



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 03/07/2024

Time 9:00 AM

Location Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Jo Jean Kos, Wayne Lee, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau, Joel Carter
Observers:	Moises Gonzales (Items 04 & 05), Parker Sutton (Item 06), Jane Milligan (Item 07), Michael Geraldino, Emily Weik, & Nolan Kovach (Item 09), Hans Kraus (Items 11 & 12), Paul Hanson (Items 13 & 19) Eric and Susan Youngman & Liz Hjelmseth (Item 16), J Young (Items 17 & 18)

Item – 1	Approval of 03/07/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 02/15/2024 ACC Meeting Minutes
Item – 3	64 North Point Dr, G1, Ext Alt (Roof)
Item – 4	40 North Point Dr, G1, Construction Change (Outdoor Kitchen)
Item – 5	40 North Point Dr, G1, Construction Change (Temp to Perm Culvert)
Item – 6	12 Par Ln, G1, Ext Alt (Landscaping)
Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Shed)
Item – 8	106 Harbor View Dr, G3, Extension & Reapproval
Item – 9	13 Spring Rd, G3, Ext Alt (HVAC)
Item – 10	10 Wisteria Ln, G5, Ext Alt (Paint)
Item – 11	2 Loganberry Ln, G5, New Construction
Item – 12	2 Loganberry Ln, G5, Variance (Sq Ft)
Item – 13	6 Fields Park Pl, G9, Fence
Item – 14	10 Honeycomb Ln, G9, Tree (Remove 1)
Item – 15	16 Baywood Ct, G9, Tree (Remove 1)
Item – 16	25 Stable Ln, G13, Variance (Setbacks)
Item – 17	21 Lost Fork Ln, G13, Construction Change (Paint)
Item – 18	21 Lost Fork Ln, G13, Extension & Reapproval
Item – 19 ADD	6 Fields Park Pl, G9, Variance (Fence) (added at meeting)

**Meeting Called to Order 09:00 AM**

	Add 6 Fields Park Pl as Item 19 to this Agenda	Video 00:00:24 – 00:00:45
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean 2 nd : N/A Unanimous

Item – 1	Approval of 03/07/2024 ACC Meeting Agenda	Video 00:00:55 – 00:01:09
Comments:		
Discussion:		
Action:	Approved	Motion: Patric 2 nd : N/A Unanimous

Item – 2	Consent Agenda – Approval of the 02/15/2024 ACC Meeting Minutes	Video 00:01:10 – 00:01:24
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean 2 nd : N/A Unanimous

Item – 3	64 North Point Dr, G1, Ext Alt (Roof)	Video 01:57:50 – 01:58:10
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean 2 nd : Daniel Unanimous

Item – 4	40 North Point Dr, G1, Construction Change (Outdoor Kitchen)	Video 00:05:37 – 00:29:50
Comments:	1) Approved appliances pending SVCA receipt of Whatcom County permits for gas and electricity. 2) Denied Roof pending SVCA receipt of engineer stamped plans.	
Discussion:		
Action:	1) Approved Appliances with comments 2) Denied Roof with comments	Motion: Wayne 2 nd : Jo Jean Unanimous

Item – 5	40 North Point Dr, G1, Construction Change (Temp to Perm Culvert)	Video 00:01:26 – 00:05:26
Comments:	Culvert was not designed to be a permanent structure. Temporary culvert must be removed.	
Discussion:		
Action:	Denied with Comments	Motion: Jo Jean 2 nd : Wayne Unanimous

Item – 6	12 Par Ln, G1, Ext Alt (Landscaping)	Video 00:33:24 – 00:34:16
Comments:		
Discussion:		
Action:	Approved	Motion: Patric 2 nd : Jo Jean Unanimous

Item – 7	22 Marigold Dr #13 (Ridgefield Condos), G2, Ext Alt (Shed)			Video 00:34:24 – 00:40:37
Comments:	Approved pending receipt of Ridgefield Condominium Association’s approval of the proposed shed.			
Discussion:				
Action:	Approved with Comments	Motion: Wayne	2 nd : Jo Jean	Unanimous

Item – 8	106 Harbor View Dr, G3, Extension & Reapproval			Video 01:56:34 – 01:57:44
Comments:	Since there is no previous First Extension requested, this extension is referred to as SVCA’s First Extension, expiring September 7, 2024 (based on six months from date of this approval). Fines will be levied for the gap between the original permit expiration on August 18, 2023, and this First Extension.			
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Wayne	Unanimous

Item – 9	13 Spring Rd, G3, Ext Alt (HVAC)			Video 00:40:47 – 00:42:29
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 10	10 Wisteria Ln, G5, Ext Alt (Paint)			Video 01:56:05 – 01:56:30
Comments:				
Discussion:				
Action:	Approved	Motion: Wayne	2 nd : Patric	Unanimous

Item – 11	2 Loganberry Ln, G5, New Construction			Video 01:34:39 – 01:53:46
Comments:	Propane tank to be screened by wooden lattice or solid fence painted to match the house.			
Discussion:				
Action:	Approved with Comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 12	2 Loganberry Ln, G5, Variance (Sq Ft)			Video 01:53:47 – 01:54:48
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Patric	Unanimous

Item – 13	6 Fields Park Pl, G9, Fence			Video 00:42:35 – 01:26:13
Comments:	Resubmit with 1) Illustration of fence, showing vantage point of the visual arc for privacy 2) Provide full length measurement of fence, 3) Submit to Whatcom County and neighbor and provide their approvals.			
Discussion:				
Action:	Denied (Patric opposed)	Motion: Jo Jean	2 nd : Wayne	Majority

Item – 14	10 Honeycomb Ln, G9, Tree (Remove 1)			Video 01:54:58 – 01:55:30
Comments:				
Discussion:				
Action:	Approval	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 15	16 Baywood Ct, G9, Tree (Remove 1)			Video 01:55:34 – 01:55:57
Comments:				
Discussion:				
Action:	Approval	Motion: Patric	2 nd : Wayne	Unanimous

Item – 16	25 Stable Ln, G13, Variance (Setbacks)			Video 01:26:50 – 01:28:33
Comments:	Request withdrawn by homeowner due to conflict in schedule.			
Discussion:				
Action:	Withdrawn with comments	Motion: N/A	2 nd : N/A	Unanimous

Item – 17	21 Lost Fork Ln, G13, Construction Change (Paint)			Video 01:29:22 – 01:31:05
Comments:	Siding is also approved.			
Discussion:				
Action:	Approved with Comments	Motion: Wayne	2 nd : Dan	Unanimous

Item – 18	21 Lost Fork Ln, G13, Extension & Reapproval			Video 01:31:11 – 01:34:26
Comments:	This extension is referred to as SVCA's Second Extension, expiring September 7, 2024 (based on six months from date of this approval). Fines will be levied for the gap between the original permit expiration on July 26, 2022, and the First Extension approved August 24, 2023 to February 26, 2024.			
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Jo Jean	Unanimous

Item – 19^{ADD}	6 Fields Park Pl, G9, Variance (Fence) (added at meeting)			Video 00:42:35 – 01:26:13
Comments:				
Discussion:				
Action:	Denied (Patric opposed)	Motion: Jo Jean	2 nd : Wayne	Majority

Meeting Adjourned 10:58 AM