

Minutes

Sudden Valley Community Association Architectural Control Committee

JUNE 16, 2022
6:00 pm
ZOOM MEETING

TYPE OF MEETING:	Regular Meeting
FACILITATOR:	Keith McLean, Chair
COMMITTEE ATTENDEES:	Rich Hart, Wayne Lee
EXCUSED ABSENCE:	
ACC COORDINATOR:	Deb Corbett
ATTENDEES:	Jon Kaer, IT Administrator
OBSERVERS:	

Item No. 1	<i>Approval of June 16, 2022 Meeting Agenda</i>
Item No. 2	38 North Point Drive (12-122) Gate 1-EXTERIOR ALT REQUEST
Item No. 3	9 Par Lane (32-008) Gate 1-FENCE REQUEST (Previously approved 9/07/2021)
Item No. 4	113 Grand View Lane (17-80) Gate 2-EXTERIOR ALT REQUEST
Item No. 5	6 Orchid Court (18-3) Gate 2-EXTERIOR ALT REQUEST
Item No. 6	10 Green Hill Road (10-76) Gate 3-CONSTRUCTION CHANGE REQUEST
Item No. 7	12 Green Hill Road (10-077) Gate 3-NEW CONST (Previously deferred 5/23/22)
Item No. 8	19 Green Hill Road (16-242) Gate 3-CONSTRUCTION CHANGE REQUEST
Item No. 9	56 Louise View Drive (27-055) Gate 5-EXTERIOR ALT REQUEST
Item No. 10	42 Louise View Drive (25-35) Gate 5-EXTERIOR ALT REQUEST
Item No. 11	1 Ravenwood Court (11-144) Gate 9-EXTERIOR ALT REQUEST
Item No. 12	1 Ravenwood Court (11-144) Gate 9-VARIANCE REQUEST
Item No. 13	1 Ravenwood Court (11-144) Gate 9-FENCE REQUEST
Item No. 14	18 Granite Circle (14-91) Gate 13-EXTERIOR ALT REQUEST
Item No. 15	213 Harborview Drive (10-201) Gate 13-NEW CONSTRUCTION
Item No. 16	120 Harborview Drive (10-201) Gate 13-CONSTRUCTION CHANGE REQUEST
Item No. 17	120 Harborview Drive (10-201) Gate 13-CONSTRUCTION CHANGE REQUEST

Item – 1	<i>Approval of June 16, 2022 Meeting Agenda</i>
Comments:	
Action:	Approved. Rich moved and Wayne seconded. Unanimous.

Item – 2	38 North Point Drive (12-122) Gate 1-EXTERIOR ALT REQUEST
Comments:	Paint request. Grey with white trim.
Discussion:	
Action	Approved. Rich moved to approve and Wayne seconded it. Unanimous.

Item – 3	9 Par Lane (32-008) Gate 1-FENCE REQUEST <i>(Previously approved 9/07/2021)</i>
Comments	Need documentation of the recorded lot line location. Setbacks and any variance information on record.
Discussion:	
Action:	Defer with comments. Rich moved and Wayne seconded it. Unanimous.

Item- 4	113 Grand View Lane (17-80) Gate 1-EXTERIOR ALT REQUEST
Comments:	Elevation raise request. Consider using pea gravel or other materials for drainage.
Discussion:	
Action:	Approved with suggestions. Rich moved to approve and Wayne seconded it. Unanimous.

Item – 5	6 Orchid Court (18-3) Gate 2-EXTERIOR ALT REQUEST
Comments:	Requesting pea gravel over walkway.
Discussion:	
Action:	Approved. Rich moved and Wayne seconded it. Unanimous.

Item – 6	10 Green Hill Road (10-76) Gate 3-CONSTRUCTION CHANGE REQUEST
Comments:	Additional parking request. Retaining wall being built. Needs to go through SV Staff-Maintenance Approval.
Discussion:	
Action:	Approved.

Item – 7	12 Green Hill Road (10-077) Gate 3-NEW CONST. <i>(Previously deferred 5/23/22)</i>
Comments:	Changes to the siding, paint color (smokey blue), additional parking, maintenance needs to be contacted for approval of the driveway in the ROW.
Discussion:	
Action:	Conditional approval w/ comments. Rich moved and Wayne seconded it. Unanimous.

Item – 8	19 Green Hill Road (16-242) Gate 3-CONSTRUCTION CHANGE REQUEST
Comments:	Retaining wall and variance request in setback. If it's on the property line, it needs a variance request to allow 5' between house and property line. It goes along driveway.
Discussion:	
Action:	Approved with comments. Rich moved and Wayne seconded it. Unanimous.

Item – 9	56 Louise View Drive (27-055) Gate 5-EXTERIOR ALT REQUEST
Comments:	Paint request. Gray with white trim. Replacing gutters and re-staining wooden doors, etc. Rain gutters should match the house.
Discussion:	
Action:	Approved. Rich moved and Wayne seconded it. Unanimous.

Item – 10	42 Louise View Drive (25-35) Gate 5-EXTERIOR ALT REQUEST
Comments:	Need to obtain necessary county permits to address the open space rule of 50% and permeable surfaces. Also consult with Fire Marshall for fire structure.
Discussion:	
Action:	Approved with comments. Rich moved and Wayne seconded it. Unanimous.

Item – 11	1 Ravenwood Court (11-144) Gate 9-EXTERIOR ALT REQUEST
Comments:	Use a licensed engineer firm following the engineering plan with WC approval.
Discussion:	
Action:	Approved with comments. Rich moved and Wayne seconded it. Unanimous.

Item – 12	1 Ravenwood Court (11-144) Gate 9-VARIANCE REQUEST
Comments:	For the placement of the fence.
Discussion:	
Action:	Approved. Rich moved and Wayne seconded it. Unanimous.

Item – 13	1 Ravenwood Court (11-144) Gate 9-FENCE REQUEST
Comments:	Privacy panels. Put it just inside the property line. Four ft space in between panels.
Discussion:	
Action:	Approved. Rich moved and Wayne seconded it. Unanimous.

Item – 14	18 Granite Circle (14-91) Gate 13-EXTERIOR ALT REQUEST
Comments:	Modification to previously submitted request. Whatcom County permit was obtained.
Discussion:	
Action:	Approved. Keith moved and Rich seconded it. Unanimous.

Item – 15	213 Harborview Drive (10-201) Gate 13-NEW CONSTRUCTION
Comments:	Several tree removals will be required. Follow up with WC for their recommendations regarding removal. Arborist report/opinion may be required.
Discussion:	
Action:	Approved with comments. Rich moved to approve and Wayne seconded it. Unanimous.

Item – 16	120 Harborview Drive (10-201) Gate 13-CONSTRUCTION CHANGE REQUEST (Cont'd from last meeting)
Comments:	Landscaping proposal. Approved at June 2 Meeting.
Discussion:	
Action:	Approved. Rich motioned and Wayne seconded it. Unanimous.

Item – 17	120 Harborview Drive (10-201) Gate 13-CONSTRUCTION CHANGE REQUEST <i>(Cont'd from last meeting)</i>
Comments:	Fascia boards changed to different color.
Discussion:	
Action:	Approved. Rich moved and Wayne seconded it. Unanimous.

ADJOURNED: