

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**April 30, 2020 Audio Meeting**

**Tom Erman called the meeting to order.**

**Roll Call: Virginia Eckhoff, Tom Erman, present, Kris Anderson, present, Alderman Kemper, present.**

**Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator and Jon Jespersen, Building Inspector and Plan Reviewer and Kenny Lemay with Bozich Homes.**

**Tom Erman moved to approve the agenda, second by Virginia Eckhoff, motion passed.**

**Approval of the Minutes: Tom Erman moved to approve the minutes of April 16, 2020, Kris Anderson, second, motion passed.**

**New Business:**

- 1. 3032 Fallbrook: Request approval of the tree preservation plan to allow for the demolition of the existing home for redevelopment. There was general discussion regarding the submitted plan, and it appears that they are trying to save as many trees as possible and the existing tree by the driveway may be difficult to save. Kris Anderson moved to approve the plan as submitted, second by Virginia Eckhoff, motion passed.**
- 2. 626 Oak Valley: Request approval of revised plans for a new home. John Morgan noted that board had approved a previous plan however the contractor has made some revisions to the approved home. Kenny Lemay with the contractor explained that most of the revisions are interior and there are some minor changes with a couple windows. There was some discussion regarding the height of the structure and if it is less than 35 feet above average existing grade, it is not clear on the plans. Mr. Lemay stated that he would check into that, but he believes that the architect did take that into consideration because they did have to change the slope in the proposed roof. John Morgan stated that if the changes to the home are fine then the staff can check to make sure they are in compliance with the height**

requirements. Tom Erman moved to approve as submitted if the height requirements are met, second by Kris Anderson, motion passed.

- 3. 61 Portland: Request approval for installation of a generator. This is as replacement generator going in the same location as the previous one. There was discussion on the screening that is currently in place. It appears that the wood fencing on two sides is in bad condition. John Morgan stated that in accordance with the fence regulations, the fence as installed is not technically a fence as defined in the regulations and therefore full compliance to the fence design regulations would not be required if the board is fine with the design. Tom Erman moved to approve as submitted with a condition that the existing fence which is in poor condition be replaced with like material or they could provide a four season landscaping screen, second by Virginia Eckhoff, motion passed.**

#### **Old Business:**

- 1. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the April 16, 2020 meeting pending submittal of a landscaping and pool equipment screening plan. A landscaping plan was submitted, and the plan shows fountain grass around the pool equipment. Virginia Eckhoff stated that this is not a four season material and that they need to revise it with adequate year round landscaping. Tom Erman moved to continue this until the May 7, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 2. 12 Countryside: Request approval of the landscaping plan for the new home. This was continued from the April 16, 2020 meeting to allow for the board members to drive by and see what was installed and the existing conditions. The board reviewed photos taken by the contractor and looked at the as-built landscaping plan. The members also drove by the property to look at the installed landscaping and existing trees on the site. After reviewing the submitted as built landscaping plan and photos taken by the contractor, it appears that the landscaping that was installed is not as shown on the as built plan, especially along the**

driveway by the garage, it appears that some landscaping was not installed and the installed landscaping is very small. The City has been trying to impress on contractors that the smallest cheapest plantings are not adequate for the size of homes being built in the R-1 district. There is a need to install larger plantings from the beginning so that the house does not dwarf the landscaping. Generally smaller plantings such as this will take five years or more to look right with the larger homes. The board would like to discuss this with the contractor at the next meeting. Virginia Eckhoff moved to continue this until the next meeting, second by Tom Erman, motion passed.

3. **9 Terrace Gardens:** Request approval of a trash enclosure. This was continued from the April 16, 2020 meeting pending submittal of code compliant material. There has been no submittal as of this date, Tom Erman moved to continue this until the May 7, 2020 meeting, second by Virginia Eckhoff, motion passed.
4. **4 Devondale:** Request approval of a swimming pool. This was continued from the April 16, 2020 meeting pending submittal of revised plans showing the relocation of the pool equipment away from the emergency escape window well, installing year round landscape screening and relocation of the trash can area to behind the house. Revised plans were submitted and the air conditioning units, pool equipment and generator pad were located behind the side of the house and there is four season landscaping screening around it and the visible trash can pad was removed. Tom Erman moved to approve the revised plan as submitted, second by Virginia Eckhoff, motion passed.
5. **1521 Woodgate:** Request approval of exterior alterations to the back of the house. This was continued from the April 16, 2020 meeting pending submittal of the colors. The contractor submitted a list of the colors of the windows, house siding and trim and the board was in favor of the submittal. Virginia Eckhoff moved to approve as submitted, second by Tom Erman, motion passed.
6. **20 Villa Coublay:** Request approval of an addition and exterior renovations. This was continued from the April 16, 2020 meeting. Nothing new was submitted. John Morgan stated that he has not

**heard from the contractor or owner and he will inquire about the status. Tom Erman moved to continue this to the May 7, 2020 meeting, second by Kris Anderson, motion passed.**

**The next meeting will be May 7, 2020 and this meeting will also be remote.**

**Being no further business, Tom Erman moved to adjourn, Virginia Eckhoff second, motion passed.**