

Agenda

Sudden Valley Comm. Association Architectural Control Committee

July 17, 2008
9:00 AM
Adult Center

Type of meeting: Plan Review
Facilitators: John Gordon
Note takers: Anthony Cavender & Kaci Radcliffe
Attendees:
Observers:

Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for July 3, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals
Item No. 4	55 Lake Louise Dr. (20/66) – Landscaping and Retaining Wall Request
Item No. 5	15 Grand View Ln. (7/103+104)- Fence Re-Request
Item No. 6	35 Marigold Dr. (17/11) – New Construction Deadline Extension Request
Item No. 7	16 Orchid Ct. (18/8) – Paint Request
Item No. 8	17 Par Ln. (35/14) – Fence Request
Item No. 9	17 Par Ln. (35/14) – Roof and Paint Request
Item No. 10	5 Marina Ln. (32/102) – Deck Enclosure Request
Item No. 11	15 Marina Cir. (21/39) – Paint Request
Item No. 12	19 Marina Cir. (21/37) – Deck Request
Item No. 13	103 Sudden Valley Dr. E. (23/99+101) – New Home Construction Request
Item No. 14	133 Sudden Valley Dr. E. (23/40) – Paint Request
Item No. 15	29 Valley Crest Way (1/34) – Paint Request
Item No. 16	32 Rocky Ridge Dr. (2/167) – Tree, Dog House, Roof Vents, and Skylight Request
Item No. 17	46 Rocky Ridge Dr. (2/159+160) – Paint, Siding, Walkway, and Wood Storage Request
Item No. 18	22 Cascade Ct. (4/52) – Retaining Wall Request
Item No. 19	80A Sudden Valley Dr. (4/90) – New Home Construction Request
Item No. 20	69 Cascade Ln. (16/148) – New Home Construction Request
Item No. 21	11 Hillside Cir. (16/188) – Shingle and Driveway Request
Item No. 22	108 Sudden Valley Dr. (10/69) – Paint Request
Item No. 23	7 Parkview Ln. (6/64) – Retaining Wall Request
Item No. 24	18 Huckleberry Ct. (8/32) – Driveway Request

Item No. 25	20A Strawberry Pl. (10/17) – Property Line/Encroachment Variance Request
Item No. 26	15 Beaver Ridge Ln. (11/17) – Fence Request
Item No. 27	18 Beaver Ln. (13/9) - New Construction Deadline Extension Request
Item No. 28	374B Sudden Valley Dr. (3/10-12) – Garage Door Request
Item No. 29	27 Pinto Creek Ln. (24/199) - New Construction Deadline Extension Request
Item No. 30	9 Little Palamino Ct. (24/151) – Paint Request
Item No. 31	8 Wintercress Way (27/11) - New Construction Deadline Extension Request
Item No. 32	
Item No. 33	

Item – 1	Approval of ACC Meeting Minutes for July 3, 2008
Comments: Minutes are included in packet.	
Discussion:	
Action:	

Item – 2	<p>Tree Subcommittee Report (Carol Bauman, Michael Buchanan, Klara Weis)</p> <p>The tree subcommittee recommends the following:</p> <p>A 116 Grand View Ln. (17/20) –Approve removal of Hemlock trees #1, 3, and 4 at applicant’s expense. Deny removal of Cedar tree #2. Approve limbing 3-4 branches that overhang home on tree #5. Must replant three 5-6ft. tall Western Red Cedar trees in same vicinity. AC staff approves recommendation for trees in ROW.</p> <p>B 1 Lake Louise Dr. #27 (53/27) for SVCA trees (38/1) – Due to location, applicant must contact Whatcom County and acquire a Notice of Activity approval document. Applicant to re-submit with approved document before any ACC decision will be rendered.</p> <p>C 8 Par Pl. (32/68) – Approve as submitted for limbing up to 1/3 the height and all dead branches on trees #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13. Also, approve removal of five trees (yellow ribbon wrapped on trees by AC staff), if desired. Note: There is a lot of dry debris on the left side of the home that may pose a fire hazard.</p> <p>D 3 Marina Dr. (32/105) – Deny as submitted. AC staff approves recommendation for portion in ROW. Note: Vinca is considered invasive and requires controlled management. Therefore, planting of Vinca is strongly discouraged.</p> <p>E 16 Marina Ct. (21/64) for ROW tree – Recommend to AC staff to approve removal of tree at applicant’s expense.</p> <p>F 66 Sudden Valley Dr. E. (12/3) – Trees were not flagged at time of review and likely candidates were flagged by AC staff. For the flagged trees, approve limbing up to 1/3 the height of the tree.</p> <p>G 84 Sudden Valley Dr. E. (12/89) – Approve as submitted for removal of 28 Photinia plants. Must replant with 10 ferns or native shrubs in same vicinity.</p> <p>H 15 Beaver Ridge Ln. (11/17) –Approve as submitted for limbing up to 1/3 the height on trees #1</p>
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		and 2. Approve pruning Rhododendron (to remove no more than 25% of the total density).
	I	26 Lost Lake Ln. (9/118) – Approve as submitted for removal of three trees. Must replant with two 5-6ft. Western Red Cedar or Douglas Fir trees on property. Also, approve limbing up to 1/3 the height on Cedar tree (flagged by AC staff), if desired.
	J	5 Oval Ct. (28/93) – Defer decision until AC staff can acquire information on FCC access provisions.
Discussion:		
Action:		

Item – 3	Staff Report of Over the Counter Approvals – None to report.
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Item – 4	55 Lake Louise Dr. (20/66) – Landscaping and Retaining Wall Request
Comments: Request included in packet.	
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Item – 5	15 Grand View Ln. (7/103+104)- Fence Re-Request
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Item – 6	35 Marigold Dr. (17/11) – New Construction Deadline Extension Request
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Item – 31	8 Wintercress Way (27/11) - New Construction Deadline Extension Request
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