

# Minutes

# Sudden Valley Comm. Association Architectural Control Committee

March 20, 2008  
9:00 AM  
Adult Center

<b>Type of meeting:</b>	Plan Review
<b>Facilitators:</b>	John Gordon
<b>Note taker:</b>	Anthony Cavender & Kaci Radcliffe
<b>Attendees:</b>	Penny Carter, Tracey Wilkens, Tom Chambers, Carol Bauman, Berry Fox, and Duncan Young
<b>Observers:</b>	Tim and Angela Mooney, Jess Forslund, John Ferreiro, Kathryn Finn, Bruce MacCormack, and Jerri Kelly

## 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 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 Setback 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+209) - 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

<b>Item No. 18</b>	<b>5 Western Ct. N. (29/36+37) - In-Concept Addition Request</b>
<b>Item No. 19</b>	<b>22 Western Ln. (29/10) - Paint Request</b>
<b>Item No. 20</b>	<b>87 Grand View Ln. (17/42) for 102 Grand View Ln. (17/28+29) - Previously Tabled (3/6/08) Tree Trimming Request</b>
<b>Item No. 21</b>	<b>1 Blaze Pl. (9/1&amp;2)- Occupancy Prior to Final Inspection</b>
<b>Item No. 22</b>	<b>17 Starview Ln. (28/17)- Paint and Stone Request</b>

<b>Item – 1</b>	<b>Approval of ACC Meeting Minutes for March 6, 2008</b>
<b>Comments: Minutes are included in packet.</b>	
<b>Discussion: As submitted.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 2</b>	<p><b>Tree Subcommittee Report (Carol Bauman, Michael Buchanan, Tracey Wilkens, Duncan Young)</b></p> <p><b>The tree subcommittee recommends the following:</b></p> <p><b>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 or similar area on other side of street. Applicant to maintain Cypress trees for one year.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>
<b>Discussion: As amended.</b>	
<b>Action:</b>	<b>Item 2A moved to approve as amended by Duncan Young, seconded by Tracey Wilkens. Carol Bauman recused on Item 2A. Item 2F moved to approve as reported by Carol Bauman, seconded by Tracey Wilkens. Items 2B, 2C, 2D, and 2E moved to approve as reported by Tracey Wilkens, seconded by Carol Bauman.</b>

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

Item – 4		13 Marigold Dr. (7/59) - Paint Request					
<b>Comments:</b> Request included in packet.							
<b>Discussion:</b> Approve paint request as submitted to paint body color “Green Sulphur,” trim, windows, and peaks “Dried Moss,” and floor splits “Fennel.” Attached landscape request withdrawn until site plan is submitted.							
<b>Action:</b> Approved		Moved by Carol Bauman, seconded by Duncan Young.					

Item – 5		18 North Point Ct. (12/36) - Siding and Windows Request					
<b>Comments:</b> Request and drawings included in packet.							
<b>Discussion:</b> As submitted to replace existing siding and windows, painting the lap/siding “Perfect Greige,” shingles “Spalding Gray,” trim/dryvit “Garret Gray,” and vinyl window trim “tan.”							
<b>Action:</b> Approved		Moved by Penny Carter, seconded by Tracey Wilkens.					

Item – 6		7 Fairway Ln. (23/94+115) - Deck Request					
<b>Comments:</b> Request and drawings included in packet.							
<b>Discussion:</b> As submitted install deck with pressure treated wood, composite decking, and aluminum ballisters.							
<b>Action:</b> Approved		Moved by Duncan Young, seconded by Tom Chambers.					

Item – 7		2 Fairway Cir. (23/22-24) - Stairs Request					
<b>Comments:</b> Request and drawings included in packet.							
<b>Discussion:</b> As submitted to install cement landing and stairs.							
<b>Action:</b> Approved		Moved by Penny Carter, seconded by Tom Chambers.					

Item – 8		15 Rocky Point Ct. (2/86+87) - Exposed Concrete Variance Request					
<b>Comments:</b> Request included in packet.							
<b>Discussion:</b> Variance denied. The ACC directs AC staff to approve paint or stain (natural color) to be used for exposed concrete, with no texturing or stucco required.							
<b>Action:</b> Denied w/ conditions.		Moved by Penny Carter, seconded by Duncan Young.					

