



Sudden Valley Community Association Architectural Control Committee

Date 02/19/2025

Time 5:00 PM

Location - Multi-Purpose Room "A"

Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 02/19/2025 ACC Meeting Agenda
Item – 2	Owner Comments
Item – 3	Consent Agenda – Approval of the 02/05/2025 ACC Meeting Minutes
Item – 4	120 Windward Dr, G1, Ext Alt (Parking Spot)
Item – 5	21 Cascade Ln, G3, Tree (Remove 1)
Item – 6	1 Green Hill Rd, G3, Ext Alt (Flagstone Path)
Item – 7	17 Topper Dr, G3, Tree (Remove 1)
Item – 8	312 Sudden Valley Dr, G9, Const Change (Windows)
Item – 9	325 Sudden Valley Dr, G9, Ext Alt (Deck)
Item – 10	8 Morning Glory Dr, G9, New Construction <i>In-Concept</i>
Item – 11	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>In-Concept</i>
Item – 12	130 Sudden Valley Dr, G13, Variance (Retaining Wall, Steps, & Parking)
Item – 13	8 Shooting Star Ct, G13, Const Change (Deck Cover)
Item – 14	8 Shooting Star Ct, G13, Const Change (Siding & Stone)
Item – 15	16 Southern Ct, G28, Ext Alt (Shed)

Meeting Called to Order 00:00 PM

Item – 1	Approval of 02/19/2025 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 2	Owner Comments	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 3	Consent Agenda – Approval of the 02/05/2025 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	120 Windward Dr, G1, Ext Alt (Parking Spot)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	21 Cascade Ln, G3, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	1 Green Hill Rd, G3, Ext Alt (Flagstone Path)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	17 Topper Dr, G3, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	312 Sudden Valley Dr, G9, Const Change (Windows)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	325 Sudden Valley Dr, G9, Ext Alt (Deck)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	8 Morning Glory Dr, G9, New Construction <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	130 Sudden Valley Dr, G13, Variance (Retaining Wall, Steps, & Parking)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	8 Shooting Star Ct, G13, Const Change (Deck Cover)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	8 Shooting Star Ct, G13, Const Change (Siding & Stone)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 15	16 Southern Ct, G28, Ext Alt (Shed)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 PM



Sudden Valley Community Association Architectural Control Committee

Date 02/05/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Terry Niblack, Dan Vink, Jo Jean Kos, Patric Zwolenski
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Riley Woodruff (Item 4), Elisa Guzman (Item 5), J Young (Item 6), Craig Telgenhoff (Items 9 & 10), Paula Kramer (Item 11)

Item – 1	Approval of 02/05/2026 ACC Meeting Agenda
Item – 2	Owner Comments
Item – 3	Consent Agenda – Approval of the 01/15/2026 ACC Meeting Minutes
Item – 4	32 Fairway Ln, G1, Ext Alt (Home Remodel) <i>Tier 1</i>
Item – 5	10 Bogey Ln, G1, Ext Alt (Heat Pump)
Item – 6	8 Valley View Cir, G2, 2nd Extension (New Home) <i>Six Months</i>
Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awnings)
Item – 8	22 Marigold Dr #13 (Ridgefield Condos), G2, Fence (Privacy)
Item – 9	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel) <i>In-Concept</i>
Item – 10	3 Austin Creek Ln, G3, Variance (Open Space & Coverage) <i>In-Concept</i>
Item – 11	19 Inglewood Pl, G3, Tree (Remove 2)
Item – 12	4 Shetland Ct, G5, Tree (Remove 2)
Item – 13	47 Louise View Dr, G5, Tree (Remove 1)
Item – 14	2 Bracken Pl, G5, Ext Alt (Sauna)
Item – 15	22 Lost Fork Ln, G13, Ext Alt (Deck)
Item – 16	10 Shooting Star Ct, G13, Const Change (Multiple Changes)

**Meeting Called to Order 9:06 AM**

Item – 1	Approval of 02/05/2025 ACC Meeting Agenda	Video 00:00:09 – 00:01:07	
Comments:	Approved with addition of Item #2 (Owner Comments)		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 2	Owners Comments	Video 00:01:13 – 00:01:59	
Comments:	No comments		
Discussion:			
Action:		Motion:	

Item – 3	Consent Agenda – Approval of the 01/15/2025 ACC Meeting Minutes	Video 00:02:06 – 00:02:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	32 Fairway Ln, G1, Ext Alt (<i>Tiered Remodel</i>)	Video 00:02:36 – 00:04:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 5	10 Bogey Ln, G1, Ext Alt (Heat Pump)	Video 00:04:58 – 00:15:08	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 6	8 Valley View Cir, G2, 2nd Extension (New Home) <i>Six Months</i>	Video 00:44:48 – 00:45:35	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Awnings)	Video 00:16:02 – 00:24:33	
Comments:	ACC approval granted pending approval by the Condo Association. Submit proof of Condo approval when available to ACCadmin@suddenvalley.com.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 8	22 Marigold Dr #13 (Ridgefield Condos), G2, Fence (Privacy)	Video 00:24:56 – 00:29:19
Comments:	ACC approval granted pending approval by the Condo Association. Submit proof of Condo approval when available to ACCadmin@suddenvalley.com.	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 9	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel) <i>In-Concept</i>	Video 00:29:28 – 00:40:25
Comments:	When submitting for final approval we recommend including a request to remove the treehouse.	
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 10	3 Austin Creek Ln, G3, Variance (Open Space & Coverage) <i>In-Concept</i>	Video 00:40:48 – 00:41:01
Comments:		
Discussion:		
Action:	Withdrawn	Motion:

Item – 11	19 Inglewood Pl, G3, Tree (Remove 2)	Video 00:41:11 – 00:44:34
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 12	4 Shetland Ct, G5, Tree (Remove 2)	Video 00:45:50 – 00:48:05
Comments:	Need more information. Homeowners must provide an Arborist Report on the status of the two trees.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 13	47 Louise View Dr, G5, Tree (Remove 1)	Video 00:48:41 – 00:51:48
Comments:	Committee is sympathetic to your request but needs an Arborist Report on the status of the tree.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 14	2 Bracken Pl, G5, Ext Alt (Sauna)	Video 00:52:39 – 00:54:40
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 15	22 Lost Fork Ln, G13, Ext Alt (Deck)	Video 00:54:47 – 00:56:23
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 16	10 Shooting Star Ct, G13, Const Change (Multiple Changes)	Video 00:56:31 – 00:57:47
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Meeting Adjourned at 10:04 AM

Rec'd 01/21/2026
8:52 AM

Sudden Valley Community Association Exterior Alteration Request

Item 4
Pg 1 of 2
G1

Street Address: 120 Windward Dr. Div 23 Lot 68
Owner: David Williams
Mailing Address: 120 Windward Dr. Bellingham, Wa. 98229
Phone: 360-920-1538 Email: david_e_williams@live.com

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.



Give a full description of the request and attach any additional information if needed:

I would like to gravel the location to allow for parking due to lack of any parking in the area. If there are special requirements that must be met, please let me know what those are.

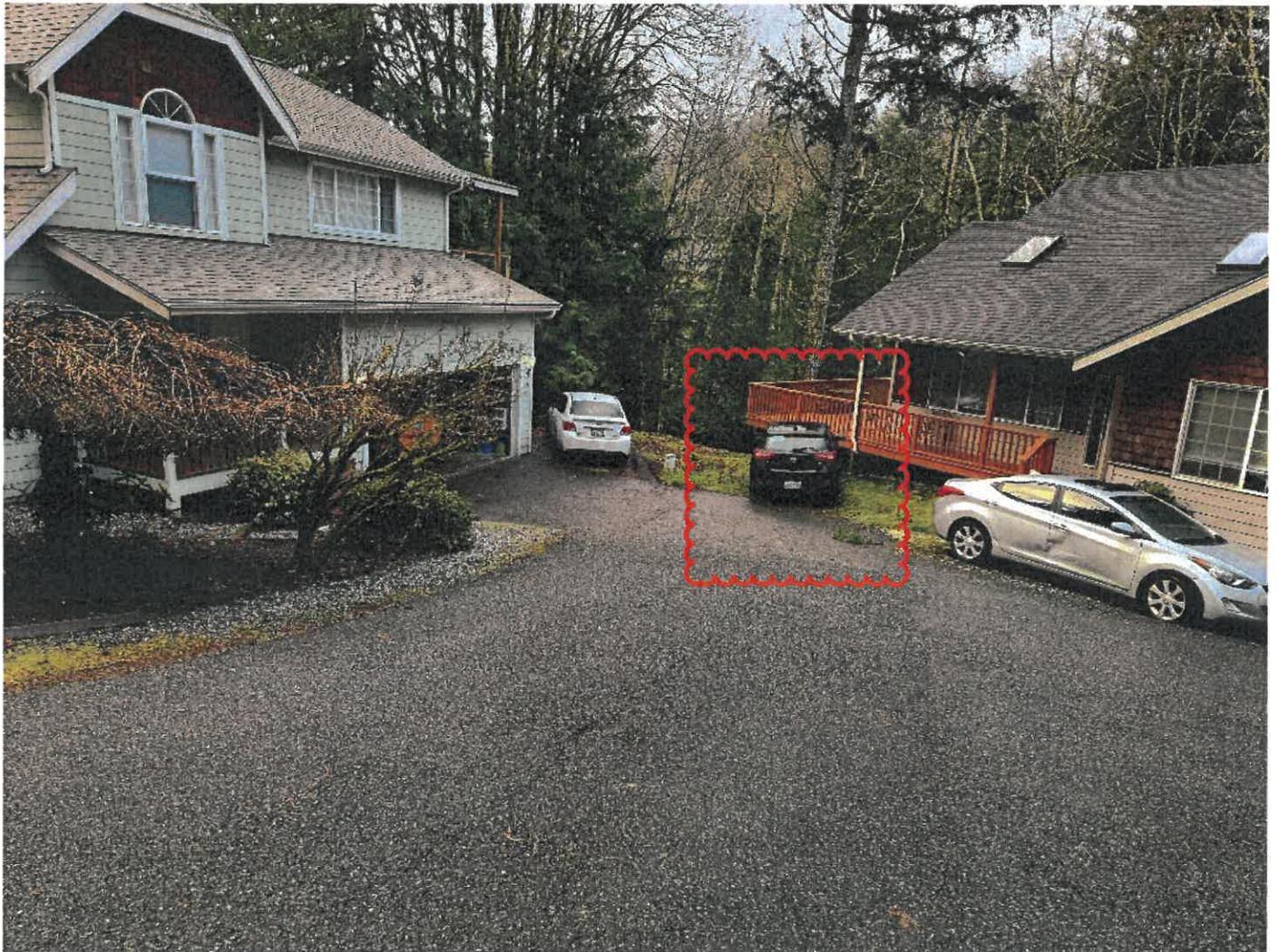
Thank you.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Dave Williams

Date: January 21 2026



Rec'd 02/03/2026
12:07 PM

Item 5
Pg 1 of 1
G3

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 21 Cascade Lane Div 04 Lot 066
Owner: Mark Troyer
Mailing Address: 21 Cascade Lane
Phone: [REDACTED] Email: _____

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. **

1 Number of trees/shrubs
X # Removal _____ # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

 Fir Cedar Hemlock
 Alder Maple Other

Check any that apply:

X Property or personal danger
X Dead/Diseased
 Leaning
 Roots exposed
X On a slope
 Creation/maintenance of view
 Replanting trees/shrubs

 Located on SVCA property

 Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.*

I cannot tell you the type of tree other than to say it had leaves. It is 75'-100' or so with about the top 15' broken its top off last year. The tree is located on/near or just over the property line my the backyard. If not on property then on yours or my neighbors.

The tree was dying when I arrived in 2015 as indicated by its having already lost most green foliage from its branches. The whole tree turned brown about 3 years ago. Last spring the first fruiting-buds of the mushroom fungi appeared. More than a dozen buds have sprouted in the last year.

The tree is a hazard to my property and that of my neighbors. I requests its removal.

Thank you for your attention to this matter.

Respectfully,
/s/
Mark Troyer, JD
PS: Thank you for your help, Meiko. A please speaking with you earlier today.

Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

PLEASE SEE ABOVE FOR FULL EXPLANATION

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: _____ **Date:** _____

Rec'd 02/09/2026
11:30 AM

Item 6
Pg 1 of 1
G3

Sudden Valley Community Association Exterior Alteration Request

Street Address 1 Green Hill Rd Div 16 Lot 231
Owner: : Krista and Robert Livingston
Mailing Address: 1 Green Hill Rd., Bellingham, WA 98229
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

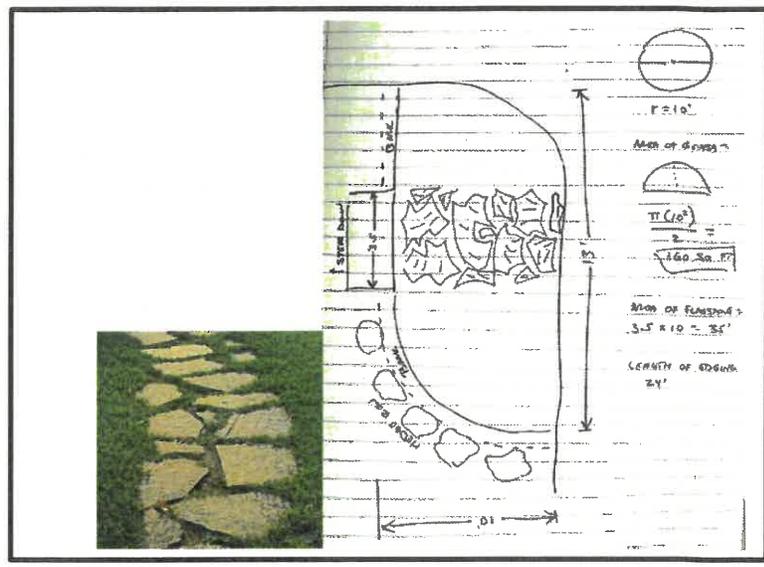
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

This proposal describes a request to plant 160 square feet of grass along 13 feet of easement in front of 1 Green Hill Road where there is currently a gravel base. A flagstone path will bisect the grass from the edge of Green Hill Road to the top of the stairs. Two inches of top soil will be applied to the gravel base prior to planting a perennial ryegrass or fine fescue or similar turf grass seed. The flagstone path will be composed of 35 square feet of irregular flagstone pavers in a run of 10 feet. No mortar will be used for the path and paver stones will be placed in the top soil. No obstruction of Green Hill Road will be necessary for installation or delivery of materials.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature] Date: February 9, 2026

Rec'd 02/10/2026
2:15 PM

Item 7
Pg 1 of 2
G3

Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 17 Topper Drive Div 22 Lot 348
Owner: Andrew and Lara Miles
Mailing Address: 15 Topper Drive Bellingham WA 98229
Phone: 360-305-2221 Email: andrew.w.miles@gmail.com

All trees must be clearly flagged (no spray paint) before applying.

Requests will *not be considered* if flagging is missing OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged without ACC permission. This includes the pruning of dead branches and those branches that are 6" or less in diameter. Removal of those branches may not exceed 30% of the foliage density of an individual specimen. Small trees, branches and vegetation 10" or less in diameter and within 10' of a residential structure may be removed without ACC approval.

** Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. **

1 Number of trees/shrubs
 # Removal # Limbing

On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:
 Fir Cedar Hemlock
 Alder Maple Other

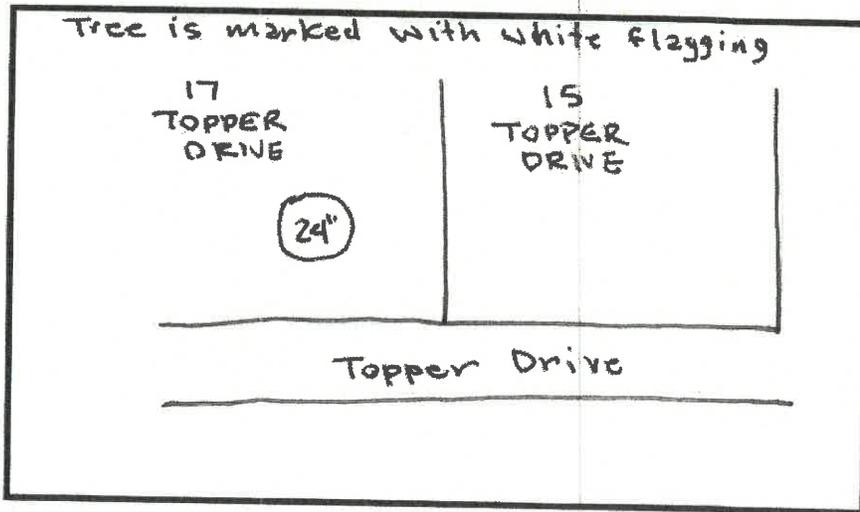
Check any that apply:

- Property or personal danger
- Dead/Diseased
- Leaning
- Roots exposed
- On a slope
- Creation/maintenance of view

 Replanting trees/shrubs

 Located on SVCA property

 Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required prior to submittal.



Please refer to ACC Guideline 14.10 for more information.

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Woodpeckers have gone to town on it, have concern that it might fall

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Andrew Miles

Date: 2/9/2026

Andrew W. Miles

Item 7
Pg 2 of 2

From: Andrew Miles <andrew.w.miles@gmail.com>
Sent: Monday, February 9, 2026 8:45 AM
To: Andrew W. Miles
Subject: Tree



Rec'd 02/12/2026
9:51 AM

Sudden Valley Community Association Construction Change Request

Item 8
Pg 1 of 4
G9

Street Address: 312 Sudden Valley Dr Bellingham WA, 98229 Div3 Lot98
Owner: Mark Chernomorets
Mailing Address: 105 Sudden Valley Dr, Bellingham WA, 98229
Phone: (360)295-9413 Email: aretehomebuilding@gmail.com

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.

Give a full description of the request and attach any additional information if needed:

Very minor changes to window design, made kitchen windows smaller and more centered, removed a window in bdrm 2 and centered bdrm 2 rear window. Made the master bath window smaller. No other changes to the house.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Mark Chernomorets Date: 2/12/2026

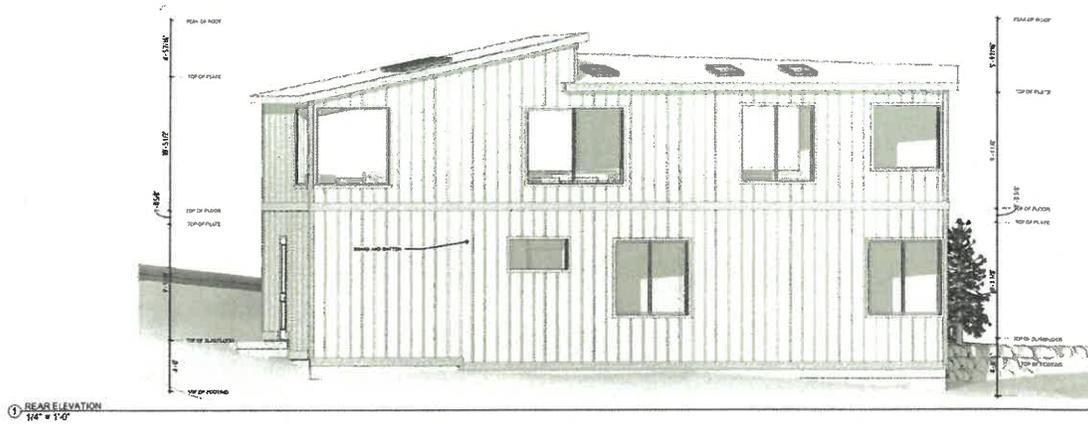
Previous Design



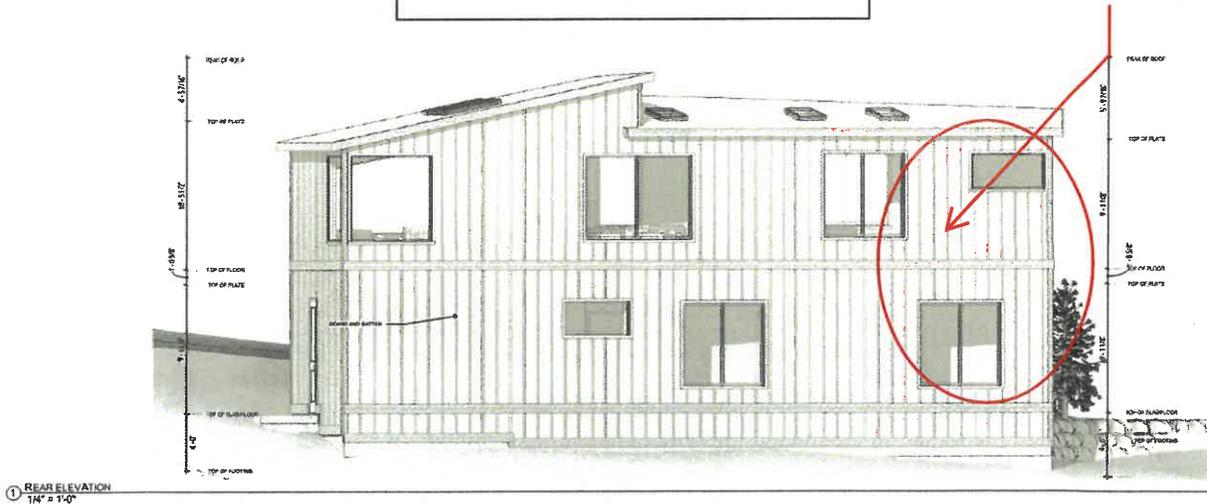
Proposed Alteration



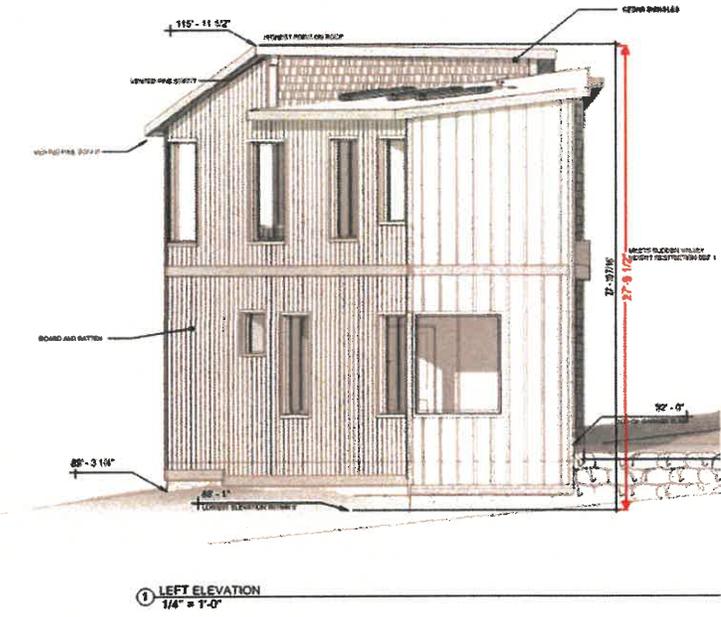
Previous Design



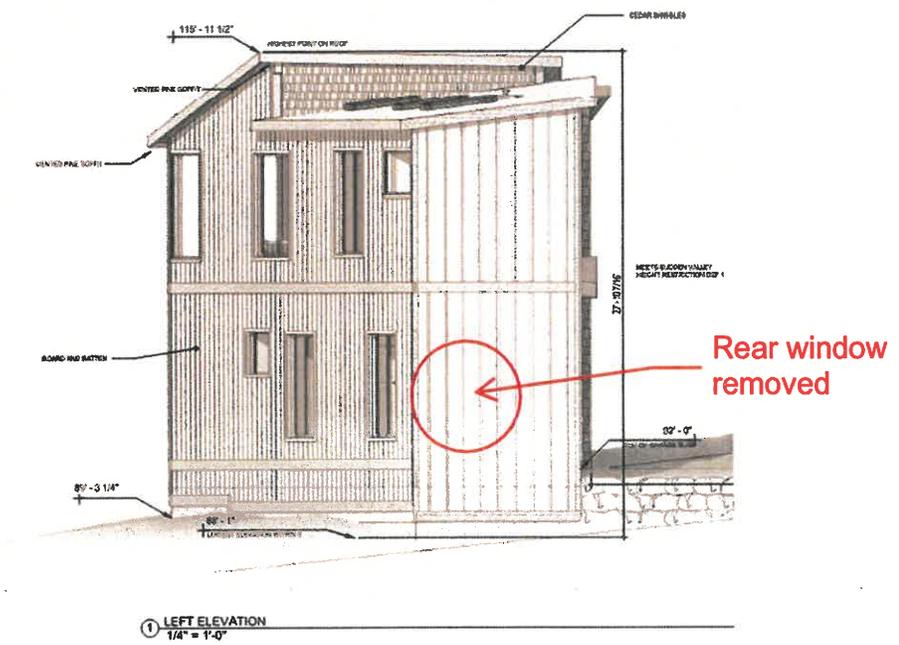
Proposed Alteration



Previous Design



Proposed Alteration



Rec'd 02/12/2026
9:23 AM

Sudden Valley Community Association Exterior Alteration Request

Item 9
Pg 1 of 2
G9

Street Address: 325 Sudden Valley Dr. Div 3 Lot 158

Owner: Peter Fischer and Monica Barrett-Fischer

Mailing Address: 325 Sudden Valley Dr., Bellingham, WA 98229

Phone: 630-674-6712

Email: monicarbarrett@comcast.net

**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

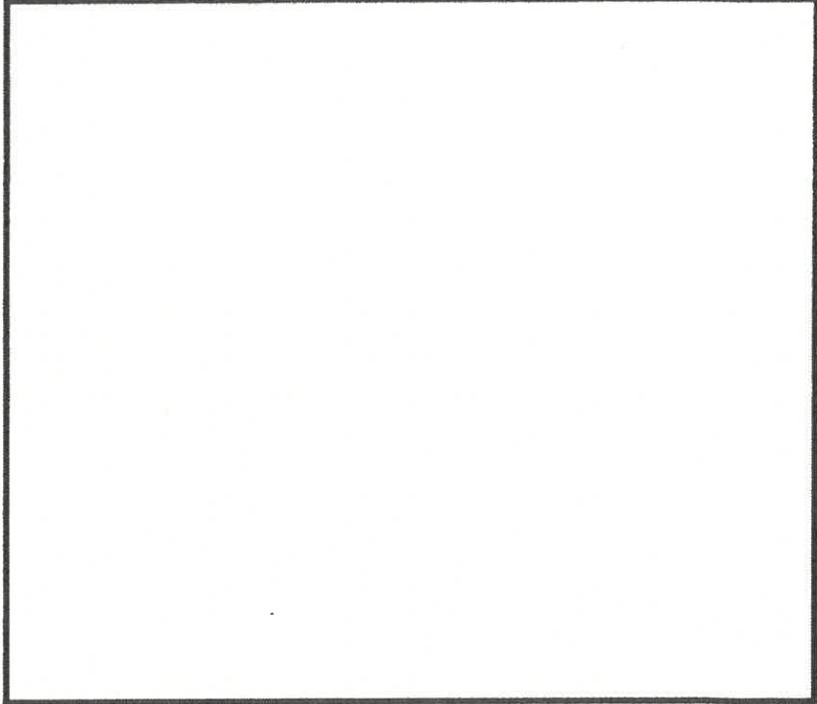
Requesting Home

New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.**



Give a full description of the request and attach any additional information if needed:

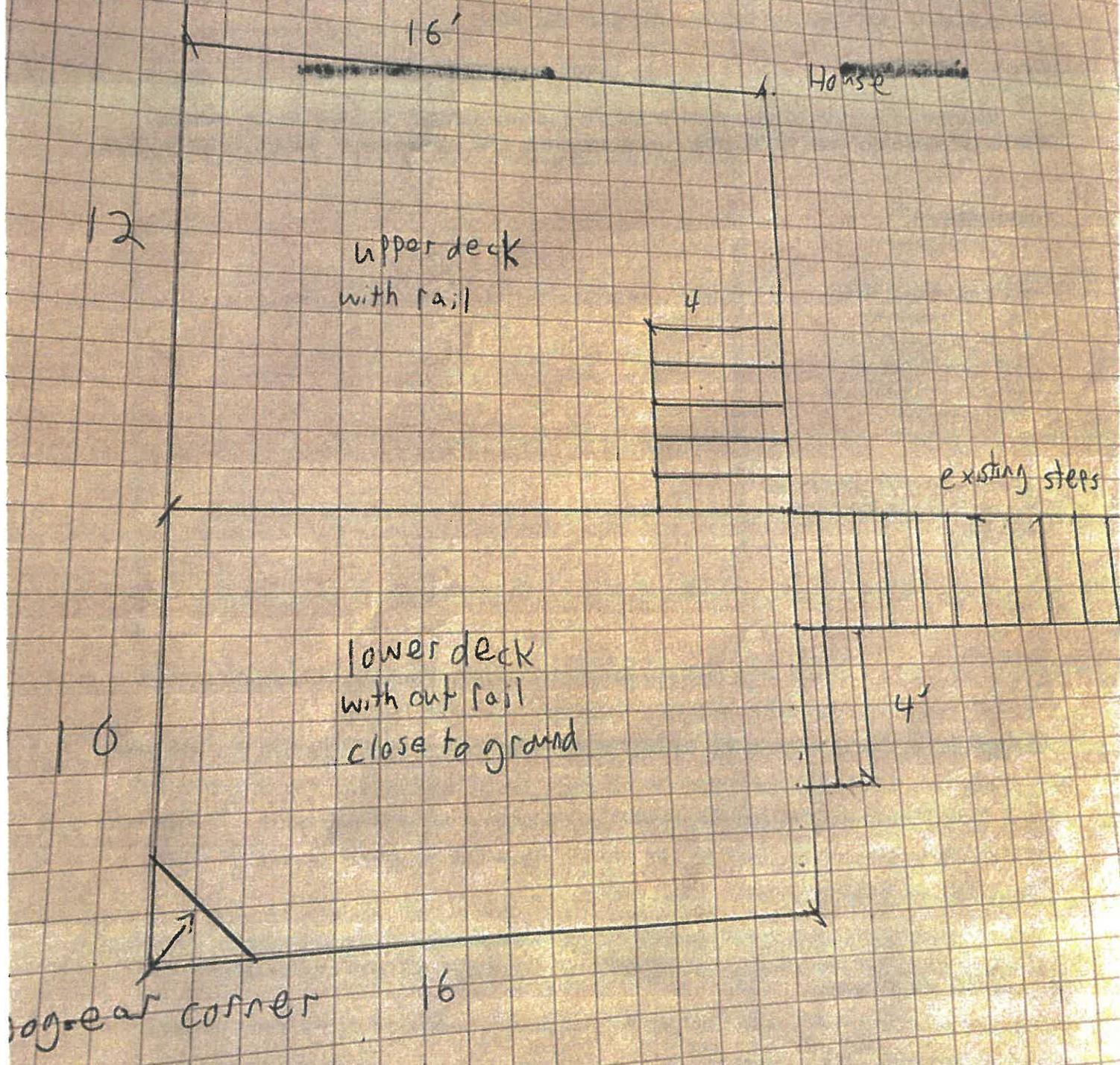
We would like to add a deck to the lower level of our home. There is a sketch attached which shows the shape and dimensions. There will be two levels to the new deck . The top level will begin under the existing deck located on the top level of the home and will extend the same depth as the upper existing deck. The lower level of the deck will extend into a portion of the yard. We have engaged JPS Builders to complete this project. Thank you for reviewing this request.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: 


Date: February 12, 2024





Rec'd 02/04/2026
7:54 PM

APPLICATION FOR NEW CONSTRUCTION

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):
Street Address:	8 Morning Glory Dr, Bellingham, WA 98229		Div/Lot	Div 11, Lot 140
Owner(s) Name(s):	Will Savchuk			
Mailing Address:	124 Sudden Valley Dr, Bellingham, WA 98229			
Email Address:	<input type="text" value="WillyProjects@gmail.com"/>	Cell Phone:	<input type="text" value="(360) 510-4469"/>	Work Phone:

CONTRACTOR: AC Inspector MUST BE contacted for inspection 24 hours prior to all inspections by completing an ACC Inspection Request form. Required inspections are:

- Installation of **erosion** control measures
- **Setbacks** prior to pouring of any concrete for either slab or foundation/forms
- Installation of **driveway** and/or apron
- **Completion** of work and occupancy of home

I have read and understand the Sudden Valley Community Association Architectural Control Policies.

Contractor Signature:	<i>Will J</i>	Date:	02/02/2026
Company Name:	SW Movement LLC	License:	<input type="text" value="SWMOVML813LR"/>
Mailing Address:	124 Sudden Valley Dr, Bellingham, WA 98229		
Email Address:	<input type="text" value="WillyProjects@gmail.com"/>	Cell Phone:	<input type="text" value="(360) 510-4469"/>
		Office Phone:	

Bank or Loan Agency:	N/A		
Valuation of Structure: \$	<input type="text" value="\$650,000"/>	Square Footage:	2,346
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend	<input type="radio"/> Rental
Variance Request (Circle):	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

- SVCA Construction Application and Checklist (**must be signed by property owner**).
- Application fee (per AC Policies 14.8.8).
- Copy of survey by a licensed surveyor including topography, trees, and square footage.
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade).
- Two (2) copies of site plan @ 1"=10' scale (see AC Policies Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- **Proof of insurance** (see Item 10 above)
- One (1) copy of water/sewer availability
- Property and building corners must be staked and strung
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting per AC Policies section 14.8.8)



I agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Policies.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application Submitted by (Print): Will Savchuk
Circle One: Owner Contractor Other Representative

Signature of Owner(s): Will S

Printed Name of Owner: Will Savchuk Date 02 / 02 / 2026

8 Morning Glory Dr report

Lot Area: 6,455

Open Space: 62%

Property Coverage: 34.7%

Side Setbacks:

West: 7' 6"

East 7' 6"

Combined Side Setback: 15'

Front Setback: 20'

Rear Setback: 31'

Height: 19' 9" (definition 2)

ACC Inspector Notes 2/9/2026:

Variance filed for side setbacks.



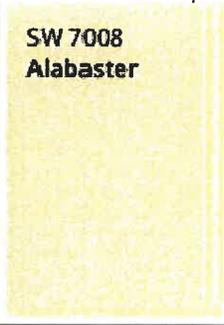
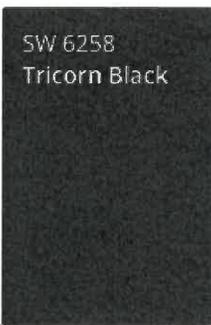
SPECIFICATION SHEET

Item 10
Pg 4 of 16

Street Address: 8 Morning Glory Dr, Bellingham, WA 98229	Div/Lot Div 11, Lot 140
Owner(s)/Contractor Name(s): Will Savchuk	

Siding Type: Hardie Plank cement lap siding and board & batten
Trim Type: 2x8 Pre Primed spruce of cedar
Gable Type: Hardie Plank cement lap siding and board & batten
Roof Type: Asphalt Composite Shingles, GAF
Lighting Type: Exterior wall Lantern as shown below in light sample
Retaining Wall Materials:
Other Finish Materials:

Samples

SIDING/BODY COLOR		TRIM COLOR	ACCENT COLOR
Accent	Body	Trim & Doors	Garage Door: Tricorn Black Front Door: Tricorn Black Other (Specify Locations):
 <p>SW 7673 Pewter Cast</p>	 <p>SW 7008 Alabaster</p>	 <p>SW 6258 Tricorn Black</p>	
ROOF COLOR		RETAINING WALL SAMPLE	LIGHTING SAMPLE
 <p>Dual Black</p>			



APPENDIX J

Owners' and Contractors' Checklist

Site Plan Including Landscape Details
All Plans to Include the following Information Legend

