Landscaped area at left front area may encroach onto neighbor's lot.	
Action: Denied	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 10	34 North Point Dr. (12/22) – Roof Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Michael Buchanan, seconded by Jack Spreitzer.

Item – 11	49 North Point Dr. (12/112) – Paint Request
Comments: Request included in packet.	
Discussion: Either choice #1 or #2 may be implemented. (Both choices approved.)	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 12	16A Fairway Ln. (23/14) – Paint Request
Comments: Request included in packet.	
Discussion: Choice #1 as submitted.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 13	2 Fairway Cir. (23/22) – Deck Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Jack Spreitzer, seconded by Tracey Wilkens.

Item – 14	393 Sudden Valley Dr. (1/111) – Siding Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer.

Item – 15	13 Valley Crest Ct. (2/69) – Drainage Request
Comments: Request included in packet.	
Discussion: AC staff to calculate pit volume, verify whether prior pit exists, and verify overflow pipe location is acceptable.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 16	35 Sudden Valley Dr. (4/1) – Retaining Wall, Driveway, Rear Deck, and Landscaping Request
Comments: Request included in packet.	
Discussion: AC staff to work with applicant to ensure front culvert below driveway is functional. AC staff to consult with applicant on driveway grade change. Section E (rear deck platform) not approved.	
Action: Approved (Section E of request Denied)	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 17	30B Cascade Ln. (16/204) – Deck Enclosure Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer.

Item – 18	17 Meadow Ct. (8/79) – Roof Request
Comments: Request included in packet.	
Discussion: Both choices #1 and #2 as submitted.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 19	4 Polo Park Dr. (11/142) – Deck Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Michael Buchanan, seconded by Jack Spreitzer.

Item – 20	66 Beaver Ln. (13/72+73) – Paint Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Michael Buchanan, seconded by Tracey Wilkens.

Item – 21	54 Beaver Ln. (13/79) – Deck & Enclosed Sunroom Request
Comments: Request included in packet.	
Discussion: As submitted. Enclosed sunroom would greatly exceed allowable house footprint percentage. Proposed deck may be too close to adjacent creek – applicant to verify County sensitive area regulations prior to submitting revised deck plan to ACC.	
Action: Denied	Moved by Berry Fox, seconded by Jack Spreitzer.

Item – 22	2 Bigleaf Ln. (24/22) – Paint Request
Comments: Request included in packet.	
Discussion: Both pairs of colors approved as submitted. Applicant indicated at ACC meeting that choice #1 would be implemented.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 23	22 Bigleaf Ln. (24/36) – New Home Construction Request
Comments: Request included in packet.	
Discussion: AC staff to review whether a culvert is needed. AC staff to review mitigation plan for accuracy relative to landscape plan. Approximately four privacy screening panels are required to be installed at right rear corner of house in an “L” shaped configuration adjacent to patio. Panels may not be larger than 6’ tall and 8’ wide. Panels may not connect like a fence. Deer resistant vegetation must be planted in front of panels to soften lines. Panels to be stained natural cedar color. AC staff to verify proposed patio size.	
Action: Approved	Moved by Penny Carter, seconded by Berry Fox.

Item – 24	7 Wisteria Ln. (30/27+28) – Fence Request
Comments: Request included in packet.	
Discussion: As submitted. Original terms of ACC approval dated 11/15/07 remain in effect.	
Action: Denied	Moved by Berry Fox, seconded by Jack Spreitzer.

Item – 25	2 Blaze Pl. (9/21) – New Home Construction Height Change Request
Comments: Request presented at meeting by AC manager.	
Discussion: As submitted. House may be 2.5’ taller than original submittal. House will still meet height definition #2.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

