

Minutes

Sudden Valley Comm. Association Architectural Control Committee

June 5, 2008
9:00 AM
Community Center

Type of meeting:	Plan Review
Facilitators:	John Gordon
Note takers:	Anthony Cavender
Attendees:	Penny Carter, Tracey Wilkens, Duncan Young, Berry Fox, Jack Spreitzer, Michael Buchanan, Carol Bauman, Klara Weis
Observers:	Adam Porter, Elizabeth Olsen, Bob Karlson, Jason Manning, Dan & Janice Palmiter, Joe & Briana Peck, Audrey Borders, Jordan Olson, Schuyler Dartt, Tom Foster, Kathryn Finn

Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for May 15, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals
Item No. 4	14 Sudden Valley Dr. E. (32/50) – Landscape Modification Request
Item No. 5	11 Fairway Ln. (23/113) – Fence Request
Item No. 6	10 Westbrook Dr. (9/8) – New Construction Variance Request
Item No. 7	31 Sudden Valley Dr. (16/71) – Retaining Wall Replacement Request
Item No. 8	1 Blaze Pl. (9/1&2) – Flagpole Request
Item No. 9	79 Cascade Ln. (16/153) – Driveway Modification Request (New Construction)
Item No. 10	79 Cascade Ln. (16/153) – Retaining Wall Modification Request (New Construction)
Item No. 11	5 Plum Ct. (22/320) – Landscape Modification & Retaining Wall Request
Item No. 12	4 Morning Beach Dr. (37/11) – Ditch Modification Request
Item No. 13	19 Sunflower Circle (17/61) – Retaining Wall & Parking Area Request
Item No. 14	11 Marina Ln. (32/99) – Landscape Modification Request (Part 1)
Item No. 15	11 Marina Ln. (32/99) – Landscape Modification (Part 2) & Paint Request
Item No. 16	2 Bigleaf Ln. (24/22&23) – Paint Request
Item No. 17	58 Sudden Valley Dr. E. (21/2) – Roof Request
Item No. 18	17 Starview Ln. (28/17) – Landscape Modification Request (New Construction)
Item No. 19	4 Appaloosa Ct. (24/212) – Deck Extension & Stairs Request
Item No. 20	3A N. Summit Ct. (22/100) – Litigation Update
Item No. 21	26 Cascade Ln. (4/70) – Paint Request

Item No. 22	24 Maple Ct. (10/173) – Garage Door Paint Request
Item No. 23	16 Sunflower Circle (17/72) – New Construction Deadline Extension Request
Item No. 24	46 Maple Ct. (22/176) – Deck Replacement & Trellis Request
Item No. 25	4 Lake Louise Dr. (7/64) – New Home Construction Request
Item No. 26	37 Cascade Circle (16/85) - New Home Construction Request
Item No. 27	35 Cascade Circle (16/86) - New Home Construction Request
Item No. 28	16 Loganberry Ln. (30/73) - New Home Construction Request
Item No. 29	8 Topper Dr. (22/10&11) – New Home Construction (Addition) Request
Item No. 30	124 Polo Park Dr. (9/76) – Paint Request (New Construction)
Item No. 31	16B Little Strawberry Ln. (3/114) – Driveway Modification Request

Item – 1	Approval of ACC Meeting Minutes for May 15, 2008
Comments: Minutes are included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Carol Bauman, seconded by Duncan Young.

Item – 2	<p>Tree Subcommittee Report (Tracey Wilkens, Carol Bauman, Michael Buchanan, Klara Weis, and Duncan Young)</p> <p>The tree subcommittee recommends the following:</p> <p>A 9 Whispering Cedars Ct. (39/5), item #3 (Previously tabled) – Tabled. Applicant to contact Whatcom County for notice of activity. Request to be considered once notice has been reviewed by County.</p> <p>B 9 Whispering Cedars Ct. (39/5), item #4 (Previously tabled) – Tabled. Applicant to contact Whatcom County for notice of activity. Request to be considered once notice has been reviewed by County.</p> <p>C 11 Larkspur Ct. (26/16+17) – Approve as submitted. Also approve removal of one dead Alder tree located in front left portion of lot as identified by subcommittee in the field.</p> <p>D 30 Par Ln. (35/6) – Approve to remove tree #1 (Douglas Fir). Approve removal of tree #2 (Pine). Applicant must replant two flowering trees and one native conifer of their choice on site.</p> <p>E 11 Marina Ln. (32/99) – Approve as submitted. Applicant must replant two flowering trees of their choice on site.</p> <p>F 60 Sudden Valley Dr. E. (21/1) – Deny as submitted.</p> <p>G 19 Valley Crest Way (1/39) – Deny as submitted.</p> <p>H 184 Harbor View Dr. (22/173) – Approve as submitted to remove one Hemlock tree.</p>
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Discussion: As amended.	
Action: Approved	Moved by Carol Bauman, seconded by Tracey Wilkens. Klara Weis recused on item 2E.