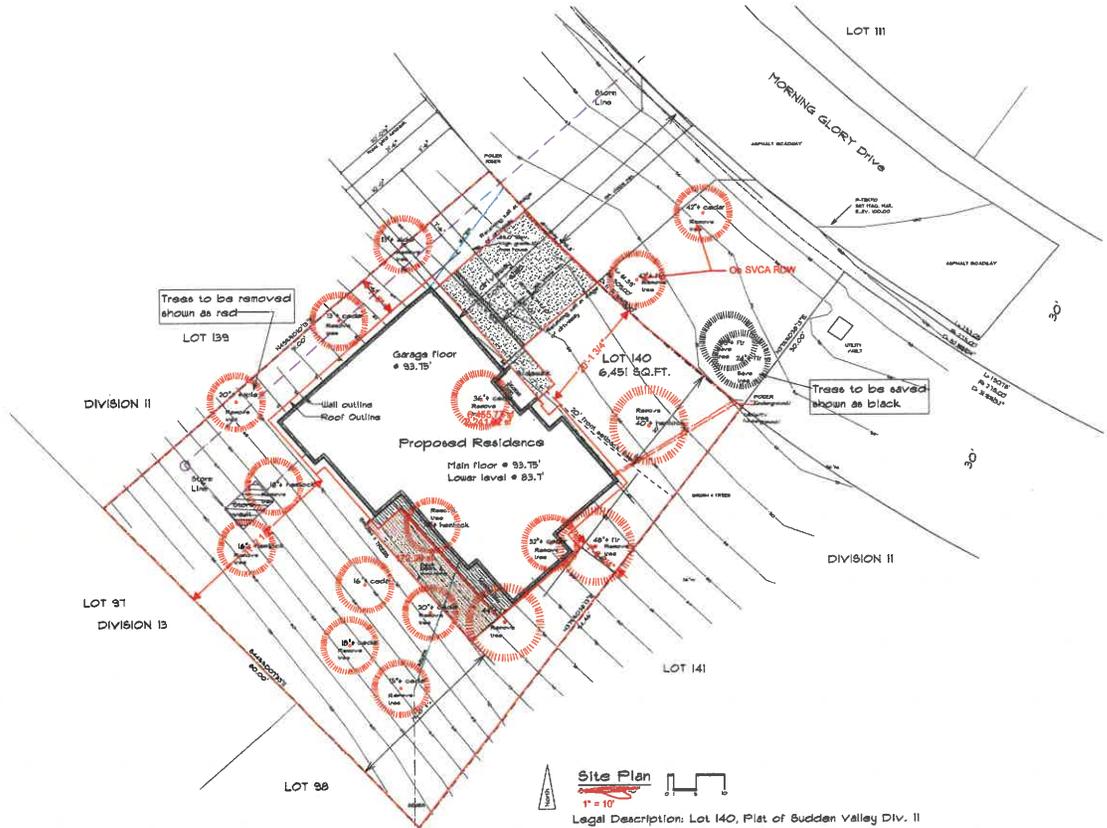
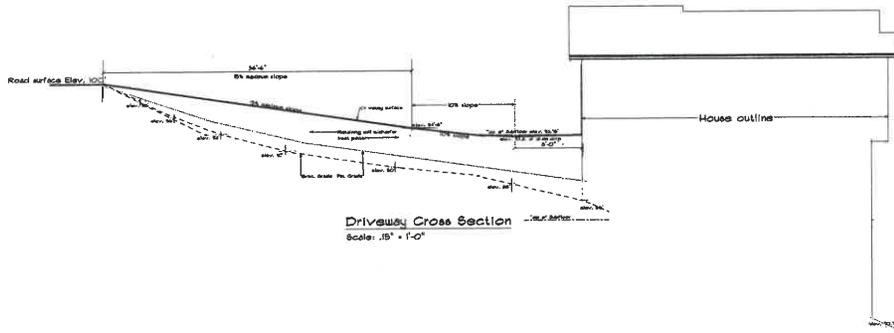
Prepared By	Grant Myers Design Inc
Phone Numbers	360-398-2131
Owners' Name(s)	Will Savchuk
Site Address Including Tax Parcel and Division & Lot	8 Morning Glory Dr, Bellingham, WA 98229 370406 252015 0000, Div 11, Lot 140

Lot Area SF	6,451 SF
House Footprint SF	1,836 SF
Vertical Height	19'-10"
Living Area SF	2,346 SF
Garage Area(s) SF	383 SF
Total Impervious Surface	2,232 SF
Driveway and Walkway SF	396 SF
Driveway Slope %	15% max
Deck(s) SF	482 SF
Open Space %	65.4%
Defined Setbacks	7'-6" both sides, 20'-1/2" front, 29'-10" rear
Elevation Landmarks	Done
Colors for House, Trim, Accent, Garage Door, Roof, Lights	On the spec sheet
Detailed Landscape Plan to Include Tree Removal / Replanting	In the plan set
Whatcom County Planning Review	In progress

Appendix J

Prepared By Grant Myers Design Inc.
 Phone Numbers 360-958-2311
 Owners' Name(s) Bill Savchuk
 Site Address Legal Description: Lot 140, Plat of Sudden Valley Div. II
 Address: #8 Morning Glory Drive, Bellingham WA

Tax Parcel and Division I Lot 310406 252015 0000
 Lot Area 6451
 House Footprint 1836 SF
 Vertical Height 19'-10"
 Living Area 2346 SF
 Garage Area(s) 383 SF
 Total Impervious Surface 2232 SF
 Driveway and Walkway 356 SF
 Driveway Slope 8/15 max
 Deck(s) 482 SF
 Open Space 65.4%
 Defined setbacks 7'-6" both sides, 20'-0" front, rear 26'-10"
 Elevation Landmarks
 Colors for House, Trim, Accent,
 Garage Door, Roof, Lights
 Detailed Landscape Plan: DONE
 Tree Removal / Replanting
 Whatcom County Planning Review



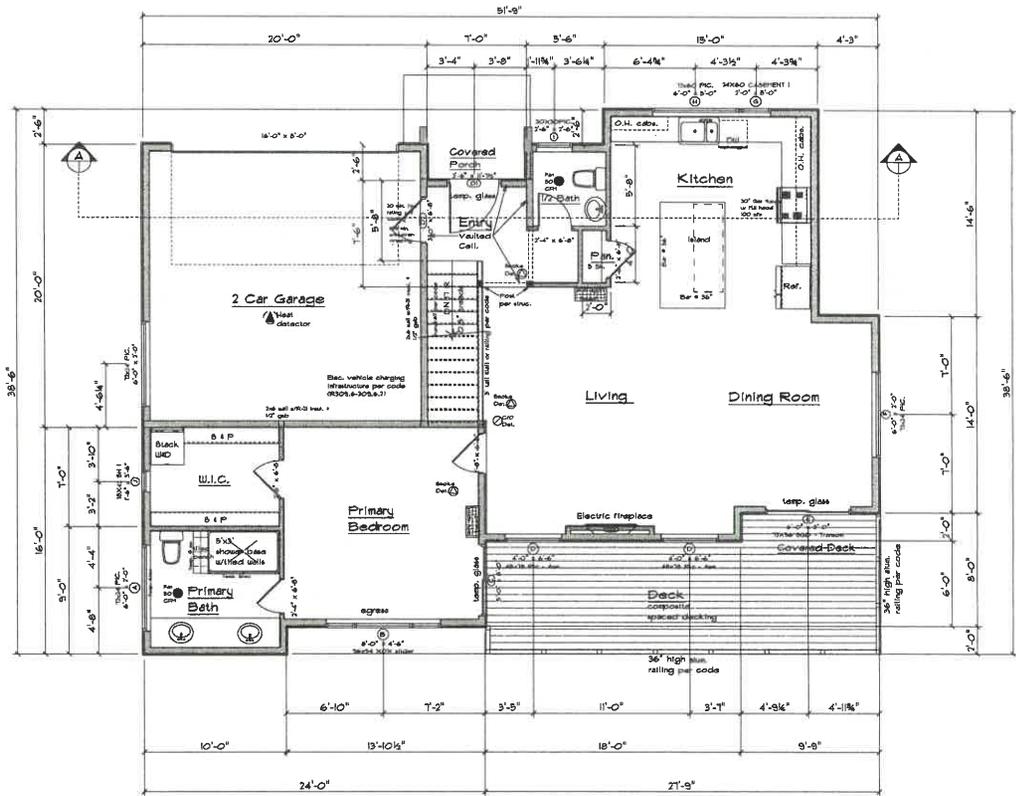
Site Plan
 1" = 10'
 Legal Description: Lot 140, Plat of Sudden Valley Div. II
 Address: #8 Morning Glory Drive, Bellingham WA
 Lot Size: 6451 SF
 Parcel #: 310406 252015 0000

Impervious Coverage: 35% allowable = 2251 SF
 Driveway: 360 SF
 Sidewalk: 36 SF
 House (roof): 1836 SF
 Total: 2232 SF
 2232 / 6451 = 34.6% coverage

Lot Coverage: 50% allowable = 3225 SF
 Impervious coverage: 2232 SF
 Deck, uncovered: 172 SF
 Total: 2404 SF
 2404 / 6451 = 37.3% coverage

Item 10
 Pg 6 of 16

2346 SF living area plan



MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

1187 SF living area
383 SF garage area
241 SF deck area
9' Walls



Insulation Requirements
2021 WA State Energy Code

The maximum air leakage rate for any dwelling unit under any conditions shall not exceed 3.0 air changes per hour. Testing shall be conducted with a blower door test at a test pressure of 0.3 inches s.g. (50 Pa).

Glazing U-factor, at new or replaced, Var., 0.30
Door U-factor, at new or replaced, Var., 0.20
Ceiling R-10 fiberglass or R-10 foam, over plates or R-10 + rubber faced with acoust. batt, 1/2" gap over top plate exterior wall.

Wall above grade R-10 fiberglass, R-10 foam, or heather wall below grade R-2 (insulation) or gap to conc. + R-10 foam framed break between floor slab & basement wall.

Floor R-10 fiberglass
Slab on grade R-10, 2" foam + pans, 48" vert. or horiz. Ins. over plates R-10 batt, both in a outside conditioner phase except on the exterior where it passes through slab, walls or other structural members and where the insul. passes over other piping, conduits or vents, provided the insulation is tight to each obstruction.

Shower-Clothing Fresh Ventilation System Fan Efficiency Minimum (CFM25) (CFM1A17)
HRV, ERV, or heatrecovery fan or flow rate 1.2 cfm/sqft
Range hood fan or flow rate 2.8 cfm/sqft
Kitchen supply or exhaust fan fan flow rate 3.8 cfm/sqft
Other exhaust fan 1.0 cfm/sqft, 150 3.5 cfm/sqft

Energy credits: 8 required

System Type 5: Credits: 2.0
For heating system based on electric resistance with:

1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling; or
2. With 2kW or less total installed heating capacity per dwelling.

Credit Option 3.5: Credits: 1.5
Ductless mini-split heat pump system, zonal control, in homes where the primary space heating system is zonal electric heating.

(HSPF of 10.0) shall be installed and provide heating to the largest zone of the dwelling unit.

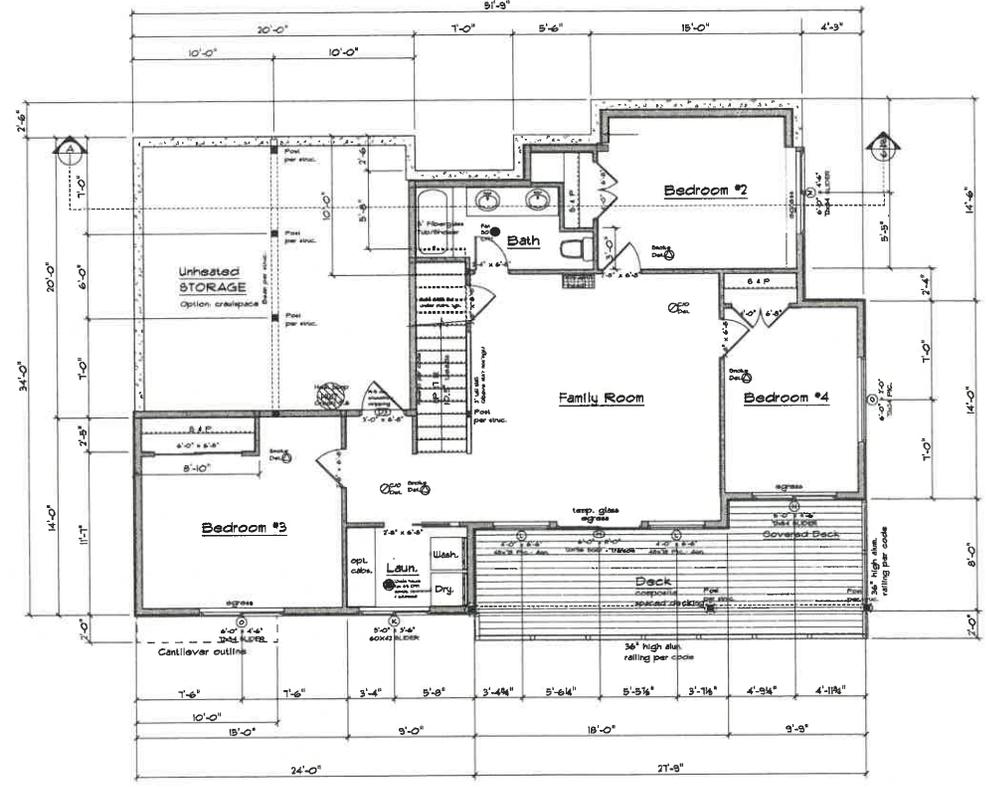
Credit Option 3.6: Credits: 2.0
Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification.

