

Agenda

Sudden Valley Comm. Association Architectural Control Committee

March 6, 2008
9:00 AM
Adult Center

Type of meeting: Plan Review
Facilitators: John Gordon
Note takers: Anthony Cavender & Kaci Radcliffe, AC staff
Attendees:
Observers:

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 Habor 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:	
Action:	

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 from previous crown thinning and approved limbing. Not only did the crown look overly thinned, creating a bad aesthetic, but those trees approved for removal did not show any signs of rot. The tree-subcommittee reminds the applicant that over-pruning or removal based on inadequate information is in violation of the ACC guidelines and is a fineable offense).</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 trees in which the tops have broken off (leaving healthy tree in middle) at SVCA’s expense.</p>
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	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.
	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:		
Action:		

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:						
Action:						

Item – 5	13 Sparrow Ct. (20/22)- Fence and Stairs Request					
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Item – 6	16 Sudden Valley Dr. E. (32/49)- Walkway and Landscaping Request					
Comments: Request and drawing included in packet.						
Discussion:						
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Item – 7	35 Harbor View Ln. (16/261)- Open Space Variance Request					
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Item –10	13 Strawberry Canyon Ct. N. (6/124+125)-Driveway Request
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Item – 11	18 Beaver Ln. (13/9) – New Construction Deadline Extension Request
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Item – 12	1 Blaze Pl. (9/1+2)- Paint Request
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Item – 13	2 Tumbling Water Dr. (24/12)- New Home Construction Plan Submittal
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Item – 14	24 Clematis Ln. (25/100-103) - New Construction Deadline Extension Request
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