

Minutes

Sudden Valley Comm. Association Architectural Control Committee

March 6, 2008
9:00 AM
Adult Center

Type of meeting:	Plan Review
Facilitators:	John Gordon
Note taker:	Anthony Cavender & Kaci Radcliffe
Attendees:	Penny Carter, Tracey Wilkens, Tom Chambers, Carol Bauman, Michael Buchanan, and Duncan Young
Observers:	Melinda Luttrell, Russ Harlan, Sandra Taylor, Darren Dickinson, Elizabeth Olsen, Richard McKay, Kathryn Finn, Jana Kocan, and Vicki Lynne

Agenda Topics

Item No. 1	Approval of ACC meeting Minutes for February 21, 2008
Item No. 2	Tree Subcommittee Report
Item No. 3	Staff Report of Over the Counter Approvals
Item No. 4	13 Marigold Dr. (7/59) - New Construction Deadline Extension Request
Item No. 5	13 Sparrow Ct. (20/22) - Fence and Stairs Request
Item No. 6	16 Sudden Valley Dr. E. (32/49) - Walkway and Landscaping Request
Item No. 7	35 Harbor View Ln. (16/261) - Open Space Variance Request
Item No. 8	173 Harbor View Dr. (22/255+256) – New Home Construction Plan Submittal
Item No. 9	154 Sudden Valley Dr. (6/1+2) - Shed Re-Request
Item No. 10	13 Strawberry Canyon Ct. N. (6/124+125) -Driveway Request
Item No. 11	18 Beaver Ln. (13/9) – New Construction Deadline Extension Request
Item No. 12	1 Blaze Pl. (9/1+2) - Paint Request
Item No. 13	2 Tumbling Water Dr. (24/12)- New Home Construction Plan Submittal
Item No. 14	24 Clematis Ln. (25/100-103) - New Construction Deadline Extension Request
Item No. 15	8 Wintercress Way (27/11) - New Construction Deadline Extension Request

Item – 1	Approval of ACC Meeting Minutes for February 21, 2008
Comments: Minutes are included in packet.	
Discussion: As amended.	
Action: Approved	Moved by Carol Bauman, seconded by Tom Chambers

Item – 2	<p>Tree Subcommittee Report (Tracey Wilkens, Carol Bauman, Michael Buchanan, and Duncan Young)</p> <p>The tree subcommittee recommends the following:</p> <p>A 22 Marigold Dr./Ridgefield Condos (Div. 52) – Approve removal of tree #1, with replanting of one Western Red Cedar, Douglas Fir or native deciduous tree in same area. Approve removal of tree #2, #3, and #8 (added by sub-committee and flagged with pink ribbon-See map for tree identification), with replanting of two deciduous trees in same area. Approve removal of tree #4, with replanting of one native shrub in same area. Approve removal of #5 and #6, with no replanting required. Approve removal of tree #7, with replanting of one Douglas Fir tree.</p> <p>B 87 Grand View Ln. for 102 Grand View Ln. (17/28+29) – Approve limbing trees #1, #2, #3, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, and #17 up to 1/3 the height (from base) of the tree. Deny any other action or pruning on these trees. Deny any action on trees #4, #5, and #6, due to the fact that they are not on the lot. These trees are actually on a SVCA easement. If you wish to limb these trees please reapply showing these trees in the proper location and the sub-committee will make a recommendation to the SVCA Board. (Note: The tree sub-committee was dissatisfied with the quality of work and resulting aesthetics.)</p> <p>C 27 Grand View Ln. (7/108) – Approve as submitted to remove Cherry tree and replant with Ginko tree.</p> <p>D 27 Grand View Ln. (7/108) – Approve as submitted to remove three Fir trees. (Note: Must submit written permission from neighbor before a permit for removal will be granted.)</p> <p>E 9 and 11 Grand View Ln. (7/100+101) – Approve limbing up to 1/3 the height (from base) on trees #1, #2, #3, #4, #5, #6 (for those that have not already been limbed to this height). Trees #7, #8, #9, #10 are in SVCA ROW and are reviewed by AC staff. AC staff decided to deny any further limbing or removal of these trees. See map for tree identification.</p> <p>F 12 North Point Dr. (12/11) –Recommend to SVCA Board of Directors to approve limbing up to 1/3 the height of the tree (from base) on trees #1 and #2. Recommend to deny limbing on tree #3. See map for tree identification.</p> <p>G 134 Sudden Valley Dr. E. (23/43) – Approve as submitted to limb up to 1/3 the height on trees #1, #2, and #3. Approve as submitted to remove trees #4, #5, #6, and #7. No replanting required. See map for tree identification.</p> <p>H 14A Stable Ln. (6/109) –Recommend to SVCA Board of Directors to remove fallen tree in SVCA greenbelt at SVCA’s expense. Also recommend creating 10-12ft. wildlife snag out of two trees in which the tops have broken off (leaving healthy tree in middle) at SVCA’s expense.</p> <p>I 5 Western Ct. N. (29/36) – Approve as submitted to limb up to 1/3 the height on three conifer trees. Approve as submitted to remove three Alder trees. No replanting required.</p>
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	J	16 Wintercress Way (27/18) – Approve to remove trees #1 and #2. Approve limbing up to 1/3 the height on trees #3 and #4. Must replant with three native conifers. See map for tree identification.
Discussion: As amended.		
Action: Approve	Item 2A- Moved to approve by Carol Bauman, seconded by Duncan Young. Item 2B- Moved to table by Penny Carter, seconded by Tracey Wilkens. Table item 2B until AC staff and Michael Buchanan talk with arborist performing work. Item 2H- Moved to approve by Carol Bauman, seconded by Michael Buchanan. Moved to approve all other items by Tracey Wilkens, seconded by Michael Buchanan.	