Credit Option 6.1: Credits: 2.5
For each 600 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 4.5 credits. Generation shall be calculated as follows:

For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator (PVWATTS) or alternative approved by the code official. Documentation noting solar access shall be included on the plans.

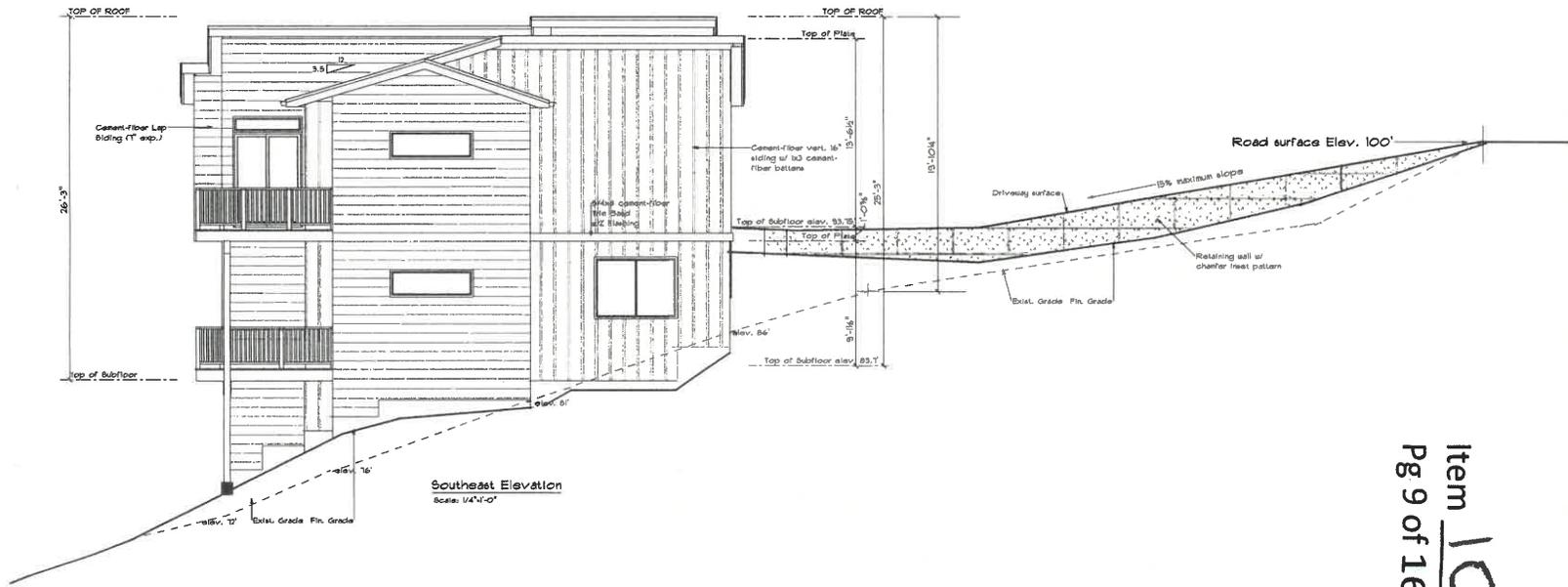
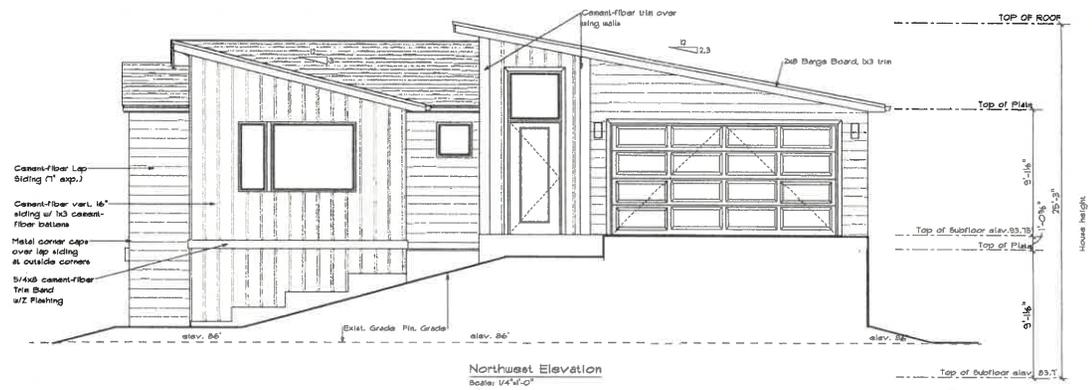
Item **10**
Pg 7 of 16

2346 SF living area plan

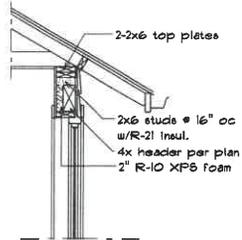


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
9' walls
1159 SF living area
383 SF unheated storage
241 SF Deck

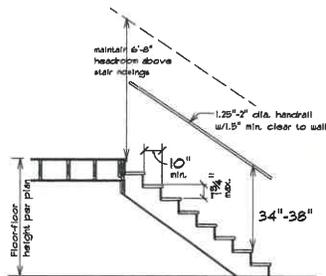
Item **10**
Pg 8 of 16



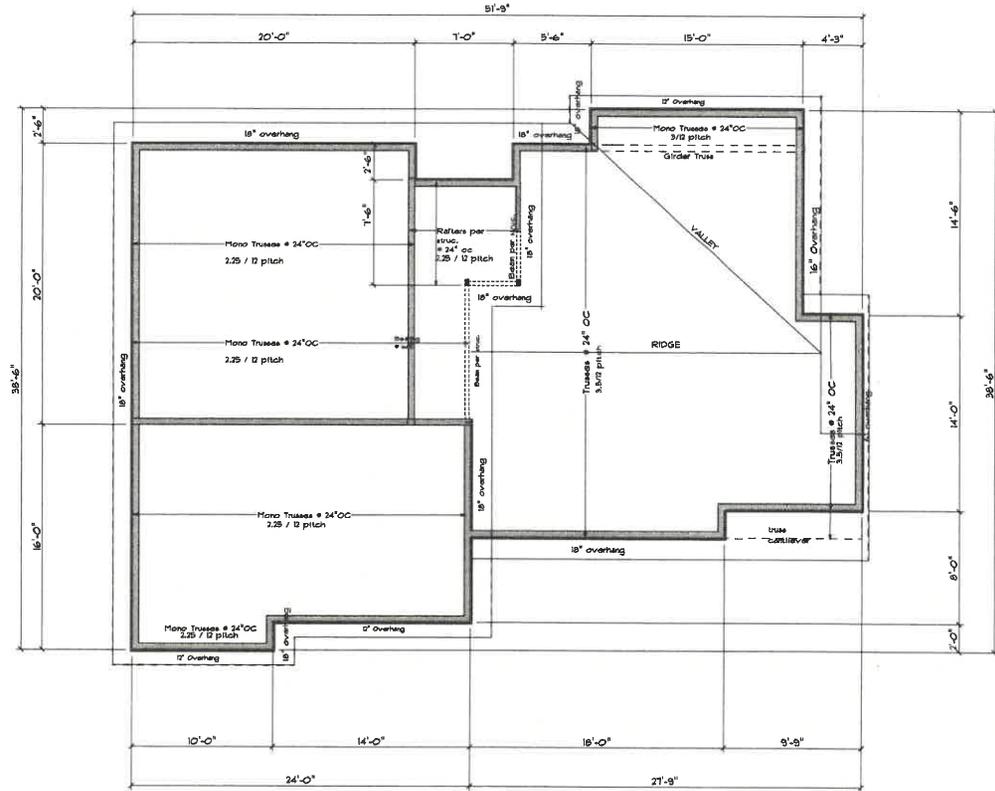
Item 10
Pg 9 of 16



Insul. Header Detail
for 4x header
Scale: 3/4"=1'-0"



Stair Detail
Scale: 3/8"=1'-0"



Roof Plan
SCALE: 1/4" = 1'-0"
1836 SF footprint

Conceptual plan only.
Truss provider to determine all
truss layout & design to fit
with floor plans as drawn

Item 10
Pg 12 of 16

2346 SF living area plan

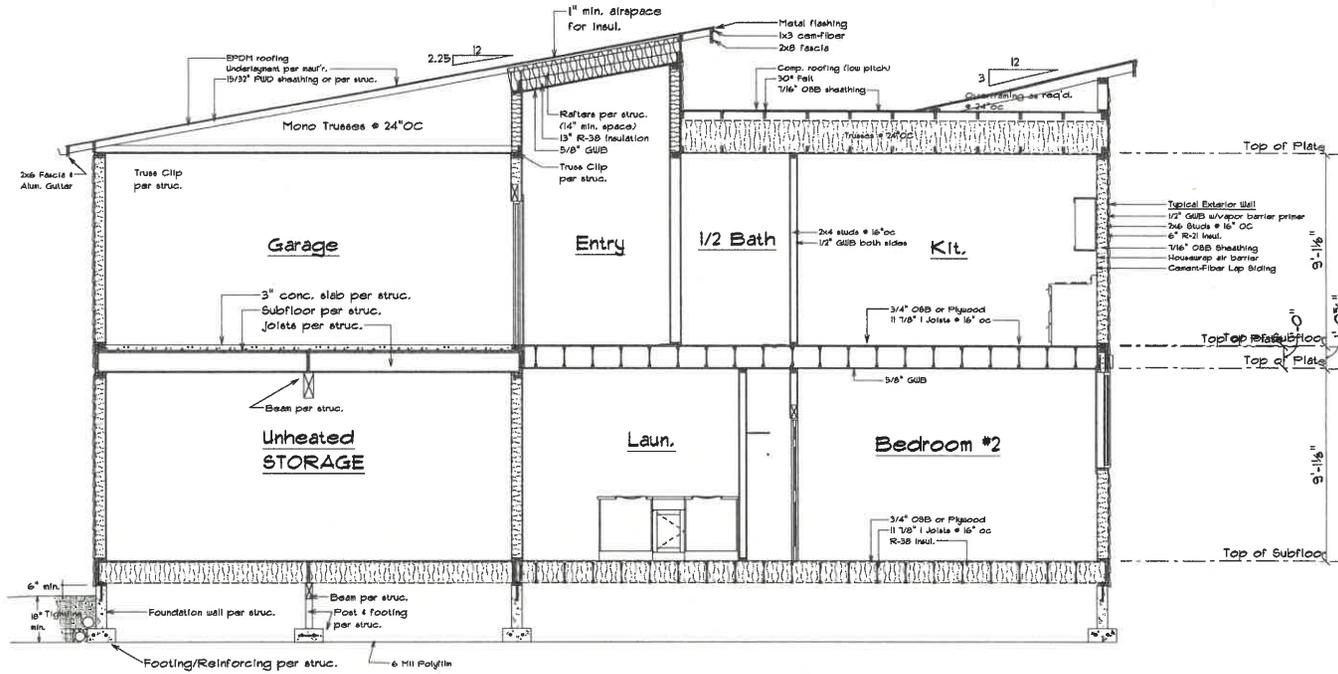
DATE	1/3/26
REVISION	
DRAWN BY	GM
SCALE	1/4" = 1'-0"
OR AS NOTED	