Item – 3	Staff Report of Over the Counter Approvals						
18 Beaver Circle	11	188	5/22/2008	Approved	Roof Replacement	Replace existing composite roof with composite material.	Like for Like - Sample on file with request.
2 Tee Ct.	32	73	5/27/2008	Approved	Window Replacement	Bedroom window replaced with window 2" larger to meet code.	Like for Like - replacement aesthetically consistent w/original.
5 N. Pt. Pl. S.	12	96&97	5/27/2008	Approved	Roof Replacement	Replace existing composite roof with composite material.	Like for Like - Weathered Stone
28 N. Pt. Dr.	12	19	5/27/2008	Approved	Driveway Replacement	Fresh asphalt overlay on top of existing broken surface.	Like for Like - apron will swale to ditch.
4 Morning Beach Dr.	37	11	5/30/2008	Approved	Trim Re-paint	Touching up front railing with existing color following recent pressure washing.	Like for Like - Sample on file with request.

Item – 4	14 Sudden Valley Dr. E. (32/50) – Landscape Modification Request
Comments: Request and drawing included in packet.	
Discussion: Six foot height approved for fence (height variance granted). Two foot side setback variance granted (fence may be located three feet from the side property line). Tall grasses or shrubs must be planted on Par Lane East side of fence for screening.	
Action: Approved	Moved by Carol Bauman, seconded by Michael Buchanan. Berry Fox recused.

Item – 5	11 Fairway Ln. (23/113) – Fence Request
Comments: Request and drawing included in packet.	
Discussion: As submitted. Six foot maximum height for fence, including a one foot tall decorative section of lattice at top. Color to be natural cedar. Two foot side setback variance granted (fence may be located up to three feet from the side property line).	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer. Berry Fox opposed.

Item – 6	10 Westbrook Dr. (9/8) – New Construction Variance Request
Comments: Request and drawing included in packet.	
Discussion: A combination of lattice or other more durable materials like siding to match the house must be used to screen the LPG tank in addition to deer resistant vegetative screening.	
Action: Approved	Moved by Penny Carter, seconded by Carol Bauman.

Item – 7	31 Sudden Valley Dr. (16/71) – Retaining Wall Replacement Request
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Duncan Young, seconded by Berry Fox.

Item – 8	1 Blaze Pl. (9/1&2) – Flagpole Request
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Penny Carter.

Item – 9	79 Cascade Ln. (16/153) – Driveway Modification Request (New Construction)
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Jack Spreitzer, seconded by Klara Weis.

Item – 10	79 Cascade Ln. (16/153) – Retaining Wall Modification Request (New Construction)
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Penny Carter, seconded by Jack Spreitzer.

Item – 11	5 Plum Ct. (22/320) – Landscape Modification & Retaining Wall Request
Comments: Request, photos, and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Carol Bauman, seconded by Klara Weis.

Item – 12	4 Morning Beach Dr. (37/11) – Ditch Modification Request
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tracey Wilkens, seconded by Klara Weis. Carol Bauman and Penny Carter recused.

Item – 13	19 Sunflower Circle (17/61) – Retaining Wall & Parking Area Request
Comments: Request and drawing included in packet.	
Discussion: Retaining wall approved. Parking area denied.	
Action: Approved/Denied	Moved by Penny Carter, seconded by Berry Fox. Klara Weis abstained.

Item – 14	11 Marina Ln. (32/99) – Landscape Modification Request (Part 1)
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Penny Carter, seconded by Michael Buchanan. Klara Weis recused.

Item – 15	11 Marina Ln. (32/99) – Landscape Modification (Part 2) & Paint Request
Comments: Request and drawing included in packet.	
Discussion: Edging approved. Body color #2 approved. Trim color denied. AC manager to work with applicant to select darker trim color (chocolate brown suggested as reference).	
Action: Approved/Denied	Moved by Carol Bauman, seconded by Michael Buchanan. Klara Weis recused.

Item – 16	2 Bigleaf Ln. (24/22&23) – Paint Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Denied	Moved by Carol Bauman, seconded by Duncan Young.

Item – 17	58 Sudden Valley Dr. E. (21/2) – Roof Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Duncan Young, seconded by Michael Buchanan. Tracey Wilkens recused.

Item – 18	17 Starview Ln. (28/17) – Landscape Modification Request (New Construction)
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Penny Carter, seconded by Michael Buchanan.

Item – 19	4 Appaloosa Ct. (24/212) – Deck Extension & Stairs Request
Comments: Request and drawing included in packet.	
Discussion: As submitted. Deck must meet setback requirements.	
Action: Approved	Moved by Penny Carter, seconded by Jack Spreitzer.

Item – 20	3A N. Summit Ct. (22/100) – Litigation Update
Comments: Information included in packet.	
Discussion: Fines to begin following expiration of current deadline extension.	
Action: None	

Item – 21	26 Cascade Ln. (4/70) – Paint Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Duncan Young, seconded by Jack Spreitzer.

Item – 22	24 Maple Ct. (10/173) – Garage Door Paint Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded Penny Carter.

Item – 23	16 Sunflower Circle (17/72) – New Construction Deadline Extension Request
Comments: Request included in packet.	
Discussion: New completion deadline 7/25/08. No additional deposit required.	
Action: Approved	Moved by Duncan Young, seconded by Tracey Wilkens.

Item – 24	46 Maple Ct. (22/176) – Deck Replacement & Trellis Request
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Penny Carter, seconded by Jack Spreitzer.

Item – 25	4 Lake Louise Dr. (7/64) – New Home Construction Request
Comments: Plans to be presented at meeting.	
Discussion: Building corners not accurately staked at time of ACC review. Group of cedar trees located at middle-rear area of lot were ribboned for removal but not submitted to ACC on site plan for removal. This group of trees should remain on lot as they are not located within or close to the proposed excavation. AC staff to review trees at time of permit meeting.	
Action: Approved	Moved by Penny Carter, seconded by Michael Buchanan.

Item – 26	37 Cascade Circle (16/85) - New Home Construction Request
Comments: Plans to be presented at meeting.	
Discussion: LPG tank must be screened with combination of solid wood structure and vegetation.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 27	35 Cascade Circle (16/86) - New Home Construction Request
Comments: Plans to be presented at meeting.	
Discussion: LPG tank must be screened with combination of solid wood structure and vegetation. A total of four native conifers must be replanted on site.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 28	16 Loganberry Ln. (30/73) - New Home Construction Request
Comments: Plans to be presented at meeting.	
Discussion: Covenant to bind must be approved by SVCA as a condition of this approval. Left front property pin for lot #71 was missing at the time of ACC review. Missing pin must be located by applicant or resurveyed. Driveway width approved to exceed twenty feet at front property line (variance granted). Left side wall of garage may include high windows at applicant's discretion.	
Action: Approved	Moved by John Gordon, seconded by Michael Buchanan.

Item – 29	8 Topper Dr. (22/10&11) – New Home Construction (Addition) Request
Comments: Plans to be presented at meeting.	
Discussion: Replanted native conifers or native deciduous trees must be located in front area of lot adjacent to driveway. Garage doors must be body color of house. Front ditch drainage must be improved by applicant in order to more effectively control stormwater. Existing gravel parking area must be eliminated once new driveway has been established. T-111 siding must meet ACC Guideline requirements.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens.

Item – 30	124 Polo Park Dr. (9/76) – Paint Request (New Construction)
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Michael Buchanan.

Item – 31	16B Little Strawberry Ln. (3/114) – Driveway Modification Request
Comments: Request presented at meeting.	
Discussion: As submitted.	
Action: Approved	Moved by Penny Carter, seconded by Tracey Wilkens.