

APPROVED

Environmental Control Committee Meeting Minutes August 7, 2020

- I. **In Attendance:** Mike Joseph – Chair, Tom Yancey – Vice-Chair, Linda Bliss, Brent Bennett, Members / Cam Acosta- Board Liaison / Joe Ladin, Kay Chilano - Staff / - Guests via Zoom= Bill Lewis II - Michael Shepard- Representative for Olga Kudryatzeva and Elena Rouei, David Avedissian, Dionne Bolton
Excused Absence: Don Sharpe attended via Zoom
- II. **Meeting called to order at 2:15 PM**
- III. **Review and approval of plans & requests**
- a) Baroni – 3402-045 – 16400 Grizzly Dr – Cottage Industry
Virtual Body Bliss Studio. EC Committee questions whether it will continue as virtual after the pandemic is over.
Motion to approve with stipulation that it needs to remain as a virtual business by Linda Bliss, 2nd by Brent Bennett.
Unanimous
- b) Lelah – 3402-278 – 2307 Birchwood Way – Cottage Industry
Happy Paws Obedience School. This one is two-fold, in that there are two sites in which they wish to use. One is the dog park owned by the Association where they want to “train” and the other is their own lot next to their home on Birchwood Way where they want to continue the agility “training”. For the dog park, several things need to be considered, including a contract between the Association and the applicant, a conditional use permit, insurance, waivers, etc. For training at their property, a cottage industry permit is for a business inside the dwelling, not outside. Also, dogs need to be on leashes, which agility training requires the dogs to be loose and there is minimal split rail fencing in front and on one side of this property. Is this a “for-profit” business outside of the home? How will neighbors be impacted? Too many unknowns to recommend approval of this project. The EC committee felt there was no requirement from them regarding these issues.
Motion to continue this to the September 4th meeting by Mike Joseph, 2nd by Linda Bliss. Unanimous
- c) Torosyan – 3507-445 – 14921 Ward Dr – Deck Addition
Motion to approve as submitted by Brent Bennett, 2nd by Linda Bliss. Unanimous

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- d) Avedissian / Gasparian –3402-051 –16606 Sandalwood Dr -SFR
Suggestion was to move the house 2 feet to the North to save some trees and correct the footprint, 7 feet South from the left side of garage.

Motion to approve by Linda Bliss, with stipulations discussed and also when digging footings, to hand dig around tree to prevent damage to the roots and to not use heavy equipment around the trees. Trees are not shown correctly on the submitted plans so a new site plan is needed for the record. 2nd by Brent Bennett. Unanimous.

- e) Kudryatzeva – 3566-085 – 15004 Chestnut Dr – SFR
Motion to approve as submitted with new site plan showing rotation of home as per ECC recommendation, trees # 3 & 4 to be removed along with the trees within the footprint of the home. Rest of the trees are to remain. Colors of window frames, garage door and front door to be dark brown, by Mike Joseph, 2nd by Linda Bliss Unanimous

- f) Rouei – 3507-361 – 2313 Freeman Dr – SFR
Continued from the June 6, 2020 EC meeting. House has been relocated to the center of the lot, therefore, the home site needs to be re-staked where home will be located on the property. EC member Don Sharpe, also an architect, spent many hours of his time working with the owners' architect making suggestions to improve the exterior view of the home, all of which were denied.

Motion by Brent Bennett was to continue to the September 4th meeting for a new site plan, 2nd by Linda Bliss. Unanimous.

The architect requested members of the ECC to meet him at the proposed site at 1:00 pm on Saturday 8/8/20 to inspect the new layout and to make a final determination. Four members agreed to meet him, with the exception of Don Sharpe, who abstained from the vote. After the meeting on Saturday, the final decision by the ECC was to deny the recommendation to approve this project.....again.

IV. New Business

- a) Joe Ladin EC Officer, reported on minor projects approved. 3 fences, 2 sheds, 4 tree permits.
- b) Bolton – 3405-113 – 16720 Aleutian Dr – Little Free Library

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Motion to continue to the September 4, 2020 EC meeting by Brent Bennett, 2nd by Linda Bliss. More information needed.

- c) Discussions regarding STR's and signs to indicate "quiet time" after 10:00 pm and to possibly put an ad in the Condor and Enterprise.
- d) Barbeques, Community BBQ's and EC Code 7.13 – Hazards
Community BBQ should require a permit and to be monitored at all times, having a fire extinguisher available.
- e) Propane Fire Pits – Again having a fire extinguisher available.
- f) Kalin – 3402-170 – 2420 Ironwood Dr – Fence Height Variance
Unanimous motion to decline the request. There's no specific reason to have a 6' fence on one side of the property. Not approved. Unanimous.
- g) In order for the Association to sell properties acquired through foreclosure, a different description for some of the lots that are described as "unbuildable" should be changed to, a challenge or an opportunity and some may possibly need a variance to move the building site closer to or into the setback.

V. Old Business

- a)
- b)

VI. No Minutes for July 3rd 2020 No Projects

VII. Meeting adjourned at 5:30 PM

Motion: Mike Joseph

2nd: Linda Bliss