

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 05/18/2023

Time 06:00 PM

Location Dance Barn

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Rich Hart, Jo Jean Kos, Daniel Rodriguez, Patric Zwolenski
Excused Absence:	Wayne Lee
SV Staff:	Diane Bruneau, Joel Carter, Jo Anne Jensen
Attendees:	
Observers:	

Agenda Topics

Item No. 1	Approval of 05/18/2023 ACC Meeting Agenda
Item No. 2	22 Inglewood Pl, G3, Tree Removal Request
Item No. 3	12 Clematis Ln, G5, Tree Removal Request
Item No. 4	20 Sweet Clover Cir, G5, Tree Removal Request
Item No. 5	7 Huckleberry Ct, G9, Tree Removal Request
Item No. 6	21 Honeycomb Ln, G9, Tree Removal Request
Item No. 7	3 Westbrook Ct, G13, Tree Removal Request
Item No. 8	134 Windward Dr, G1, Exterior Alteration Request
Item No. 9	1 Birdie Ln, G1, Exterior Alteration Request
Item No. 10	9 Par Ln, G1, Exterior Alteration Request
Item No. 11	11 North Point Dr, G1, Exterior Alteration Request
Item No. 12	12 Par Ln, G1, Exterior Alteration Request (Includes prior request)
Item No. 13	30 Jubilee Ln, G1, Proposed Construction Request
Item No. 14	18 Nighthawk Cir, G2, Exterior Alteration Request
Item No. 15	20 Orchid Ct, G2, Exterior Alteration Request
Item No. 16	1 Indian Ridge Ct, G3, New Construction
Item No. 17	39 Little Strawberry Ln, G9, Exterior Alteration Request
Item No. 18	9 Fawn Ct, G9, New Construction
Item No. 19	312 Sudden Valley Dr, G9, Variance Request
Item No. 20	7 Stable Ln, G9, Variance Request

Item No. 21	208 Polo Park Dr, G9, Variance Request
Item No. 22	45 Jasper Ridge Ln, G13, Variance Request
Item No. 23	Continuing Business -- 44 Windward Dr, G1, Review Denial
Item No. 24	New Business
Item No. 25	7 Little Palomino Ct, G5, Construction Change Request
Item No. 26	63 Harbor View Dr, G3, Variance Request

Meeting Called to Order 6:09 PM

Item – 1	Approval of 05/18/2023 ACC Meeting Agenda	Video 0:47 to 3:08
Comments:	Add 44 Windward Dr to the 5/18/2023 Agenda	
Discussion:		
Action:	Approved Motion: Jo Jean -- 2 nd : Patric -- Unanimous	

Item – 2	22 Inglewood Pl, G3, Tree Removal Request	Video 2:15:12 - 2:16:50
Comments:	On SVCA property	
Discussion:		
Action:	Deferred to SVCA -- Motion: Rich -- 2 nd : Keith -- Unanimous	

Item - 3	12 Clematis Ln, G5, Tree Removal Request	Video 2:16:55 to 2:17:37
Comments:	On SVCA property	
Discussion:		
Action:	Deferred to SVCA -- Motion: Rich -- 2 nd : Keith -- Unanimous	

Item – 4	20 Sweet Clover Cir, G5, Tree Removal Request	Video 3:50 to 16:42
Comments:	Arborist report submitted. Tree 1 is on neighbor's property (need agreement with neighbor for approval and replanting plan). Tree 3 is on SVCA property (removal to be approved by SVCA).	
Discussion:	Owner needs be sure they are within canopy restrictions and to coordinate replanting plan with the county.	
Action:	Denied Tree 1 (on neighbor's property). Tree 3 ref to SVCA (on SVCA property) Approved per above to remove trees 2, 4, 5, 6, 7 Motion: Richard -- 2 nd : Jo Jean -- Unanimous	

Item – 5	7 Huckleberry Ct, G9, Tree Removal Request	Video 2:17:37 to 2:20:40
Comments:	On SVCA property (cedar tree next to a stop sign). ACC suspects the 2 cottonwoods are on the neighbor's property. Arborist report included from homeowner (Christopher Hunsaker is certified).	
Discussion:		
Action:	Deferred to SVCA -- Motion: Keith -- 2 nd : Patric -- Unanimous	

Item – 6	21 Honeycomb Ln, G9, Tree Removal Request	Video 2:20:45 to 2:22:42
Comments:	Top or habitat the 2 trees close to house – damaging house roof.	
Discussion:		
Action:	Approved Motion: Rich -- 2 nd : Jo Jean -- Unanimous	

Item – 7	3 Westbrook Ct, G13, Tree Removal Request	Video 2:22:42 to 2:23:56
Comments:	Right of way tree for SVCA	
Discussion:		
Action:	Deferred to SVCA -- Motion: Rich -- 2 nd : Daniel -- Unanimous	

Item – 8	134 Windward Dr, G1, Exterior Alteration Request	Video 16:30 to 18:50
Comments:	Paint request hail navy and pure white	
Discussion:		
Action:	Approved Motion: Rich -- 2 nd : Jo Jean -- Unanimous	

Item – 9	1 Birdie Ln, G1, Exterior Alteration Request	Video 2:23:56 to 2:24:58
Comments:	Paint	
Discussion:		
Action:	Approved Motion: Jo Jean -- 2 nd : Rich -- Unanimous	

