

# Minutes

## Sudden Valley Comm. Association Architectural Control Committee

July 17, 2008  
9:00 AM  
Adult Center

<b>Type of meeting:</b>	<b>Plan Review</b>
<b>Facilitators:</b>	<b>John Gordon</b>
<b>Note takers:</b>	<b>Anthony Cavender and Kaci Radcliffe</b>
<b>Attendees:</b>	<b>Berry Fox, Penny Carter, Klara Weis, Carol Bauman, and Tom Chambers</b>
<b>Observers:</b>	<b>Guy Allen, Rob Jacobs, Gary Lockwood, Gary Dodd, Jerry Shearer, Mike Spencer, Kalene Drummond, Richard Morrison, Bonnie Driscoll, Robyn Teske-Newberry</b>

### Agenda Topics

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

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

<b>Item – 1</b>	<b>Approval of ACC Meeting Minutes for July 3, 2008</b>
<b>Comments: Minutes are included in packet.</b>	
<b>Discussion: As written.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Berry Fox.</b>

<b>Item – 2</b>	<p><b>Tree Subcommittee Report (Carol Bauman, Michael Buchanan, Klara Weis)</b></p> <p><b>The tree subcommittee recommends the following:</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>E 16 Marina Ct. (21/64) for ROW tree – Recommend to AC staff to approve removal of tree at applicant’s expense.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>H 15 Beaver Ridge Ln. (11/17) – Approve as submitted for limbing up to 1/3 the height on trees #1 and 2. Approve pruning Rhododendron (to remove no more than 25% of the total density).</b></p>
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	<b>I</b>	<b>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.</b>
	<b>J</b>	<b>5 Oval Ct. (28/93) – Deny any limbing on tree #1. Approve upper crown thinning on tree #2. Thinning must be symmetrical and cannot remove more than 25% of the crown density.</b>
<b>Discussion: Item 2J amended.</b>		
<b>Action: Item 2B deferred. Items 2A, 2C-2J approved as amended.</b>		<b>Item 2B moved by Carol Bauman, seconded by Klara Weis. Items 2A, 2C-2J moved by Carol Bauman, seconded by Penny Carter.</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>55 Lake Louise Dr. (20/66) – Landscaping and Retaining Wall Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to remove shrubbery and replace with landscaping elements, modify grade, install retaining wall, and install new lawn.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Klara Weis.</b>

<b>Item – 5</b>	<b>15 Grand View Ln. (7/103+104)- Fence and Tree Re-Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Approve as submitted to remove three trees and install new fence. This includes removal of 68ft. of existing fence. Fence may be made of out wood and wire or split rail, using black coated wire. Must replant with two native trees on property.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Klara Weis. Carol Bauman opposed.</b>

<b>Item – 6</b>	<b>35 Marigold Dr. (17/11) – New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to extend deadline to August 29, 2008. No additional deposit required.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Klara Weis.</b>

<b>Item – 7</b>	<b>16 Orchid Ct. (18/8) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint house using “Fairmont Penthouse Stone” body and “Olive Smudge” trim colors. Glossy paint may not be used. Garage door must be painted the body color of house.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Penny Carter.</b>

<b>Item – 8</b>	<b>17 Par Ln. (35/14) – Fence Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to install cedar privacy fence with dimensions of 12x6 feet. Granted needed 4 ft. length variance.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 9</b>	<b>17 Par Ln. (35/14) – Roof and Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to replace roof with “Shadow Black” roofing. Must submit roof sample to AC staff. Approved to paint house using “Fairview Taupe” body and “Coastal Fog” trim colors. Glossy paint may not be used. Garage door must be painted the body color of house</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Tom Chambers.</b>

<b>Item – 10</b>	<b>5 Marina Ln. (32/102) – Deck Enclosure Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to keep deck enclosure as-is.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Klara Weis.</b>

<b>Item – 11</b>	<b>15 Marina Cir. (21/39) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to keep house colors as-is. Approved to paint entry doors purple as submitted.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers. Carol Bauman opposed. John Gordon recused.</b>

