

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 06.15.2023

Time 06:00 PM

Location Dance Barn

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Jo Jean Kos, Wayne Lee, Daniel Rodriguez, Patric Zwolenski
Excused Absence:	Rich Hart
Attendees:	Diane Bruneau, Joel Carter
Observers:	James Lemerond, Kurt Fabrizio, Steve Hetcher, Barbara Phillips/Jim Cavallaro, Gordon & Clare Crawford (remote), John Gordon, Tanya Zboya & Roderick McDiarmid, Preston and Nick Knutson, Mark Chernomoretz

Item – 1	Approval of 06.15.2023 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes
Item – 3	11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck)
Item – 4	44 Windward Dr, G1, New Construction (Revised Plan Review) TABLED 06.01.2023
Item – 5	4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath)
Item – 6	52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culvert)
Item – 7	34 Grand View Ln, G2, Ext Alt (Paint) TABLED 06.01.2023
Item – 8	19 Green Hill Rd, G3, Variance (5' Setback for Deck)
Item – 9	19 Green Hill Rd, G3, Ext Alt (Deck Addition)
Item – 10	30 Bramble Way, G5, Ext Alt, (Replace Patio)
Item – 11	312 Sudden Valley Dr, G9, Variance (8' Setback) DENIED 05.18.2023
Item – 12	21 Cold Spring Ln, G9, Ext Alt (Replace & Extend Deck)
Item – 13	7B Lost Lake Ln, G13, Ext Alt (Living Fence)
Item – 14	3 Topper Dr, G13, New Construction Change (Lights, Gravel Path, Landscaping)
Item – 15	18 Western Ln, G13, New Construction
Item – 16	15 Gray Birch Ln, G13, Variance (Garage Setback 7' Proposed Construction)

Meeting Called to Order 06:04 PM

Item – 1	Approval of 06.15.2023 ACC Meeting Agenda			Video 00:00:33 – 00:01:04
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Jo Jean	Unanimous

Item – 2	Consent Agenda – Approval of 06.01.2023 ACC Meeting Minutes			Video 00:01:16 – 00:01:45
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 3	11 North Point Dr, G1, Ext Alt (Remove Roof Extend Deck)			Video 02:26:36 – 02:27:18
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 4	44 Windward Dr, G1, New Construction (Revised Plan) TABLED 06.01.2023			Video 00:30:41 – 00:55:36
Comments:	Resubmit and present plans with architect.			
Discussion:	Keith abstained from vote.			
Action:	Denied (as submitted)	Motion: Jo Jean	2 nd : Wayne	Majority

Item – 5	4 Clear Lake Ct, G1, Ext Alt (Add Bed & Bath)			Video 02:27:27 – 02:28:08
Comments:	Homeowners need to provide more information and get more information from Whatcom County.			
Discussion:				
Action:	Deferred	Motion: Keith	2 nd : Daniel	Unanimous

Item – 6	52 Marigold Dr, G2, Ext Alt (Boulder Retaining Wall & Culvert)			Video 02:28:10 – 02:30:08
Comments:	SVCA approval is needed for the right of way. (Note: SVCA visited the property. Only the end of the culvert is compromised, and SVCA believes the rest of the pipe is likely okay. SVCA considers this culvert the same as a driveway culvert, and therefore the property owners' responsibility.)			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 7	34 Grand View Ln, G2, Ext Alt (Paint) TABLED 06.01.2023			Video 02:30:12 – 02:30:54
Comments:				
Discussion:	Previously approved via email. Copies with these 06.15.2023 ACC Meeting Minutes.			
Action:	Approved	Motion: Keith	2 nd : Daniel	Unanimous

Item – 8	19 Green Hill Rd, G3, Variance (5' Setback for Deck)			Video 00:02:02 – 00:18:42
Comments:	Abide by all setbacks.			
Discussion:	Combined with Item 9			
Action:	Approved with comments	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 9	19 Green Hill Rd, G3, Ext Alt (Deck Addition)			Video 00:02:02 – 00:18:42
Comments:	Deck to not exceed maximum lot coverage.			
Discussion:	Combined with Item 8			
Action:	Approved with comments	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 10	30 Bramble Way, G5, Ext Alt, (Replace Patio)			Video 00:18:46 – 00:20:21
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Wayne	Unanimous

Item – 11	312 Sudden Valley Dr, G9, Variance (8' Setback) DENIED 05.18.2023			Video 02:11:10 – 02:26:18
Comments:				
Discussion:				
Action:	Re-Denied	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 12	21 Cold Spring Ln, G9, Ext Alt (Replace & Extend Deck)			Video 00:21:11 – 00:22:03
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 13	7B Lost Lake Ln, G13, Ext Alt (Living Fence)			Video 00:22:28 – 00:30:33
Comments:	Planting material to be shrubs and true lot line must be determined. Living fence requires no setback.			
Discussion:				
Action:	Approved with comments	Motion: Patric	2 nd : Daniel	Unanimous

Item – 14	3 Topper Dr, G13, New Construction Change (Lights, Gravel Path, Landscaping)			Video 00:55:43 – 01:09:03
Comments:	14.1 Light fixtures (need caps), retaining wall (determine if a retaining wall is needed), and fallen tree (determine who felled the tree and whether or not it needs to be removed)			
Discussion:				
Action:	14.1 Deferred with comments 14.2 & 3 Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 15	18 Western Ln, G13, New Construction			Video 01:09:19 – 01:15:10
Comments:				
Discussion:	Re-approval of previously approved plans. Plans submitted to SVCA before wetland approvals obtained.			
Action:	Approved	Motion: Patric	2 nd : Wayne	Unanimous

Item – 16	15 Gray Birch Ln, G13, Variance (Proposed Construction Garage Setback 7')			Video 01:15:18 – 02:11:04
Comments:	ACC members to revisit property after homeowner stakes off structure, review the right of way, and determine how Summer Bell Ln connects to the proposed second driveway.			
Discussion:				
Action:	Deferred	Motion: Patrick	2 nd : Daniel	Unanimous