Item – 10	9 Par Ln, G1, Exterior Alteration Request	Video 2:25:08 to 2:26:46
Comments:	Paint (gray)	
Discussion:		
Action:	Approved Motion: Jo Jean -- 2 nd : Keith -- Unanimous (Patric abstained)	

Item – 11	11 North Point Dr, G1, Exterior Alteration Request	Video 2:27:04 to 2:37:31
Comments:	Attachment missing but Jo Jean visited the site and was able to describe the landscaping and patio. ACC approved based on her description, but each member wants to see the missing attachment.	
Discussion:		
Action:	Approved Conditionally per above. Motion: Jo Jean -- 2 nd : Rich – Unanimous (Attachment provided by homeowners on 5/19/23 and emailed to ACC members)	

Item – 12	12 Par Ln, G1, Exterior Alteration Request (Incl prior request)	Video 19:14 to 23:53
Comments:	12A Includes prior request regarding siding/gutters -- 12B Add generator 2x2x4	
Discussion:	Owner needs fence or vegetative screening to hide generator	
Action:	Approved 12A (siding/gutters) Motion: Richard -- 2 nd : Daniel -- Unanimous Approved per above 12B (generator) Motion: Patric -- 2 nd : Richard -- Unanimous	

Item – 13	30 Jubilee Ln, G1, Proposed Construction Request	Video 1:27:40 to 1:39:51
Comments:	All grass – no trees – builder to plant native deer resistant landscaping.	
Discussion:		
Action:	Approved Motion: Richard -- 2 nd : Patric -- Unanimous	

Item – 14	18 Nighthawk Cir, G2, Exterior Alteration Request	Video 24:05 to 34:11
Comments:	Enclose carport to create garage and master bedroom on second floor.	
Discussion:		
Action:	Approved. Motion: Richard -- 2 nd : Patric -- Majority	

Item – 15	20 Orchid Ct, G2, Exterior Alteration Request	Video 2:38:01 to 2:38:40
Comments:	Paint (original color plus garage door)	
Discussion:		
Action:	Approved. Motion: Rich -- 2 nd : Patric -- Unanimous	

Item – 16	1 Indian Ridge Ct, G3, New Construction	Video 45:48 to 1:13:48
Comments:	4 other projects must be completed (with evidence of completion) prior to starting house.	
Discussion:		
Action:	Approved Conditionally per above. Motion: Richard -- 2 nd : Patric -- Unanimous	

Item – 17	39 Little Strawberry Ln, G9, Exterior Alteration Request	Video 2:38:42 to 2:40:48
Comments:	Paint	
Discussion:		
Action:	Approved. Motion: Keith -- 2 nd : Rich -- Unanimous	

Item – 18	9 Fawn Ct, G9, New Construction (Concept Preview)	Video 2:43:43 to 2:47:24
Comments:	Requesting opinion of conceptual design of house addition for future submission.	
Discussion:		
Action:	Most likely would be Approved. Motion: Keith -- 2 nd : Patric -- Unanimous	

Item – 19	312 Sudden Valley Dr, G9, Variance Request	Video 2:47:30 to 2:50:38
Comments:	Variance to construct house 8' from street instead of required 20' due to wetlands.	
Discussion:	Redesign house to fit on property.	
Action:	Denied. Motion: Richard -- 2 nd : Daniel -- Unanimous	

Item – 20	7 Stable Ln, G9, New Construction with Variance Review	Video 1:49:27 to 2:14:48
Comments:	Corner lot on Highwood Circle (one way road with 7 houses and 2 undeveloped lots). Previously approved variance request included the house set back but did not consider the driveway which needs to be 30' from the intersection (plan shows 21' from intersection).	
Discussion:	Suggested solutions -- Turn the house toward Highwood Circle or flip the floorplan	
Action:	Approved Conditionally. The driveway must be 30' from intersection (defined as corner of the lot marked on photo – road is paved over this property). Motion: Richard -- 2 nd : Daniel -- Unanimous	

Item – 21	208 Polo Park Dr, G9, Variance Request	Video 1:21:35 to 1:26:57
Comments:	Front yard setback to pull house forward 10' due to buffer zone requirement for creek	
Discussion:		
Action:	Denied. Motion: Richard -- 2 nd : Keith -- Unanimous	

Item – 22	45 Jasper Ridge Ln, G13, Variance Request	Video 2:51:08 to 2:51:50
Comments:	Resubmitted photo of fence	
Discussion:		
Action:	Approved. Motion: Jo Jean -- 2 nd : Patric -- Unanimous	

Item – 23	Continuing Business -- 44 Windward Dr, G1, Review Denial	Video 34:35 to 45:26
Comments:	Added to agenda tonight per Jo Jean's conversation with homeowner after denied.	
Discussion:	Need structure to match house design. Current plan makes structure too high.	
Action:	Resubmit with changes discussed and plans will most likely be approved	

Item – 24	New Business	Video N/A
Comments:	None	
Discussion:		
Action:	N/A	

Item – 25	7 Little Palomino Ct, G5, Construction Change Request	Video 1:14 to 1:19:57
Comments:	Redesigned as smaller house because they hit rock starting previous larger house.	
Discussion:		
Action:	Approved. Motion: Richard -- 2 nd : Daniel -- Unanimous	

Item – 26	63 Harbor View Dr, G3, Variance Request	Video 1:40:56 to 1:49:18
Comments:	Retaining wall variance. (Parking spot request to be addressed by SVCA.)	
Discussion:		
Action:	Approved. Motion: Richard -- 2 nd : Keith -- Unanimous	

Meeting Adjourned 9:03 PM