<b>Item – 12</b>	<b>19 Marina Cir. (21/37) – Deck Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to replace and expand existing deck. Railings must match existing color. If not, applicant must re-submit to the ACC for color change.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Carol Bauman. John Gordon recused.</b>

<b>Item – 13</b>	<b>103 Sudden Valley Dr. E. (23/99+101) – New Addition Construction Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Approve side setback variance of 1ft., for a side setback of 4 feet. Approve additional gravel parking area, which must include 5ft. apron and vegetative screening around area. Deny retention pit variance request. Must install pit to capture drainage from existing house and new addition. Addition paint colors must match existing house.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 14</b>	<b>133 Sudden Valley Dr. E. (23/40) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint house using “Stone Gray” body and “Colonial White” trim colors. Glossy paint may not be used. Garage door must be painted the body color of house.</b>	
<b>Action: Approved</b>	<b>Moved by Carol Bauman, seconded by Klara Weis.</b>

<b>Item – 15</b>	<b>29 Valley Crest Way (1/34) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint house using submitted color chips. Glossy paint may not be used. Garage door must be painted the body color of house.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 16</b>	<b>32 Rocky Ridge Dr. (2/167) – Tree, Dog House, Roof Vents, and Skylight Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to limb branches back 18” so they do not touch the roof. Approved to install 6x9ft. dog house (to match house siding and roof), roof vents, and skylights.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Berry Fox.</b>

<b>Item – 17</b>	<b>46 Rocky Ridge Dr. (2/159+160) – Paint, Siding, Walkway, and Wood Storage Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Item #1- Approve as submitted to paint home using choices #1-6. Glossy paint may not be used. Garage door must be painted the body color of house. Approve installation of cedar shakes to all gables. Item #2- Approve installation of beige 1” rock walkway. To use clean rock (no fine sediments). Item #3- Approve addition of small wood store on side of home. Must be flush with edge of garage and cannot block meter. Would prefer a concrete backing for wood store to avoid rot and pest problems. Item #4- Approve addition of large wood store (to be 8x10ft.). To be located on Lot 159, as indicated on map, or in back left of lot 160. Must be 10ft. from the propane tank and 5ft. from the property line. If located on lot 160 must install vegetative screening behind wood store.</b>	
<b>Action: Approved</b>	<b>Item #1 moved by Penny Carter, seconded by Carol Bauman. Item #2 moved by Penny Carter, seconded by Berry Fox. Item #3 moved by Carol Bauman, seconded by Klara Weis. Item #4 moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 18</b>	<b>22 Cascade Ct. (4/52) – Retaining Wall Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to extend two retaining walls. Must maintain ditch integrity and ensure no damage is done to tree in front of home.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Carol Bauman.</b>

<b>Item – 19</b>	<b>80A Sudden Valley Dr. (4/90) – New Home Construction Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Need to mark building corners and flag all trees proposed for removals. Driveway slope exceeds maximum allowable grade. Must adjust driveway slope to meet ACC guidelines (35% is suggested). Approved color choice #1 for house colors. Must adjust site plan so rear bump-out is no longer shown. Must obtain permission from neighbor to remove shared tree in back of lot. STR tree on rear property line and tree in front of home.</b>	
<b>Action: Denied</b>	<b>Moved by John Gordon, seconded by Penny Carter.</b>

<b>Item – 20</b>	<b>69 Cascade Ln. (16/148) – New Home Construction Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Must submit more detailed landscaping plan. Need accurate site plans (showing 1’=10ft.) and elevations (topo map and elevation drawing inconsistent). Denied for a 10ft. front setback variance. Instead, the ACC approved a 5ft. variance, allowing for a 15ft. front setback. Variance granted only if height requirement is met and driveway is accessible. STR proper identification of proposed tree removals (flagging and plans inconsistent). STR trees on left and right sides, and trees near driveway. STR unhealthy tree in front left. Must replant 6 trees, 4 of which must be native conifers.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 21</b>	<b>11 Hillside Cir. (16/188) – Shingle and Driveway Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to stain shingles “Chestnut Brown.” Approved to change driveway to stamped concrete, with seamless stamped ribbons and a random stone center.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Penny Carter.</b>