Plan #
26-01

Lot 140 Div. II Sudden Valley
Office/Call: 360-398-2311
grantmyers@yahoo.com

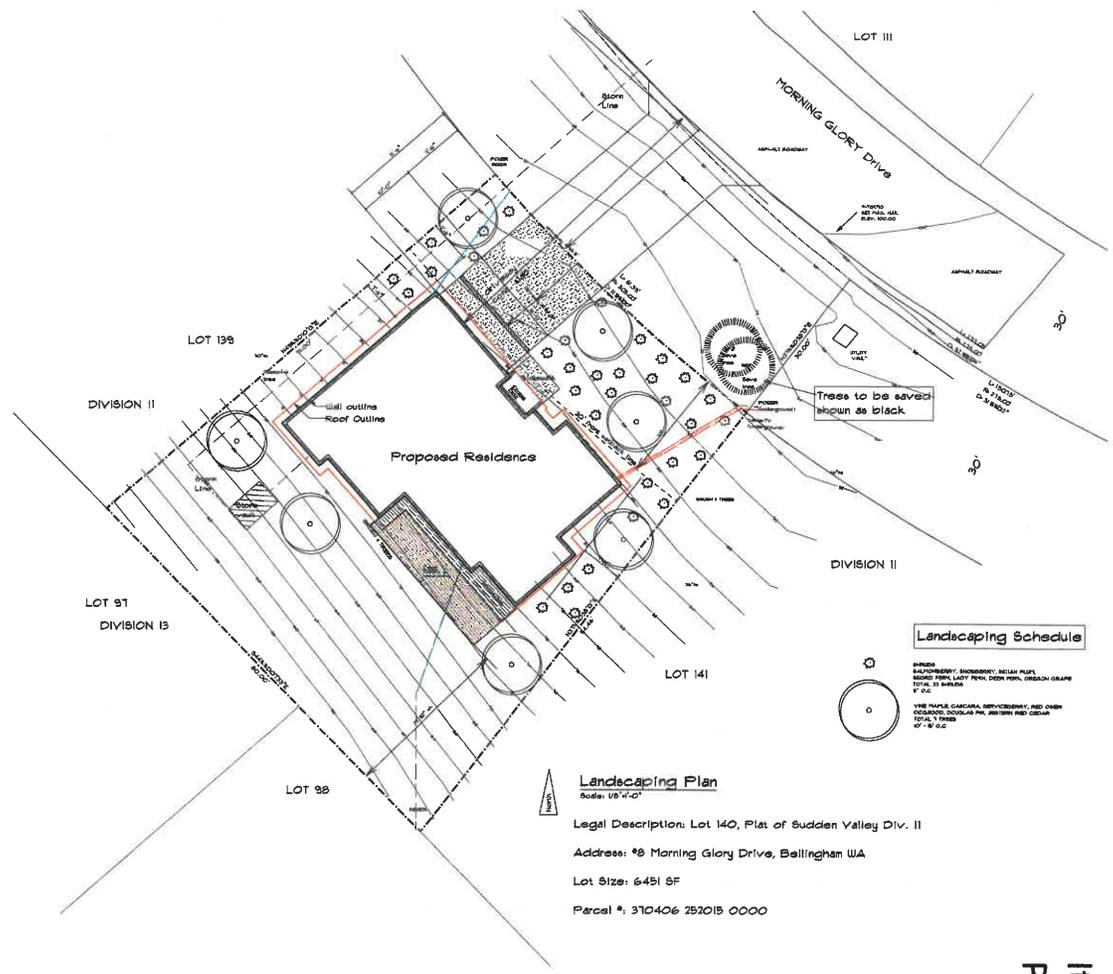
8 Morning Glory Drive
Grant Myers Design Inc. 801 Mason Street, Bellingham WA 98225

Custom House Plan For



Section A-A
Scale: 3/8" = 1'-0"

Item **10**
Pg 13 of 16



Landscaping Plan
Scale: 1/8" = 1'-0"

Legal Description: Lot 140, Plat of Sudden Valley Div. II
Address: #8 Morning Glory Drive, Bellingham WA
Lot Size: 6451 SF
Parcel #: 370406 252015 0000

Landscaping Schedule

<ul style="list-style-type: none"> SHRUBS SALICORNIA, BIGNONIA, HELIX PALM, BIRD OF PARADISE, PINK BIRD OF PARADISE, ORANGE BIRD OF PARADISE 1" DIA. 	<ul style="list-style-type: none"> TREES YUCCA, GARGANA, NERVEBERRY, RED OAK, CHERRY, BIRCH, PINE, WESTERN RED CEDAR 1" DIA.
---	---

Item **10**
Pg 14 of 16

2346 SF living area plan

SUDDEN VALLEY SURVEY MAP

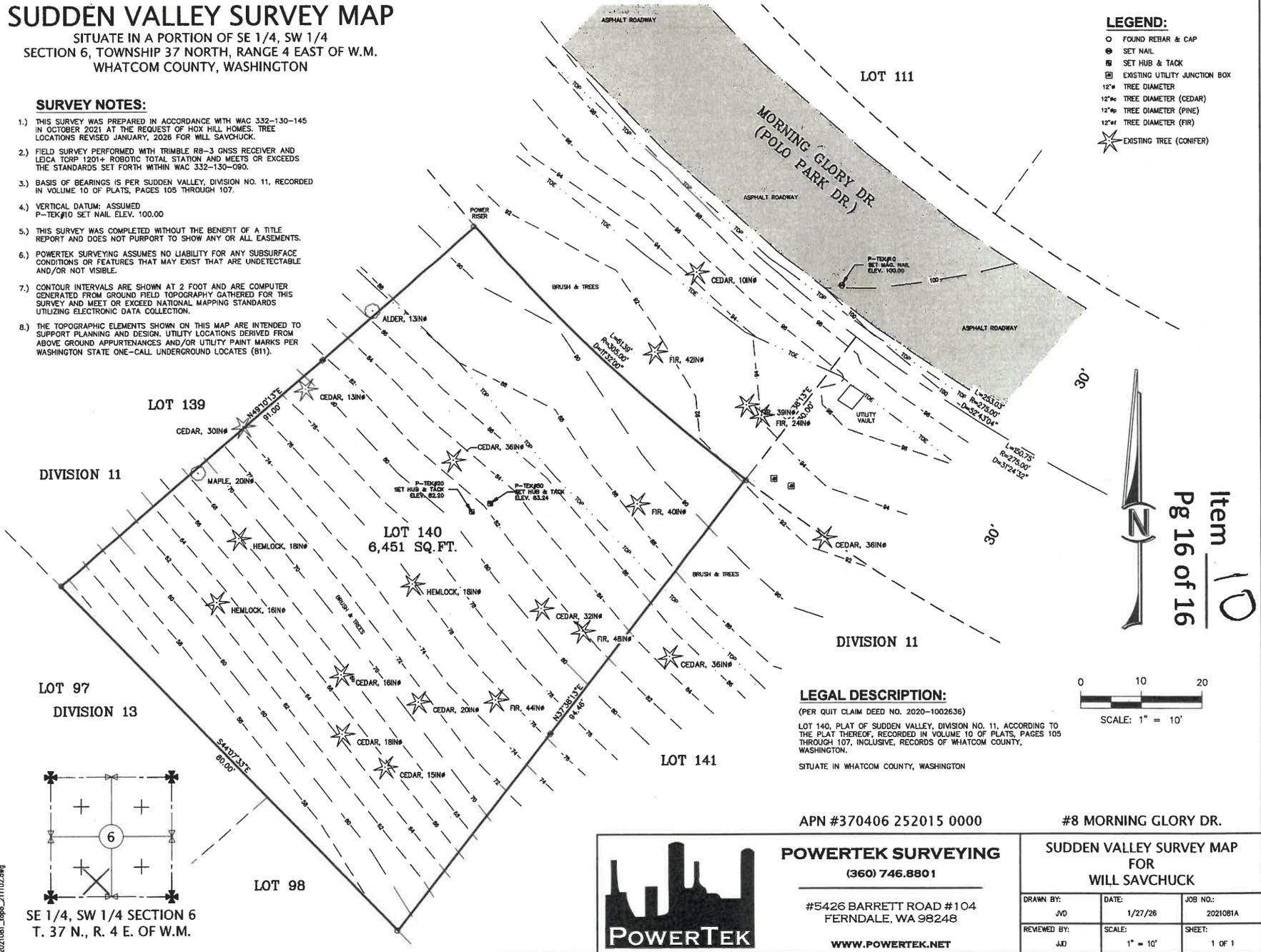
SITUATE IN A PORTION OF SE 1/4, SW 1/4
SECTION 6, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- 1.) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN OCTOBER 2021 AT THE REQUEST OF HOK HILL HOMES. TREE LOCATIONS REVISED JANUARY, 2023 FOR WILL SAVCHUCK.
- 2.) FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LEICA TC12+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- 3.) BASIS OF BEARINGS IS PER SUDDEN VALLEY, DIVISION NO. 11, RECORDED IN VOLUME 10 OF PLATS, PAGES 105 THROUGH 107.
- 4.) VERTICAL DATUM: ASSUMED
P-TEK#10 SET NAIL ELEV. 100.00
- 5.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
- 6.) POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
- 7.) CONTOUR INTERVALS ARE SHOWN AT 2 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- 8.) THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED TO SUPPORT PLANNING AND DESIGN. UTILITY LOCATIONS DERIVED FROM ABOVE GROUND APPEARANCES AND/OR UTILITY PAINT MARKS PER WASHINGTON STATE ONE-CALL UNDERGROUND LOCATES (811).

LEGEND:

- FOUND REBAR & CAP
- SET NAIL
- ⊕ SET HUB & TACK
- ⊠ EXISTING UTILITY JUNCTION BOX
- 12" TREE DIAMETER
- 12" TREE DIAMETER (CEDAR)
- 12" TREE DIAMETER (PINE)
- 12" TREE DIAMETER (FIR)
- ★ EXISTING TREE (CONIFER)



Item 10
Pg 16 of 16

LOT 139
DIVISION 11

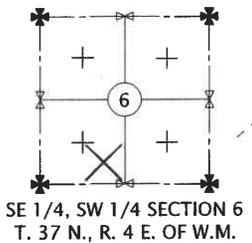
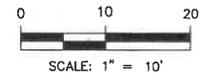
LOT 140
6,451 SQ.FT.

DIVISION 11

LOT 97
DIVISION 13

LEGAL DESCRIPTION:

(PER QUIT CLAIM DEED NO. 2020-1002636)
LOT 140, PLAT OF SUDDEN VALLEY, DIVISION NO. 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 105 THROUGH 107, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.
SITUATE IN WHATCOM COUNTY, WASHINGTON



APN #370406 252015 0000

#8 MORNING GLORY DR.



POWERTEK SURVEYING
(360) 746.8801

#5426 BARRETT ROAD #104
FERNDALDE, WA 98248

WWW.POWERTEK.NET

**SUDDEN VALLEY SURVEY MAP
FOR
WILL SAVCHUCK**

DRAWN BY: JVD	DATE: 1/27/26	JOB NO.:
REVIEWED BY: JJD	SCALE: 1" = 10'	SHEET: 1 OF 1

20210810_bpp_211102.dwg

Rec'd 02/04/2026
7:54 PM

In-Concept Submission

Sudden Valley Community Association Variance Request

Item 11
Pg 1 of 1
G9

Street Address: 8 Morning Glory Dr, Bellingham, WA 98229 Div 11 Lot 140
Owner: Will Savchuk
Mailing Address: 124 Sudden Valley Dr, Bellingham, WA 98229
Phone: (360) 510-4466 Email: WillyProjects@gmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

Requested for:

- New construction
- Existing home
- Other

See site plan that will be submitted along with this variance request

The variance would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height

**Please refer to ACC
Guideline 14.8.12 for
more information.**

Give a full description of the request and need for the variance: With the topography of the property a daylight basement design best suits this property. The property isn't very wide and with the new 2025 ACC policy changing the side setbacks from a combined 10ft to a combined 20ft is making it difficult to design decent main floor.

