

Minutes

Sudden Valley Comm. Association Architectural Control Committee

January 17, 2008
9:00 AM
Adult Center

Type of meeting:	Plan Review
Facilitators:	John Gordon
Note taker:	Anthony Cavender, Kaci Radcliffe, Alisyn Maggiora
Attendees:	Tracey Wilkens, Tom Chambers, Klara Weis, Duncan Young, Berry Fox, Jack Spreitzer, Carol Bauman
Observers:	Thomas Grontkowski

Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for January 3, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals (None to report)
Item No. 4	67 Lake Louise Dr. (20/80) - Landscaping Request
Item No. 5	43 Sudden Valley Dr. E. (32/96) - Driveway Request
Item No. 6	7 Rocky Ridge Dr. (2/31) - Landscaping and Retaining Wall Request
Item No. 7	13A North Summit Dr. (22/35) - Fence Request
Item No. 8	22 Western Ln. (29/10) - Parking Area Request
Item No. 9	23 Wisteria Ln. (30/52) - Driveway Request
Item No. 10	73 Louise View Dr. (28/84+85) - New Construction Deadline Extension Request
Item No. 11	Discussion of Tree Corridor/View Issue
Item No. 12	7 Parkview Cir (6/64) – Deck Resubmittal

Item – 1	Approval of ACC Meeting Minutes for January 3, 2008
Comments: Minutes are included in packet.	
Discussion: As amended.	
Action: Approved	Moved by Carol Bauman, seconded by John Gordon.

Item – 2	<p>Tree Subcommittee Report</p> <p>The tree subcommittee recommends the following:</p> <p>A 4 Appaloosa Ct. (24/212)- Approve as submitted to remove dead tree #1 in back of home, and tree #2 in front of home. Must replant with one Western Red Cedar in back, and tree of choice (not Hemlock) in front (in same area of removals).</p> <p>B Easement adjacent to 13 Beaver Ln. (11/184)- Recommend to SVCA Board of Directors to approve removal of trees #1, 2, 3, 4, 6, and 7. Also recommend to approve removal of dead half of tree #5 (to leave healthy section and apply pruning paint to cut). See map for tree identification. Recommend replanting six Western Red Cedar or Douglas Fir trees in easement.</p> <p>C 148 Harbor View Dr. (22/243+244)-Approve as submitted to limb trees #1, 2, and 3 up to 1/3 the height of the tree. Approved as submitted to remove tree #4. Must replant with three Western Red Cedars along fence behind garage.</p> <p>D 22 Lost Fork Ln. (5/72)- Approve to remove nine Alder trees behind home and one Maple clump on left side of rear deck. Must replant with three native trees, with no Western Hemlock to be used.</p> <p>E 5 Strawberry Pl. (4/143)- Approved as submitted to remove trees #1, 2, 3, 4, 5, 6, and 7. No replanting required.</p> <p>F 40 Rocky Ridge Dr. (2/163)- Recommend to SVCA Board Of Directors to approve removal of one Maple tree at applicant's expense [on (2/162)]. Must replant with one Western Red Cedar, Douglas Fir, or Big Leaf Maple tree.</p>
Discussion: As amended.	
Action: Approved	Moved by Tracey Wilkens, seconded by Klara Weis.

Item – 3	Staff Report of Over the Counter Approvals (None to report)
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Item – 4	67 Lake Louise Dr. (20/80)- Landscaping Request
Comments: Request and drawing included in packet.	
Discussion: Require revegetation on property using 5 Rhododendrons and 5 Sword Ferns, some of which shall be used to screen LPG tank.	
Action: Approved	Moved by Carol Bauman, seconded by Duncan Young.

Item – 5	43 Sudden Valley Dr. E. (32/96)- Driveway Request
Comments: Request and drawing included in packet.	
Discussion: Require proof of Whatcom County variance being granted before driveway is poured. (AC Staff to verify strip drain or swale at road edge).	
Action: Approved	Moved by Tom Chambers, seconded by Jack Spreitzer. Tracey Wilkens recused.

Item – 6	7 Rocky Ridge Dr. (2/31)- Landscaping and Retaining Wall Request
Comments: Request and photos included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Carol Bauman, seconded by Jack Spreitzer.

Item – 7	13A North Summit Dr. (22/35)- Fence Request
Comments: Request and drawing included in packet.	
Discussion: Fence to be located a minimum of two feet inside property line. (Side setback variance granted).	
Action: Approved	Moved by Carol Bauman, seconded by Tom Chambers.

Item – 8	22 Western Ln. (29/10)- Parking Area Request
Comments: Request included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tom Chambers, seconded by Jack Spreitzer.

Item – 9	23 Wisteria Ln. (30/52)- Driveway Request
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Berry Fox, seconded by Tracey Wilkens. Jack Spreitzer recused.

Item – 10	73 Louise View Dr. (28/84+85)- New Construction Deadline Extension Request
Comments: Request included in packet.	
Discussion: As submitted to extend deadline to April 30, 2008. Additional extension deposit not required.	
Action: Approved	Moved by Tracey Wilkens, seconded by Jack Spreitzer.

Item – 11	Discussion of Tree Corridor/View Issue
Comments: Reference materials included in packet.	
Discussion: Completed.	
Action: N/A	

Item – 12	7 Parkview Cir (6/64) – Deck Resubmittal
Comments: Request and drawing included in packet.	
Discussion: As submitted.	
Action: Approved	Moved by Tom Chambers, seconded by Jack Spreitzer.