<b>Item – 9</b>	<b>62 Sudden Valley Dr. (4/108+109) - Siding Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: Approve installation of shingles. Deny staining or painting of home. Must submit paint and stain colors for ACC review.</b>	
<b>Action: Deny/ Approve</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 10</b>	<b>35 Harbor View Ln. (16/261) – Stairs and Setback and Open Space Variance Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: As submitted to install front stairs. Variance of 2% lot coverage granted, for a total open space usage of 55%. Front setback variance of 4.5ft granted, for a total front setback of 15.5ft.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Berry Fox.</b>

<b>Item – 11</b>	<b>2 Plum Ln. (22/271) - Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to keep existing house colors.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tracey Wilkens.</b>

<b>Item – 12</b>	<b>24 Maple Ct. (10/173) - New Construction Deadline Extension Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to extend completion deadline to May 30, 2008.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 13</b>	<b>173 Sudden Valley Dr. (10/208+209) - Patio, Deck, and Wall Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: As submitted to install patio, deck, and retaining wall. Note for applicant: The ACC suggests the installation of more adequate screening, using lattice or deer-resistant plants, around the propane tank.</b>	
<b>Action: Approved</b>	<b>Moved by Berry Fox, seconded by Penny Carter.</b>

<b>Item – 14</b>	<b>313 Sudden Valley Dr. (11/113) - Shed Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: As submitted to install a shed.</b>	
<b>Action: Approved</b>	<b>Moved by Tom Chambers, seconded by Carol Bauman.</b>

<b>Item – 15</b>	<b>42 Beaver Ln. (13/91) - Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to paint body “Fiddle Leaf,” trim “Breakfast Blend,” and windows “Creamy White.”</b>	
<b>Action: Approved</b>	<b>Moved by Tracey Wilkens, seconded by Carol Bauman.</b>

<b>Item – 16</b>	<b>12B Blaze Ct. (9/36) - Deck Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: As submitted to install deck, using composite decking.</b>	
<b>Action: Approved</b>	<b>Moved by Tracey Wilkens, seconded by Carol Bauman.</b>

<b>Item – 17</b>	<b>12B Blaze Ct. (9/36) - Retaining Wall and Landscaping Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: All work to be completed on property and there must be no backfilling against existing trees.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Tom Chambers.</b>

<b>Item – 18</b>	<b>5 Western Ct. N. (29/36+37) - In-Concept Addition Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: Must meet 20' minimum front setback requirement (from property line to house eaves). Note for applicant: Please refer to ACC guideline 14.8 for required materials for a complete addition construction submittal.</b>	
<b>Action: Approved In-Concept</b>	<b>Moved by Penny Carter, seconded by Duncan Young.</b>

<b>Item – 19</b>	<b>22 Western Ln. (29/10) - Paint Request</b>
<b>Comments: Request included in packet.</b>	
<b>Discussion: As submitted to keep existing house colors.</b>	
<b>Action: Approved</b>	<b>Moved by Tracey Wilkens, seconded by Berry Fox.</b>

<b>Item – 20</b>	<b>87 Grand View Ln. (17/42) for 102 Grand View Ln. (17/28+29) - Previously Tabled (3/6/08) Tree Trimming Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: Motion #1- Approve limbing up to 1/3 the height on trees #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, and #17, with written permission required for both lot owners (Lot 28&amp;29 and Lot 27). Deny all other pruning and thinning on these trees. Encourage pruning paint to be applied to all wounds. Motion #2- Deny entire request as submitted. Motion #3- Approve entire request as submitted, requiring written permission from owner of Lot 27 before permits for trees #4, #5, and #6 will be issued. The ACC spent over an hour discussing the three motions on Item 20, with no consensus being reached.</b>	
<b>Action: Approved</b>	<b>Motion #1 moved by Carol Bauman, seconded by Tracey Wilkens. Motion #1 withdrawn. Motion #2 moved by Carol Bauman, seconded by Duncan Young. Tracey Wilkens, Carol Bauman, and Duncan Young for Motion #2. Penny Carter, Tom Chambers, and Berry Fox opposed. Split vote on Motion #2 – John Gordon voted against Motion #2 to break tie; John Gordon suggested consensus for a motion to pass. Motion #3- Moved by Berry Fox, seconded by Penny Carter. Tom Chambers, Berry Fox, Penny Carter, and John Gordon for Motion #3. Tracey Wilkens, Carol Bauman, and Duncan Young opposed. Motion #3 passes by majority.</b>

<b>Item – 21</b>	<b>1 Blaze Pl. (9/1&amp;2)- Occupancy Prior to Final Inspection</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: As submitted to occupy the house after March 31<sup>st</sup>, without penalties/fines for occupancy prior to completion of final inspection.</b>	
<b>Action: Approved</b>	<b>Moved by Penny Carter, seconded by Carol Bauman.</b>

<b>Item – 22</b>	<b>17 Starview Ln. (28/17)- Paint and Stone Request</b>
<b>Comments: Request and drawings included in packet.</b>	
<b>Discussion: Approve as submitted to use culture stone on body of home. Deny original paint color submittal. Approve use of “Gobi Desert” for the body, with “Raffia Cream” trim or may resubmit to the ACC with alternative color choices.</b>	
<b>Action: Deny/ Approve</b>	<b>Moved by Penny Carter, seconded by Berry Fox.</b>