The main floor plan is already compact and I'm asking for a 15ft combined side setback to the eaves which is in between the old policy and new policy side setback. Thanks for the consideration.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Owner Signature: Will Savchuk Date: 2/2/26

AC Staff Comments: _____

Rec'd 01/29/2026
9:14 PM

Sudden Valley Community Association Variance Request

Item 12
Pg 1 of 2
G13

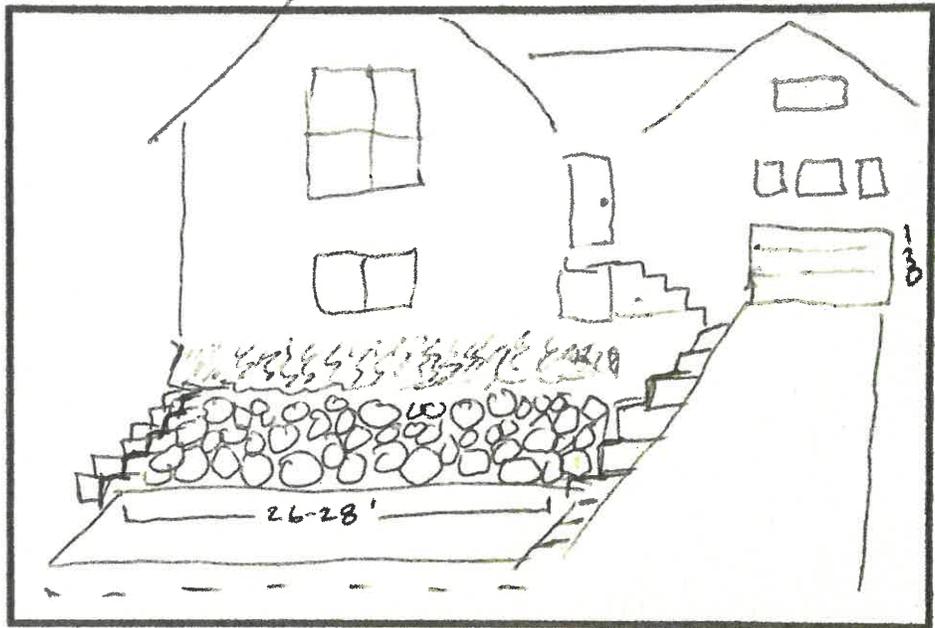
Street Address: 130 Sudden Valley Dr Div 05 Lot 031
Owner: ARON WARTSCH
Mailing Address: 130 Sudden Valley Dr
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

- Requested for:
- New construction
 - Existing home
 - Other

- The variance would affect:
- Exterior appearance
 - Drainage/Erosion control
 - Open space & Lot coverage
 - Tree/Vegetation removal
 - Setbacks to property line
 - Interior living space
 - Structure height

Please refer to ACC
Guideline 14.8.12 for
more information.



Give a full description of the request and need for the variance: Looking to level front yard. UNSAFE slope when remaining LAWN. Also WANT TO add parking space & and stairs to accommodate Elderly mother for SAFETY and SAFETY for Home entry During winter months. Drainage will run beneath the parking area similar to 132 SVD Approx Length of ^{STONE} WALL will be 26-28 feet with stone steps on ^{BOTH} sides and be 4' tall to reduce slope for SAFETY

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Owner Signature: [Signature] Date: 1-27-28

AC Staff Comments: _____

Previously submitted on April 13, 2023:

Item – 18	130 SUDDEN VALLEY DRIVE (05-031) GATE 13-VARIANCE REQUEST 01:07:53 TO 01:15:31
Comments: Add retaining wall and parking spot over	
Discussion: In SVCA right of way - ACC wants more information	
Action:	Deferred for drainage impact clarification, materials, and site plan with dimensions. If retaining wall over 4' will need county approval. Motion: Keith 2nd: Daniel – Unanimous

Rec'd 01/29/2026
4:24 PM

Sudden Valley Community Association Construction Change Request

Item 13
Pg 1 of 1
G13

Street Address: 8 Shooting Star Ct, Bellingham WA 98229 Div 9 Lot 42
Owner: Vyacheslav Shportko
Mailing Address: 996 W Smith rd, Bellingham, WA 98226
Phone: [REDACTED] Email: [REDACTED]

**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

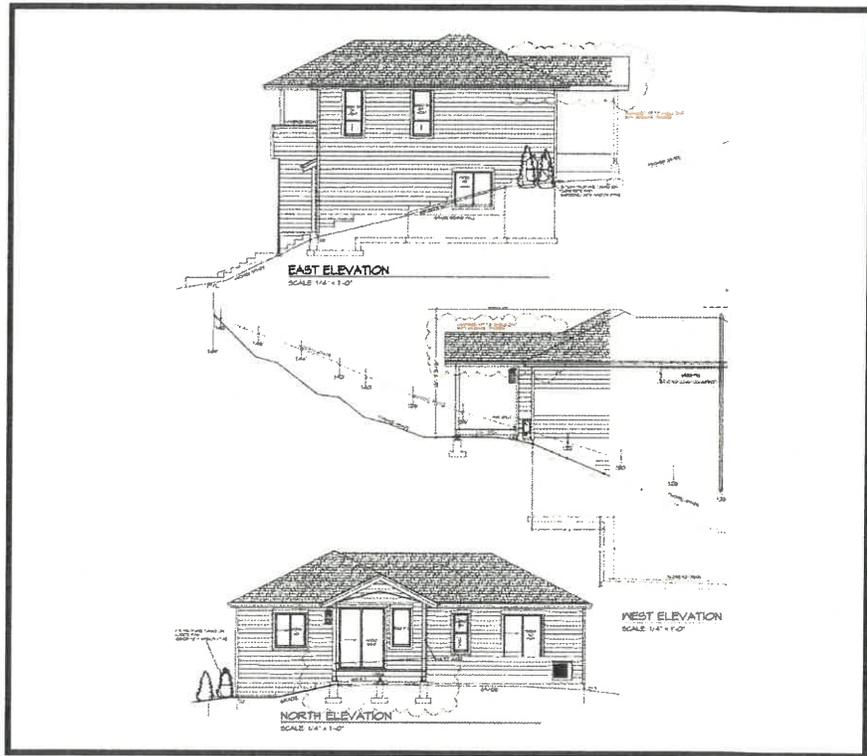
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.**



Give a full description of the request and attach any additional information if needed:

Requesting approval to add cover over deck. Since the deck was in approved plans, no impervious area will be added.

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Vyacheslav Shportko Date: 1/29/2026

Rec'd 02/12/2026
11:19 AM

Sudden Valley Community Association Construction Change Request

Item 14
Pg 1 of 1
G13

Street Address: 8 Shooting Star Ct, Bellingham WA 98229 Div 9 Lot 42
Owner: Vyacheslav Shportko
Mailing Address: 996 W Smith rd, Bellingham, WA 98226
Phone: 360-383-8286 Email: Vyacheslav.Shportko@gmail.com

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

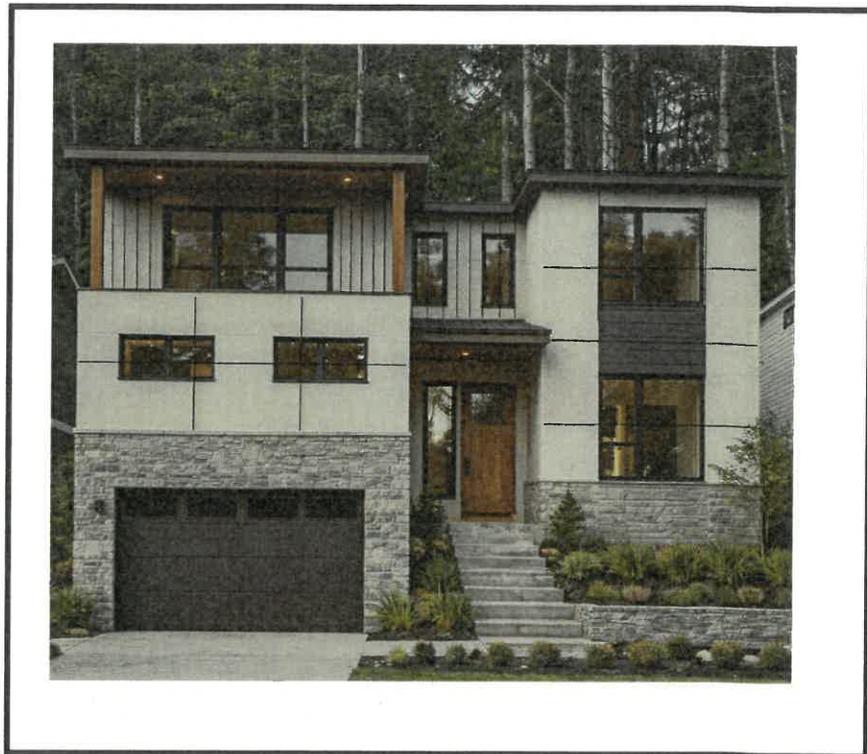
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines
14.2 and 14.11 and for more
information.**



Give a full description of the request and attach any additional information if needed:

Requesting to make changes to the front of the house siding and stone. For siding will be using James Hardie products and natural woods. For stone will be using Eldorado Stone.

Exterior color - SW 7008 Alabaster
Stone color - Eldorado Stone - White Bark Cliffstone

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Vyacheslav Shportko Date: 2/12/2026

Rec'd 02/11/2026
9:58 AM

Sudden Valley Community Association Exterior Alteration Request

Item 15
Pg 1 of 6
G28

Street Address: 16 SOUTHERN C. Div 28 Lot 046
Owner: MARK BREITFUSS
Mailing Address: SAME
Phone: (425) 922-9872 Email: markbreitfuss2@gmail.com

Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

Requested for:

- Existing home
- New construction

The change would:

- Exterior appearance
- Drainage/Erosion
- Open space & Landscaping
- Setbacks to property
- Structure height

Please refer to ACC
14.2 and 14.11 and
information.



Give a full description of the request and attach any additional information if needed:

NEW 96 S.F. SHED, WITH MATCHING
FINISHES TO HOUSE

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature] Date: 2.11.26

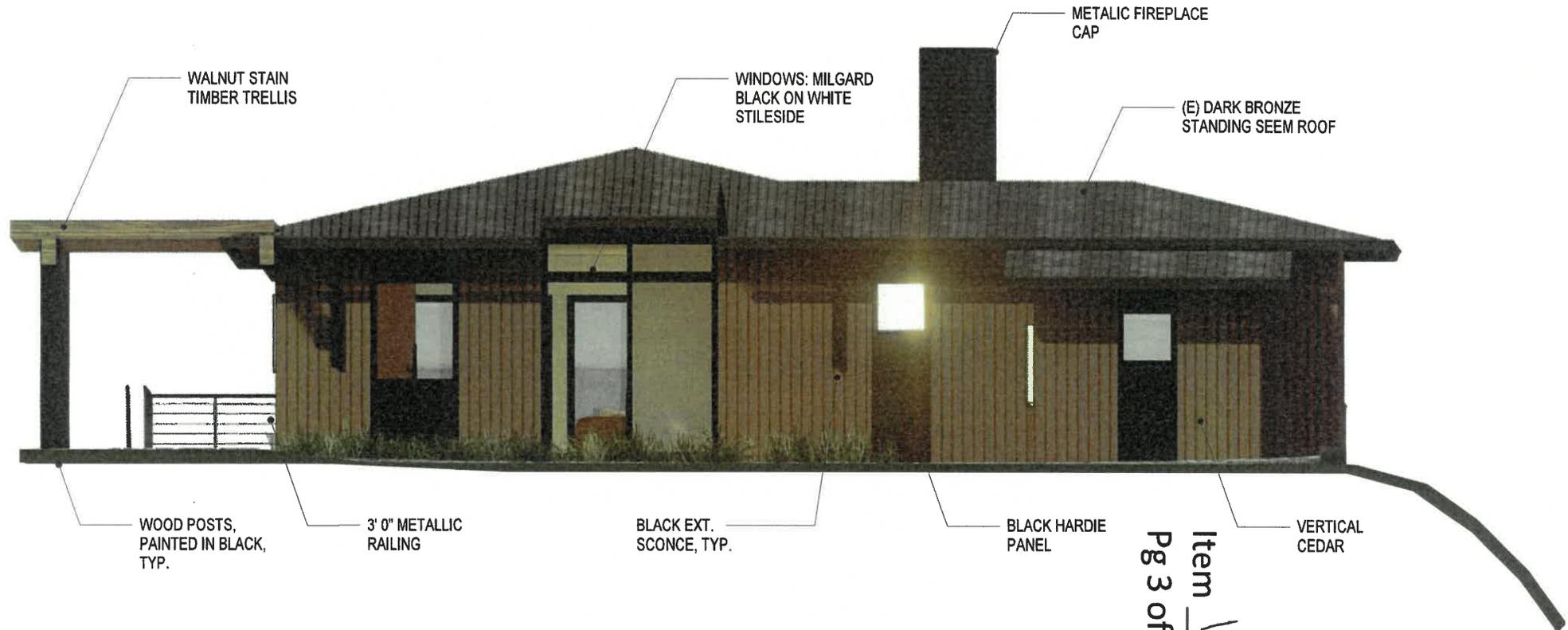
SOUTHERNCT RESIDENCE
EXTERIOR HANDBOOK SET

2026 02 10

16 Southern Ct, Bellingham, WA 98229



EX-01 - Elevation A



Pg 3 of 6
Item 15

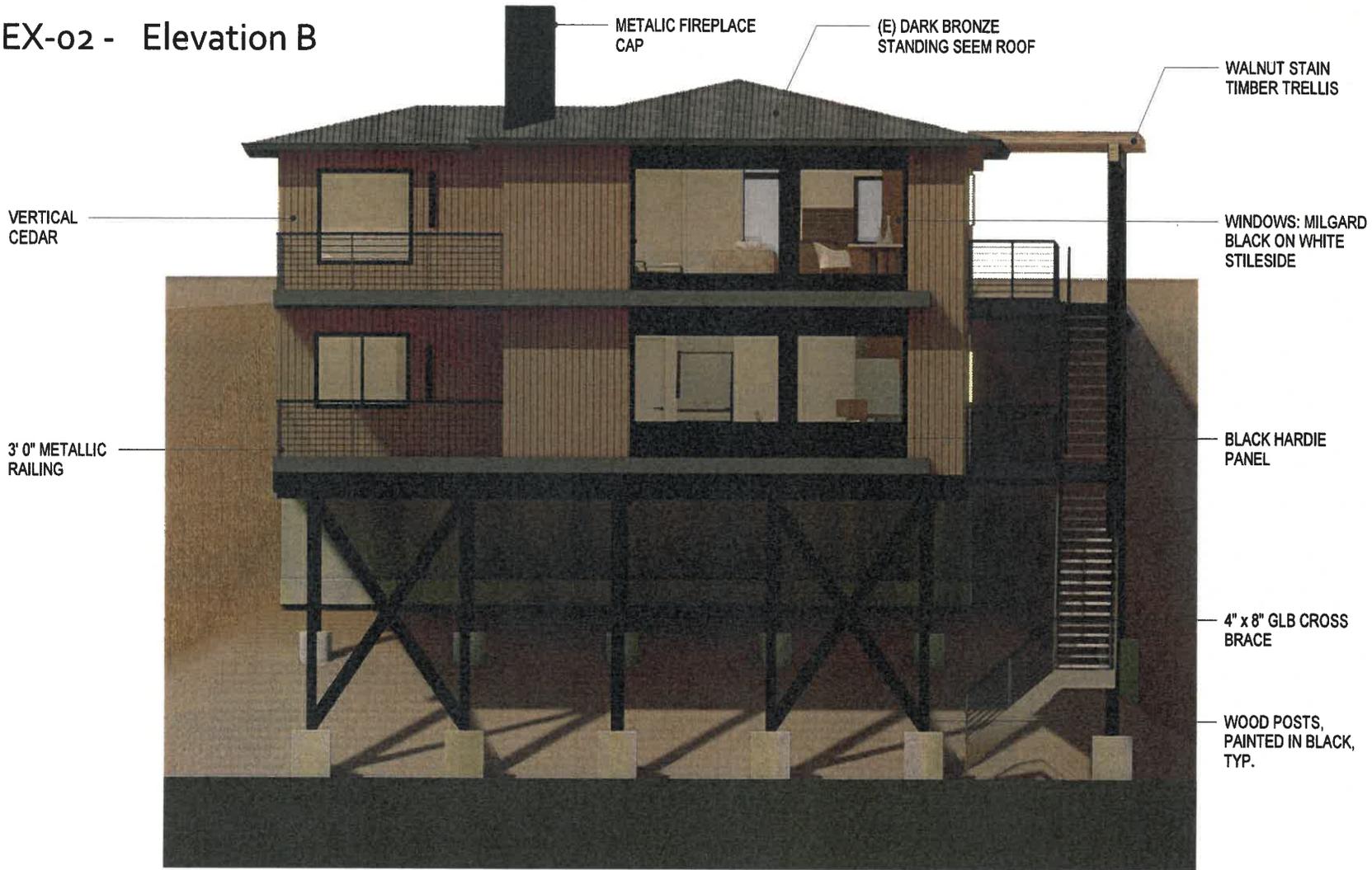
EXTERIOR HANDBOOK SET

SOUTHERNCT RESIDENCE | 16 Southern Ct, Bellingham, WA 98229

2026 02 10

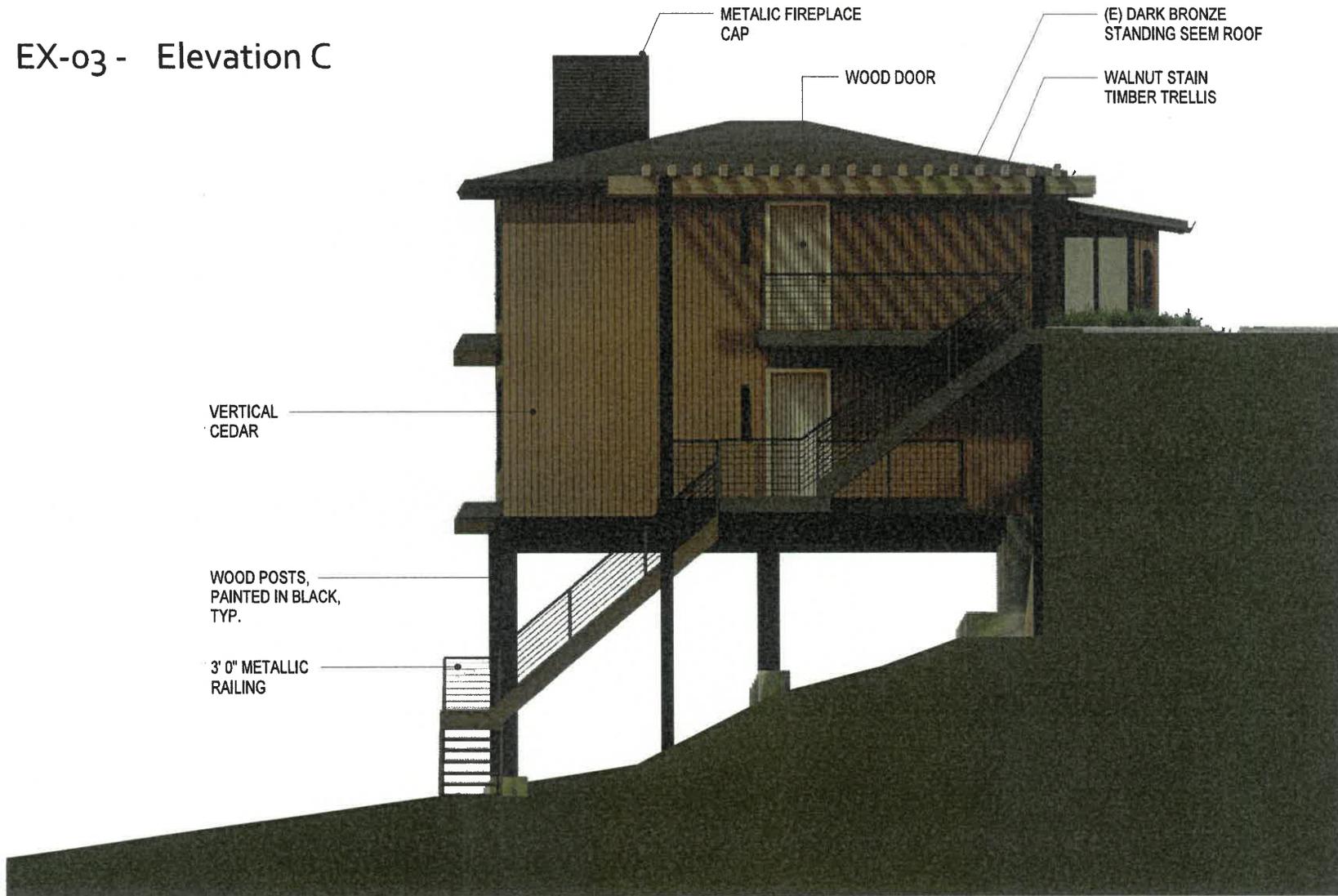


EX-02 - Elevation B



Item 15
Pg 4 of 6

EX-03 - Elevation C



Item 15
Pg 5 of 6

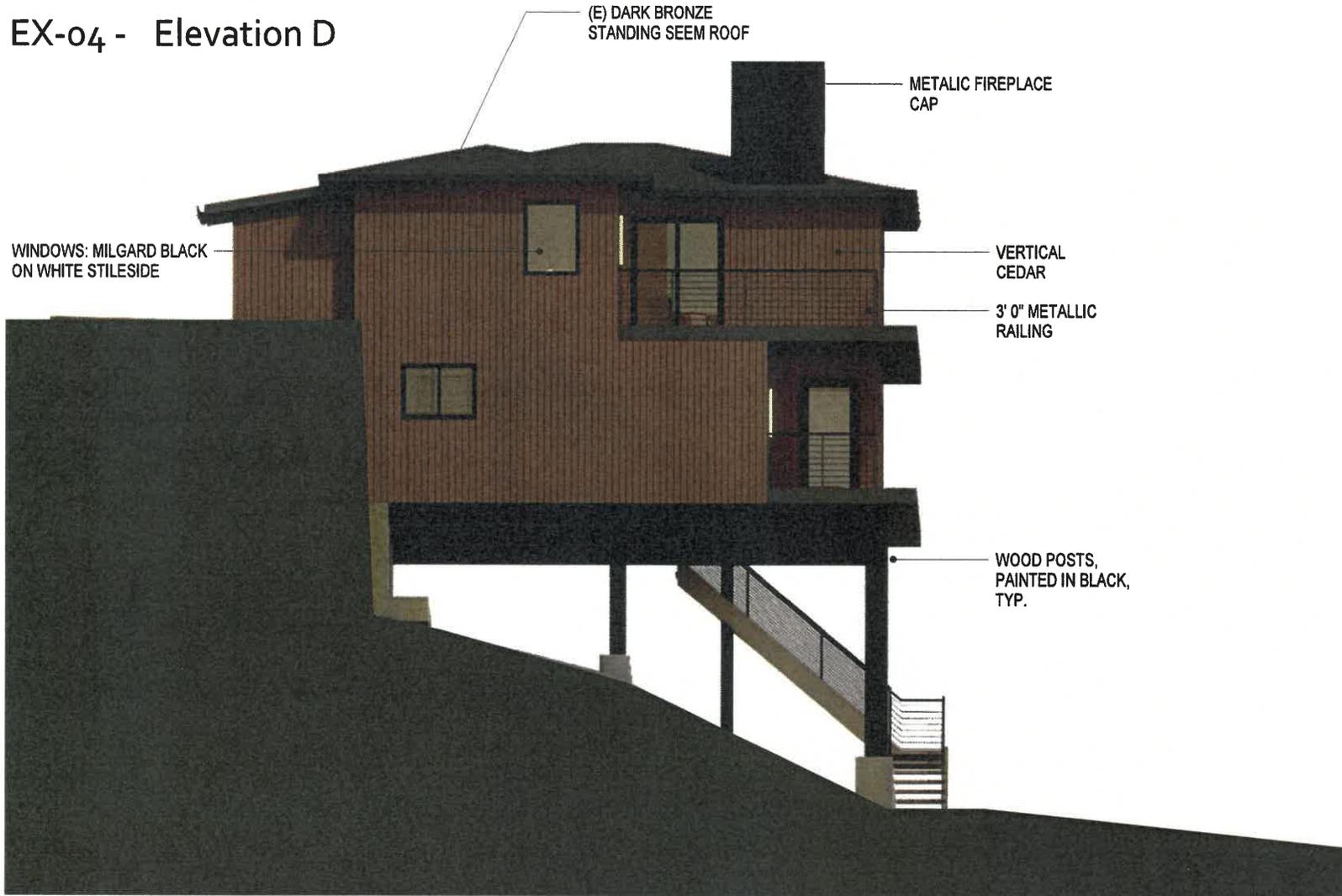
EXTERIOR HANDBOOK SET

SOUTHERNCT RESIDENCE | 16 Southern Ct, Bellingham, WA 98229

2026 02 10



EX-04 - Elevation D



EXTERIOR HANDBOOK SET

SOUTHERNCT RESIDENCE | 16 Southern Ct, Bellingham, WA 98229

2026 02 10

Item 15
Pg 6 of 6

MORRIS.
Originals
AUTHENTIC DESIGN