

Agenda

Sudden Valley Comm. Association Architectural Control Committee

March 20, 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 March 6, 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) - Paint and Landscape Request
Item No. 5	18 North Point Ct. (12/36) - Siding and Windows Request
Item No. 6	7 Fairway Ln. (23/94+115) - Deck Request
Item No. 7	2 Fairway Cir. (23/22-24) - Stairs Request
Item No. 8	15 Rocky Point Ct. (2/86+87) - Exposed Concrete Variance Request
Item No. 9	62 Sudden Valley Dr. (4/108+109) - Siding Request
Item No. 10	35 Harbor View Ln. (16/261) - Stairs and Open Space Variance Request
Item No. 11	2 Plum Ln. (22/271) - Paint Request
Item No. 12	24 Maple Ct. (10/173) - New Construction Deadline Extension Request
Item No. 13	173 Sudden Valley Dr. (10/208) - Patio, Deck, and Wall Request
Item No. 14	313 Sudden Valley Dr. (11/113) - Shed Request
Item No. 15	42 Beaver Ln. (13/91) - Paint Request
Item No. 16	12B Blaze Ct. (9/36) - Deck Request
Item No. 17	12B Blaze Ct. (9/36) - Retaining Wall and Landscaping Request
Item No. 18	5 Western Ct. N. (29/36+37) - In-Concept Addition Request

Item No. 19	22 Western Ln. (29/10) - Paint Request
Item No. 20	87 Grand View Ln. (17/42) for 102 Grand View Ln. (17/28+29) - Previously Tabled (3/6/08) Tree Trimming Request

Item – 1	Approval of ACC Meeting Minutes for March 6, 2008
Comments: Minutes are included in packet.	
Discussion:	
Action:	

Item – 2	Tree Subcommittee Report (Carol Bauman, Michael Buchanan, Tracey Wilkens, Duncan Young)
	The tree subcommittee recommends the following:
	A 4 Barn View Ct. (38/13) - Recommend to the SVCA Board of Directors to deny removal of 8 Photinia plants, while allowing for the planting of 5-6 Leyland Cypress trees in same vicinity.
	B 14 Tee Ct. (32/79) – Approve removal of two branches on two Cedar trees to left of driveway and one branch on tree to right of driveway. Trees flagged in white ribbon by AC staff. See adjusted map for tree location. Note for applicant: The SVCA does not encourage the planting or cultivation of English Ivy. Please do not allow for growth of this species and it is suggested that all Ivy be removed from the surrounding trees to prevent tree death.
	C 18 North Point Dr. (12/14) – Approve removal of Hemlock and Alder tree. Deny removal of Douglas Fir (noted as Sitka Spruce by applicant). However, approve limbing up to 1/3 the height and form pruning on Douglas Fir. Approve limbing of dead branches ONLY on Cedar tree.
	D 21 Harbor View Dr. (16/50) – Approve creation of 20ft. wildlife snag on tree #1. Approve removal of tree #4. Deny removal of trees #2 and #3. Noted that submitted map showed tree #1 and #2 in opposite place than marked on trees. See adjusted map for tree identification.
	E 15 Harbor View Cir. (10/102+103) – Approve as submitted for limbing up to 1/3 the height and upper crown thinning on trees #1, #2, #3, #4, #5, #6, and #7, upper crown thinning on trees #8, #9, #10, #11, #12, #14, #15, and #16, and removal of trees #13 and #17. Must replant 6 native shrubs (to reach at least 6ft. in height at maturity) in same area as Maple removals.
F 13 Beaver Ridge Cir. (11/59) – Approve as submitted to remove Alder and Hemlock tree. Must replant with 2 Western Red Cedar or Douglas Fir trees in same area, on property.	
Discussion:	
Action:	Carol Bauman recused on Item 2A.

Item – 3	Staff Report of Over the Counter Approvals						
2 Creekside Ln. E.	13	93	2/29/2008	Approved	Re-stain House & Deck	Like for Like Re-staining.	Stain color sample submitted over the counter.
13 Beaver Ridge Cir.	11	59	3/7/2008	Approved	Tree Removal	Hazardous Hemlock	Completely Dead, Large, & Close to Homes.

7 Spring Rd.	19	12	3/13/2008	Approved	Deck Leveling	Sinking concrete deck piers to be replaced, or longer support beams to be installed.	Like for Like
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Item – 4	13 Marigold Dr. (7/59) - Paint and Landscape Request						
Comments: Request included in packet.							
Discussion:							
Action:							

Item – 5	18 North Point Ct. (12/36) - Siding and Windows Request						
Comments: Request and drawings included in packet.							
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Action:							

Item – 6	7 Fairway Ln. (23/94+115) - Deck Request						
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Item – 10	35 Harbor View Ln. (16/261) - Stairs and Open Space Variance Request						
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Item – 12	24 Maple Ct. (10/173) - New Construction Deadline Extension Request
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Item – 13	173 Sudden Valley Dr. (10/208) - Patio, Deck, and Wall Request
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Item – 14	313 Sudden Valley Dr. (11/113) - Shed Request
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Item – 17	12B Blaze Ct. (9/36) - Retaining Wall and Landscaping Request
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