<b>Item – 22</b>	<b>108 Sudden Valley Dr. (10/69) – Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted. Please re-submit with more subdued color. Suggest color that is a more gray-blue.</b>	
<b>Action: Denied</b>	<b>Moved by Carol Bauman, seconded by Penny Carter.</b>

<b>Item – 23</b>	<b>7 Parkview Ln. (6/64) – Retaining Wall Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint retaining wall “Sandstone.” However, the ACC is concerned about the inability of tile to adhere to painted walls. Therefore, the ACC approved a deadline extension of the project deadline until 9/30/08 to allow time to reorder and install the originally approved tiles. The applicant may choose either option.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Carol Bauman.</b>

<b>Item – 24</b>	<b>18 Huckleberry Ct. (8/32) – Driveway Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to install 5/8” clean crushed gravel driveway. Must install a 5ft. apron leading to the roadway and culvert for the ditchline. Must move all affected plants and replant an additional 3 native trees near driveway. (Note: First motion to deny failed 2-3, while the second motion to approve passed 3-2).</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers. Carol Bauman and Berry Fox opposed.</b>

<b>Item – 25</b>	<b>20A Strawberry Pl. (10/17) – Property Line/Encroachment Variance Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Recommend to the SVCA Board of Directors and General Manager to deny encroachment variance and take appropriate enforcement action. All parts of the structure should be on the property and within the 5ft. side setback.</b>	
<b>Action: Recommend to deny</b>	<b>Moved by Carol Bauman, seconded by Klara Weis.</b>

<b>Item – 26</b>	<b>15 Beaver Ridge Ln. (11/17) – Fence Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to install fence in back of home.</b>	
<b>Action: Approved</b>	<b>Moved by Klara Weis, seconded by Tom Chambers. Carol Bauman opposed.</b>

<b>Item – 27</b>	<b>18 Beaver Ln. (13/9) - New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	

<b>Discussion:</b> As submitted to extend the completion deadline to August 15, 2008. Must submit additional \$1500 deposit.	
<b>Action: Approved</b>	Moved by John Gordon, seconded by Penny Carter.

<b>Item – 28</b>	<b>374B Sudden Valley Dr. (3/10-12) – Garage Door Request</b>
<b>Comments:</b> Request included in packet.	
<b>Discussion:</b> As submitted. Must paint/stain garage door to match the body color/stain.	
<b>Action: Denied</b>	Moved by Berry Fox, seconded by Carol Bauman. Klara Weis and Penny Carter opposed.

<b>Item – 29</b>	<b>27 Pinto Creek Ln. (24/199) – Deck Posts Request</b>
<b>Comments:</b> Request included in packet.	
<b>Discussion:</b> As submitted. Must submit proof of Whatcom County requirement for large foundation posts. Must submit revised rear elevation drawing showing the change.	
<b>Action: Approved</b>	Moved by Penny Carter, seconded by Klara Weis.

<b>Item – 30</b>	<b>9 Little Palamino Ct. (24/151) – Paint Request</b>
<b>Comments:</b> Request included in packet.	
<b>Discussion:</b> As submitted to paint house using “Cliveden Forest” body and “Rusted Earth” trim colors. Glossy paint may not be used. Garage door must be painted the body color of house.	
<b>Action: Approved</b>	Moved by Penny Carter, seconded by Tom Chambers.

<b>Item – 31</b>	<b>8 Wintercress Way (27/11) - New Construction Deadline Extension Request</b>
<b>Comments:</b> Request included in packet.	
<b>Discussion:</b> As submitted to extend the completion deadline to August 15, 2008. Must submit additional \$1500 deposit.	
<b>Action: Approved</b>	Moved by Carol Bauman, seconded by Tom Chambers.