Item – 3	Staff Report of Over the Counter Approvals					
9 Canyon Ct. N.	5	13	2/18/08	Approved	Hazardous Tree Removal	Seven small to medium sized trees damaged by the failure of one large Fir.

Item – 4	13 Marigold Dr. (7/59) - New Construction Deadline Extension Request					
Comments: Request included in packet.						
Discussion: Approve as submitted to extend deadline to June 30, 2008.						
Action: Approved	Moved by Carol Bauman, seconded by Tracey Wilkens.					

Item – 5	13 Sparrow Ct. (20/22)- Fence and Stairs Request					
Comments: Request included in packet.						
Discussion: Approve as submitted to implement option #1.						
Action: Approved	Moved by Tom Chambers, seconded by Tracey Wilkens.					

Item – 6	16 Sudden Valley Dr. E. (32/49)- Walkway and Landscaping Request					
Comments: Request and drawing included in packet.						
Discussion: Approve as submitted to implement walkway and landscaping changes.						
Action: Approved	Moved by Carol Bauman, seconded by Michael Buchanan.					

Item – 7	35 Harbor View Ln. (16/261)- Open Space Variance Request					
Comments: Request included in packet.						
Discussion: Approve installation of 10x16ft. parking space, starting at roadway and then onto property. Approve a 4ft. wide gravel or concrete pathway from parking area to deck. Approve needed variance for open space requirement to install these items.						
Action: Approved	Moved by Penny Carter, seconded by Tom Chambers.					

Item – 8	173 Harbor View Dr. (22/255+256) – New Home Construction Plan Submittal					
Comments: Request and drawing included in packet.						
Discussion: STR trees, with several marked trees being located in the SVCA easement. STR length and use of retaining wall on left rear side and mismatch with rear elevation drawings. Require replanting of 8-10 native conifers to be at least 4ft. in height. Access to the house is on Plum Ln. so address should be changed to a Plum Ln. address.						
Action: Approved	Moved by Tom Chambers, seconded by Tracey Wilkens.					

Item – 9	154 Sudden Valley Dr. (6/1+2)- Shed Re-Request
Comments: Request and drawing included in packet.	
Discussion: AC staff to work with applicant to create viable alternative meeting applicant’s need and ACC’s expressed concerns and wishes.	
Action: Denied	Moved by John Gordon, seconded by Tom Chambers. Tracey Wilkens recused.

Item –10	13 Strawberry Canyon Ct. N. (6/124+125)-Driveway Request
Comments: Request included in packet.	
Discussion: Submit detailed plans showing driveway and retaining wall elevations and materials. Submit driveway cross section, more detailed site plan, and turn-a-round if desired. Plans must preserve large Cedar tree on front left side.	
Action: Approved in concept	Moved by Penny Carter, seconded by Michael Buchanan.

Item – 11	18 Beaver Ln. (13/9) – New Construction Deadline Extension Request
Comments: Request included in packet.	
Discussion: Approve deadline extension to May 23, 2008. Extension granted based on immediate cleanup and organization of existing site materials.	
Action: Approved	Moved by Carol Bauman, seconded by Michael Buchanan.

Item – 12	1 Blaze Pl. (9/1+2)- Paint Request
Comments: Request included in packet.	
Discussion: Approve as submitted to paint house using “Brilliant White” for the trim, “Richmond Bisque” for the body, and “Mountain Laurel” for the gables.	
Action: Approved	Moved by Penny Carter, seconded by Carol Bauman.

Item – 13	2 Tumbling Water Dr. (24/12)- New Home Construction Plan Submittal
Comments: Request included in packet.	
Discussion: Approved for 18” variance on the front and right side of the house, leaving a setback of 18.5ft in the front and 3.5ft on the side. STR trees, including 6 or more that were not submitted for removal, but may be candidates for approved removal. STR gravel on left and right side of house, including addition of gravel into the open space calculation. Applicant to submit revised site plan showing gravel on sides, retaining wall (if installed) and exterior garage door on elevation drawings. LPG screening may be required and to be decided by AC staff during final inspection.	
Action: Approved	Moved by Penny Carter, seconded by Tom Chambers.

Item – 14	24 Clematis Ln. (25/100-103) - New Construction Deadline Extension Request
Comments: Request included in packet.	
Discussion: Approve deadline extension to September 5, 2008.	
Action: Approved	Moved by Penny Carter, seconded by Duncan Young.

Item – 15	8 Wintercress Way (27/11) - New Construction Deadline Extension Request
Comments: Request included in packet.	
Discussion: Approve deadline extension to May 23, 2008. Extension granted based on immediate cleanup and organization of existing site materials.	
Action: Approved	Moved by John Gordon, seconded by Penny Carter.