

Agenda

Sudden Valley Comm. Association Architectural Control Committee

August 7, 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 17, 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	20 Grand View Ln. (7/38) – Landscaping Request
Item No. 6	16 Swallow Cir. (7/137+138) – Addition Request
Item No. 7	18 Sunflower Cir. (17/71) – Paint Request
Item No. 8	19 Sunflower Cir. (17/61) – Parking Area Request
Item No. 9	17 Par Ln. (35/14) – Garage Door Paint Request
Item No. 10	15 Tee Pl. (31/8) – Parking Area Request
Item No. 11	3 Marina Ct. (21/73) – New Home Construction Request
Item No. 12	49 North Point Dr. (12/112) – Lanscaping Request
Item No. 13	27 Valley Crest Way (1/35+36) – Paint Request
Item No. 14	30 Sudden Valley Dr. (2/184) – In-Concept Driveway Request
Item No. 15	7 Indian Ridge Ct. (2/188) – Paint Request
Item No. 16	11 Harbor View Ct. S. (10/114) – Paint Request
Item No. 17	9 Maple Ct. (10/135) – Roof Request
Item No. 18	7 Canyon Ct. N. (5/14) – New Home Construction Request
Item No. 19	16 Canyon Ct. S. (5/49) – New Home Construction Request
Item No. 20	156 Sudden Valley Dr. (6/4) – Retaining Wall Request
Item No. 21	11 Parkview Cir. (6/66) – Landscaping Request
Item No. 22	5 North Summit Ln. (22/132) – Roof Request
Item No. 23	181 Polo Park Dr. (9/201) – Propane Tank Request

Item No. 24	181 Polo Park Dr. (9/201) – Landscaping Request
Item No. 25	3 Lost Lake Ct. (9/119) – Roof Request
Item No. 26	4 Beaver Ct. (8/103) – New Home Construction Request
Item No. 27	8 Beaver Ridge Pl. N. (11/77) – Fence Request
Item No. 28	5 Creekside Pl. (13/86) – Paint Request
Item No. 29	6 Strawberry Pl. (4/141) – New Home Construction Request
Item No. 30	23 Little Strawberry Ln. (3/61-63) – New Construction Deadline Extension Request
Item No. 31	23 Little Strawberry Ln. (3/61-63) - Paint Request
Item No. 32	374B Sudden Valley Dr. (3/10-12) – Garage Door Re-Request
Item No. 33	27 Bramble Way (25/61) – Geo-test Trench Request
Item No. 34	5 Wisteria Ln. (27/82) – Paint Request
Item No. 35	8 Southern Ct. (28/42+43) – New Construction Deadline Extension Request
Item No. 36	12 Southern Ct. (28/44+45) – New Construction Deadline Extension Request
Item No. 37	20 Southern Ct. (28/48) – New Construction Deadline Extension Request
Item No. 38	
Item No. 39	

Item – 1	Approval of ACC Meeting Minutes for July 17, 2008
Comments: Minutes are included in packet.	
Discussion:	
Action:	

