

**Ludlow Maintenance Commission
Architectural Control Committee
Post Office Box 65060
Port Ludlow, WA 98365**

~ Approved ~

Minutes of the Regularly Scheduled April 5, 2010 ACC Meeting

Members Present: Bill Clark, Vaughn Bradshaw, Eve McDougall, Sharron Sherfick

Guests: Kent Bitter

Call to order: The April 5, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:04 p.m. by Chair Bill Clark. Members Eve McDougall and Sharron Sherfick were in attendance, member Vaughn Bradshaw attended via telephone conference. Member Jim Boyer was absent from this meeting.

Approvals:

The ACC duly discussed and approved the following requests:

LOT #	Submission Date	PETITIONER(S)	REQUEST
2-2-101	3/25/10	Linnea Hirn	House Paint
1-4-011	3/25/10	Kent & Marianne Bitter	Deck Expansion
4-0-045	3/26/10	Bob & Pam Jamison	Front Deck Expansion
2-2-014	3/08/10	Bob & Peg Council	Tree Removal
3-0-065	3/05/10	Ed & Sally Wilkerson	Tree Removal

New and Old Business in order of discussion:

1. (3:00) **Kent Bitter, owner of lot # 1-4-011, 50 Cascade Lane**, attended this day's meeting to discuss his March 25, 2010 **request to expand the deck** on the back of his home by an additional sixteen (16) feet. The addition would be stained to match the existing deck, with the work to be done by Port Ludlow Associates (PLA), with Brent Sasse as the project contractor. Committee members reviewed the plans and unanimously agreed to approve this request. Mr. Bitter will be sent a letter confirming this approval.
2. (6:00) Committee members reviewed and approved another deck expansion request made by Bob & Pam Jamison, owners of lot # 4-0-045, 31 Falcon Lane. This deck is to added onto the front of the house, following the house contours and will be painted to match the home. Included with the request were photographs and plan diagrams for the proposed deck. An approval letter will be sent.
3. (9:00) **Linnea Hirn, owner of lot # 2-2-101, 160 Goliah Lane**, requested ACC approval to paint her home with Behr, Hiking Trail # ECC-51-1 (a tan/beige color) for the body of the house, Behr, Sand Castle # ECC 5I-2 (off white) for trim , and Behr, Hidden Forest # ECC-51-3 (dark green) for

additional color. Members agreed to approve this request, an approval letter will be sent.

4. (12:40) A request submitted 3/26/10 by **Bob & Peg Council, owners of lot # 2-2-014, 232 Rainier Lane**, to remove tree (3) Douglas fir trees 10 to 12 inches in diameter at breast height, was reviewed by the committee. Bill Clark and Sharron Sherfick visited the site prior to this day's meeting; they found that the lot has many trees, and that the requested trees did have a lot of dead branches. Upon their recommendation, committee members agreed to approve this request. An approval letter will be sent.
5. (15:27) A **Hazardous Tree request made by Bill & Shirley Curd, owners of lot # 3-0-085, 31 Yawl Lane**, was reviewed. Mr. & Ms. Curd state in their request that *"(vacant) Lot next to ours, (#3-0-084, 0 Yawl Lane, owned by Stephen Perry) due east, red tape has been placed around tree. 6 ft. in diameter large multi-trunk maple, sheds large limbs. One of the limbs fell several weeks ago and damaged a guest's car. Have picture of damage. If possible would like tree taken down. May cause extensive damage when it comes down, quite large"*. Chair Bill Clark, and member Eve McDougall had observed this site and agree that the tree could be hazardous. Mr. Clark tried to contact Mr. Perry with no success. A letter will be sent asking that the owner, Mr. Perry consider removing the tree.
6. (17:03) Chair Bill Clark reported that he and member Eve McDougall visited lot #'s 3-0-025 & 3-0-026, at the request of **Gayle Hurd, owner of lot # 3-0-025, 42 Clipper Lane**. Ms. Hurd had stated in her **Hazardous Tree request** that *"1 large Fir, 20" in circumference was wrapped with a 9" wild (east) choke cherry, it is leaning towards kitchen. Also, a 9" Fir leaning toward kitchen beside the gravel path on the north east side"*. These trees are located on vacant lot # 3-0-026, belonging to Gary & Mary Pat Griswold. Previously, Mr. Clark and Ms. McDougall visited the site but they were unable to determine which trees Ms. Hurd was referring to in her request, they recently visited again with Ms. Hurd present. Mr. Clark spoke on the phone with Mr. Griswold, who was unsure which trees were in question, at Mr. Clark's request, he will go visit his property and talk with Ms. Hurd, he will then apply for a tree removal if he agrees.
7. (19:39) Committee members discussed a prior submission to **remove a six (6) foot Leland Cypress tree** that was submitted on October 23, 2009 by **Don & Verba Abbott, owners of lot # 1-2-038, 210 Condon Lane**. Mr. & Ms. Abbott's letter attached to their Tree Removal Application form states: *"We are requesting a removal of one Leland Cypress Tree on the south side of our driveway. This tree has been looked at by "Dave's Tree Service" and he suggested the removal of the one tree only at this time...then we can tell how much if any sunlight will filter through. Don and I are trying to get "some" sunshine on our property. This tree is in a row of 5 Leland Cypress on "OUR" property. Please feel free to look at the tree it will have a pink/red ribbon attached. The removal will not affect anyone's view or their property.* Committee members have been extensively reviewing this request. Addressing concerns the committee had previously about this tree's removal, chair Bill Clark reported that he and Jim Boyer had visited the

