

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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April 14, 2018

**DRAFT MEETING MINUTES**

**Open meeting beginning at 10:00 A.M. at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.**

**CALL TO ORDER:** The meeting was called to order at 10:02 A.M. by RJ Dial. Other Committee members present: Tom Reidenbach, John McGehee, and Don McCormick. Members absent: none. Property owners in attendance: Kerri and Scott Pullen, Darryl Datwyler, Bettye Winters, Bill Howell, Gordon Moores, Bill Moores, Pablo and Marisa Romano (part-time), Hamid and Ash Karimi (part-time). Potential property owners in attendance: Neil and Michelle Strand (part-time).

**APPROVAL OF MEETING MINUTES:** The minutes from the March 24, 2018 meeting were drafted, but there was discussion among the members as to the desired level of detail in the final draft. Don McCormick offered to re-draft the minutes for review and final approval at the next ADC meeting.

**NEW BUSINESS:**

**Pullen 4/70 (15740 Forest View Road): New Home Construction (NHC), Phase I Application.**

Scott Pullen, a professional architect, presented an overview of the proposed residence project. He described the status of his application for a coastal permit, noting that the final survey had been completed in March, that the application is categorically exempt, and that the biological study was completed. The Pullens are seeking to build an approximately 1250 sq. ft. single story house with a detached one-car garage and appropriate screening for a second vehicle. Mr. Pullen presented the plot plan noting the available building envelope, the proposed building footprints, and the septic layout, all of which met the required

setbacks. Carl Rittiman did the original septic system design approximately 10 years ago, recently updated it, and the design is currently in the county approval process. Mr. Pullen does not anticipate requesting any variances from the CC&Rs.

Mr. Pullen anticipates creating a swale around the house to gently divert water to the roadway culvert then on to the creek area. Judi Limberg, a neighbor, noted in a written comment that the county requires a 25 ft. setback from culverts adjacent to the street to any leach field components. It was also pointed out that the rear property line setback is currently 16 ft., but that the county rezoned Irish Beach to RR5 in that area which requires a 20ft. rear property line setback.

Mr. Pullen is considering the possibility of attaching the garage to the house. Gordon Moores suggested that Mr. Pullen look into the possibility of a 2-car garage, given the flexibility afforded by the buildable area. Chairman Dial suggested that Mr. Pullen also look into a buried propane tank, from both aesthetic and financial perspectives. Mr. Pullen is planning to do so.

Chairman Dial moved to approve the Pullen's Phase I application. John McGehee seconded the motion. The motion passed 4-0.

#### **COMMUNICATIONS:**

**Karimi 1/59 (14800 S. Highway 1):** Proposal to replace sliding door and windows with new sliding doors and windows. Applicant provided update that the frame material would be Milgard Tuscany in Tan. Committee determined that the color meets the requirements of the CC&Rs and approved the color change.

**Karimi 1/59 (14800 S. Highway 1):** Proposal to paint house (currently natural wood) with the following:

Body: BEHR Pale Cashmere, PPU2-04

Trim: BEHR Rugged Tan, N190-4

Doors: BEHR Charcoal Blue, N490-5

Committee reviewed samples and determined that they meet the CC&R requirement that *“All exterior paints and stain should be in muted tones consistent with neighboring structures, and in colors commonly found in the surrounding natural environment”* and approved the color change.

**UNFINISHED BUSINESS:**

**IBADC Website:** Next steps are posting the Fee Structure and NHC permit process and definitions, the process for Major Exterior Project (MEP) and Minor Exterior Improvement (MEI) review and approvals.

**ADDITIONAL ATTENDEE INPUT:**

1. Bill Howell inquired about some repairs and improvements to his residence including replacing two windows, repairs to and a slight enlargement of an existing deck, and the installation of a mowing strip. He will submit these plans to the board for their consideration.
2. Bill Howell and Bill Moores are engaged in a small claims action regarding trees on the Howell property. They inquired about having the ADC mediate the dispute, and they will submit a written request to the ADC.

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 10:53 A.M.

**The next meeting is not currently scheduled. Meetings are usually scheduled as required whenever there is New Business and the announcements are posted at the community kiosks and the ADC website.**