Item – 2	<p>Tree Subcommittee Report (Carol Bauman, Klara Weis, and Tracey Wilkens)</p> <p>The tree subcommittee recommends the following:</p> <p>A Tree on Lake Louise Trail – Recommend to SVCA Board of Directors to apply Borax to tree and re-review its health in six months.</p> <p>B 15 Whispering Cedars Ct. (39/8) – Approve as submitted to remove tree #1 or adjacent Pine, if desired. Also, approve removal of tree #2. Must replant one Flowering Dogwood or flowering shrub in same vicinity of tree #2.</p> <p>C 17 Par Ln. (35/14) – Approve as submitted to limb tree (only up to 1/3 the total height of the tree) and all dead branches. Also, approve removal of tree, if desired. If tree is removed, applicant must replant with one native conifer in same vicinity.</p> <p>D 18 North Point Dr. (12/14) – Approve as submitted to remove Douglas Fir tree at applicant’s expense. Must replant one native conifer tree on applicant’s property. Must submit written permission from the neighbor before a permit will be issued.</p> <p>E 13 North Point Ct. (12/134) – Approve as submitted to remove the upper half of tree group #1. Approve limbing tree (only up to 1/3 the total height of the tree) and all dead branches on trees #2 and #3. Approve limbing overhanging branches on tree #4. Approve removal of tree group #5.</p>
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F	5 North Point Ct. (12/132) – Denied as submitted. However, the ACC will approve removal of two branches on tree #1 that are touching the house.
G	54 North Point Dr. (12/130) – Approve as submitted to remove trees #1 and #2. Approve limbing branches up to the house roof line on trees #3 and #4. Also, approve removal of tree #5, if desired (added and flagged by the subcommittee). AC staff approves decision for trees in ROW.
H	49 North Point Dr. (12/112) – Approve as submitted to remove trees #1 and #2. Must replant two native conifer trees on property.
I	110 Sudden Valley Dr. E. (23/71) – Approve as submitted to remove one Alder tree. AC staff approves decision for tree in ROW.
J	8A Fairway Ln. (23/4+5) – Approve as submitted to complete upper crown thinning (no more than 25% of the total density to be removed) on trees #5, #6, #7, #10, #14, #15, and #24. AC staff approves decision for trees #15 and #24, which is in SVCA ROW. Recommend to the SVCA Board of Directors to approve upper crown thinning on trees #1 and #2 (located on SVCA property). Recommend approval to remove branches on trees #1 and #2 that are touching the home, at SVCA’s expense, if desired. All thinning to follow submitted arborist report and to be done at applicant’s expense.
K	32 Rocky Ridge Dr. (2/167) – Approve as submitted to limb (only up to 1/3 the total height of the tree) tree in back of home.
L	14 Cascade Ln. (4/76) – Approve as submitted to remove dead Hemlock on right side of home and Douglas Fir tree behind home on neighbor’s lot. Must replant three native conifer trees on applicant’s property. Approve removal of dead branches for trees to the right of home on neighbor’s lot (4/75). Must submit written permission from the owner of (4/75) before a permit will be issued.
M	127 Sudden Valley Dr. (10/126) – Approve as submitted to remove two trees in front right of home. Also, approve limbing (only up to 1/3 the total height of the tree) for three trees around home.
N	126 Sudden Valley Dr. (5/35) – Tree deemed a hazard to applicant’s home. Approve as submitted to remove tree, but must leave a 10-12ft. wildlife snag. Removal to be at tree owner’s expense.
O	9 Topper Dr. (22/344) – Approve as submitted to remove tree. Must submit written permission from the owner before a permit will be issued.
P	156 Sudden Valley Dr. (6/4) – Approve as submitted to remove seven Alder trees. Must replant three native conifer trees in same vicinity.
Q	181 Polo Park Dr. (9/201) – Approve as submitted to remove several trees to the right of home (trees approved for removal were re-flagged by the sub-committee for clarification). Approve pruning row of trees in front of home down 4-5ft. (from top), including removal of Cedar trees in front row. AC staff approves decision for trees in ROW. All work to be completed at applicant’s expense.
R	11 Beaver Ridge Cir. (11/61) – Recommend to SVCA Board of directors to approve removal of leaning Alder tree at applicant’s expense. Also, approve removal of small Alder behind tree, if desired. Both trees flagged with orange ribbon by sub-committee.
S	4 Strawberry Pl. (4/148) – Approve as submitted to remove tree at applicant’s expense. Must replant with one native conifer tree on property. AC staff approves decision for tree in ROW

	T	333 Sudden Valley Dr. (3/163+164) – Application requested four trees, but five were ribboned on-site. Approve as submitted to remove four Alder trees, plus the additional tree (for a total of five trees).
Discussion:		
Action:		

Item – 3	Staff Report of Over the Counter Approvals					
Address	Div	Lot	Received	Type of Request	What was approved	Comments
72 Marigold Dr.	36	11	7/16/08	Deck Replacement	Old wood replaced w/synthetic Cedar deck material	Like for Like - replica of previous deck.
6 Cascade Ct.	4	111&112	7/18/08	Deck Replacement	Same footprint & design	Like for Like - existing white support structure poles to be stained brown to match decking.

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Comments: Request included in packet.	
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Item – 5	20 Grand View Ln. (7/38) – Landscaping Request
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Item – 6	16 Swallow Cir. (7/137+138) – Addition Request
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