- site; their findings were 1) that this tree is not located in a Jefferson County Critical Area and 2) the tree is within the Abbott's property boundaries. The committee received a letter from the Abbott's next door neighbor, Karen Brattain (owner of lot # 1-1-037, 220 Condon Lane), was submitted, Ms. Brattain strongly opposes the tree's removal. Due to the many concerns held by the committee, a letter was sent to Mr. & Ms. Abbott thanking them for their patience while the ACC continues to research this request and letting them know that at this time a decision could not be reached. Committee members decided that they couldn't approve this request until they knew that removal of the tree wouldn't cause further drainage issues in that area and have on file a plan from the Abbott's that would indicate what steps they would take to prevent further drainage issues, and to cite Regulation II, Article I, Paragraph 2.C., which states: An important function of large trees is absorption of runoff; so trees should not be cut if a drainage problem will be created. Further review of this case has continued. At this day's meeting, the committee came to the conclusion that they could not at this time approve this request. Chair Bill Clark will continue to work on this matter.
8. (27:55) Chair Bill Clark received a telephone call from a Port Townsend realtor whose client, Bill Stevens is selling his home at 11 Trader Lane, lot # 2-3-180. She told Mr. Clark that prospective buyers were inquiring whether a bathroom could be added to the shop (separate from the house and garage) as they would like to use it for a personal art studio. Committee member Eve McDougall recalled that the shop was built in 1976 by the then owner, a Mr. Peck, it was illegal at the time and the regulations have been changed. Committee members examined Regulation I, Article I, paragraph 2, and what the Jefferson County Building codes would require. Upon conclusion, members agreed that this would not conform to LMC regulations. Member Vaughn Bradshaw noted that Mr. Clark should put documentation of his conversation with the realtor into the property file.
 9. (43:32) **Ed and Sally Wilkerson, owners of lot # 3-0-065, 700 Rainier Lane, submitted a request** on March 5, 2010 to have Wayne Anderson **remove one Wild cherry tree** with three (3) trunks from their property. Bill Clark and Jim Boyer conducted a site visit after the March 15, 2010 meeting; Mr. Clark reported their findings to the committee at this day's meeting and upon his recommendation members agreed that the tree should come down. An approval letter will be sent.
 10. (45:54) Member Vaughn Bradshaw asked for committee members to give their feedback regarding the LMC attorney suggested changes to the Trees and Views Regulations Draft. Mr. Bradshaw was unable to share with the committee what the specific suggested changes were, as the LMC Board of Trustees had not yet met to discuss the confidential attorney suggestions, but he did indicate that one area was a specific dollar amount that had been suggested for complainants to deposit. After much discussion, members stated that they would be willing to incorporate

any specific responses the attorney may have. Chair Bill Clark will prepare a report for the LMC Trustees; it will be his recommendation to support the draft regulation.

Approval of the Minutes of the March 15, 2010 Meeting were deferred until the April 19, 2010 meeting.

The next regularly scheduled meeting of the ACC will be held Monday April 19, 2010 at 3:00 p.m. The April 5, 2010 ACC meeting adjourned at 5:00 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary