



# Sudden Valley Community Association Architectural Control Committee

Date 06/20/2024

Time 6:00 PM

Location The Dance Barn

## Minutes

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Daniel Rodriguez, Chair
<b>Committee Attendees:</b>	John Gingrich, Allen Helvajian, Jo Jean Kos, Wayne Lee (until 8 PM), Dan Vink
<b>Excused Absence:</b>	Patric Zwolenski
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	J Young (Items 5, 6, 17, & 18), Dan Vink (Item 7), Dmitriy Paliyev (Items 12 & 23), Patrick Birnbaum (Item 13), Chad Schmitt (Items 14, 15, & 16), John Gordon (Items 3, 19, 20, 21 & 22), David Shportko (Items 24 & 25)

Item – 1	Approval of 06/20/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 06/06/2024 ACC Meeting Minutes
Item – 3	<del>70 Windward Dr, G1, Fence (Dog)</del> WITHDRAWN FROM AGENDA 6/17/2024 NEW BUSINESS: 1 Indian Ridge Ct Paint Discussion Added at Meeting
Item – 4	22 Grand View Ln, G2, Ext Alt (Paint)
Item – 5	10 Valley View Cir, G2, New Construction
Item – 6	8 Valley View Cir, G2, New Construction
Item – 7	7 Grand View Ln, G2, Ext Alt (Paint Retaining Wall)
Item – 8	68 Marigold Dr, G2, Ext Alt (Deck & Hot Tub)
Item – 9	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) <b>IN CONCEPT REVIEW</b>
Item – 10	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall)
Item – 11	16 Sandalwood Cir, G3, Tree (Remove 2)
Item – 12	12 Green Hill Rd, G3, Construction Change (Lights) <i>Resubmission</i>
Item – 13	93 Harbor View Dr, G3, Addition (Elevator Tier 2)
Item – 14	15 Sudden Valley Dr, G3, New Construction <i>Resubmission</i>
Item – 15	15 Sudden Valley Dr, G3, Variance (Height) <i>Resubmission</i>
Item – 16	15 Sudden Valley Dr, G3, Variance (Lot Coverage) <i>Resubmission</i>
Item – 17	4 Deer Run Ln, G3, New Construction
Item – 18	4 Deer Run Ln, G3, Variance Request (Footprint)
Item – 19	18 Shetland Ct, G5, New Construction
Item – 20	18 Shetland Ct, G5, Variance Request (Footprint)
Item – 21	16 Shetland Ct, G5, New Construction

<b>Item – 22</b>	16 Shetland Ct, G5, Variance Request (Footprint)
<b>Item – 23</b>	3 Cayuse Ct, G5, New Construction
<b>Item – 24</b>	20 Sweetclover Cir, G5, Construction Change (Exterior Light)
<b>Item – 25</b>	11 Oval Ct, G5, New Construction
<b>Item – 26</b>	7 Skyland Ct, G9, Ext Alt (Paint)
<b>Item – 27</b>	3 Canyon Ct, G13, Construction Change (Add'l Parking)
<b>Item – 28</b>	6 Lost Fork Ln, G13, Ext Alt (Retaining Wall)
<b>Item – 29</b>	6 Lost Fork Ln, G13, Fence (Privacy)
<b>Item – 30</b>	6 Lost Fork Ln, G13, Tree (Stump)
<b>Item – 31</b>	111 Polo Park Dr, G13, Ext Alt (Parking - Tier 2 Construction) <i><b>IN CONCEPT REVIEW</b></i>
<b>Item – 32</b>	190 Polo Park Dr, G13, Ext Alt (Deck) <i>Resubmission</i>
<b>Item – 33</b>	24 Granite Cir, G13, Construction Change (Temp Parking)
<b>Item – 34</b>	4 Summer Bell Ln, G13, Ext Alt (Deck) <i>Resubmission</i>

**Meeting Called to Order 06:05 PM**

<b>Item – 1</b>	Approval of 06/20/2024 ACC Meeting Agenda	Video 00:00:16 – 00:01:59
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 06/06/2024 ACC Meeting Minutes	Video 00:02:01 – 00:02:20
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 3</b>	<del>70 Windward Dr, G1, Fence (Dog)</del> WITHDRAWN FROM AGENDA 6/17/2024 NEW BUSINESS: 1 Indian Ridge Ct Paint Discussion Added at Meeting	Video 01:05:50 – 01:12:59
Comments:	Must receive paperwork with paint color and location to be painted by close of business Friday, 6/21/2024 so it can be emailed to the ACC for consideration and approved or denied prior to the 7/2/2024 ACC Meeting where it will be voted on for the record.	
Discussion:		
Action:	Denied with Comments	Motion: Wayne Unanimous

<b>Item – 4</b>	22 Grand View Ln, G2, Ext Alt (Paint)		Video 02:59:42 – 03:00:15
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 5</b>	10 Valley View Cir, G2, New Construction		Video 01:12:50 – 02:19:34
Comments:	1) Eliminate eave lights, 2) Rake finish the driveway, 3) Move the retaining wall in the right-of-way to your lot, 4) Consult with SVCA Admin re: ditch across the street (include request for temporary parking), 5) Any damage to trees in the utility easement granted by SVCA for the sewer line (sewer line only approved at this time) requires the builder to provide a certified arborist report and, if needed, builder is responsible for removal of damaged trees, and fines, if applicable, 6) Request permission from SVCA to cross SVCA-owned park area with proposed downstream storm connections as shown on plan, 7) Move propane tank to a more accessible location, if possible.		
Discussion:			
Action:	Denied with Comments (Allen & John opposed)	Motion: Jo Jean	Majority

<b>Item – 6</b>	8 Valley View Cir, G2, New Construction		Video 02:19:45 – 02:32:05
Comments:	1) Eliminate eave lights, 2) Rake finish the driveway, 3) Move the retaining wall in the right-of-way to your lot, 4) Consult with SVCA Admin re: ditch across the street (include request for temporary parking), 5) Any damage to trees in the utility easement granted by SVCA for the sewer line (sewer line only approved at this time) requires the builder to provide a certified arborist report and, if needed, builder is responsible for removal of damaged trees, and fines, if applicable, 6) Request permission from SVCA to cross SVCA-owned park area with proposed downstream storm connections as shown on plan, 7) Move propane tank to a more accessible location, if possible, 8) Remove deck can lights, 9) Provide arborist report for the 48" cedar tree near the front right of the property corner in right-of-way, 10) Obtain permission from the neighbor to remove the tree on the right side of the property		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

<b>Item – 7</b>	7 Grand View Ln, G2, Ext Alt (Paint Retaining Wall)		Video 00:30:04 – 00:31:32
Comments:			
Discussion:			
Action:	Approved (Dan V abstained)	Motion: Allen	Majority

<b>Item – 8</b>	68 Marigold Dr, G2, Ext Alt (Deck & Hot Tub)		Video 03:00:18 – 03:00:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

<b>Item – 9</b>	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) <b>IN CONCEPT REVIEW</b>		Video 03:00:52 – 03:08:17
Comments:	1) Lower the height of the privacy screen, 2) Abide by the Property Coverage and Open Space Requirements From 14.2 SCOPE: . . . The Committee recognizes that the construction industry is rapidly changing and recommends that property owners or contractors wishing to use new construction technologies first submit an in-concept request for pre-approval prior to making substantial investments in plans or permits (see section 14.8.3). It is recommended that all residents familiarize themselves with the contents to better understand the requirements pertinent to home structure and maintenance.		
Discussion:			
Action:	In-Concept Approved with Comments <b>THIS IS NOT AN APPROVAL OF THE PROJECT</b>	Motion: John	Unanimous

<b>Item – 10</b>	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall)		Video 03:08:23 – 03:14:23
Comments:	1) Submit correct form (Construction Change Request), 2) Include more information about why you no longer want to have a retaining wall in the rear. What changed from the original plan? Include original submission that was approved.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

<b>Item – 11</b>	16 Sandalwood, G3, Tree (Remove 2)		Video 03:14:27 – 03:15:23
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 12</b>	12 Green Hill Rd, G3, Construction Change (Lights) <i>Resubmission</i>		Video 00:02:35 – 00:03:30
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

<b>Item – 13</b>	93 Harbor View Dr, G3, Addition (Elevator Tier 2)		Video 00:03:42 – 00:19:11
Comments:	Proper SVCA approval must be obtained to access the lot via Lake Whatcom Boulevard. (Email the AC Inspector and copy <a href="mailto:accadmin@suddenvalley.com">accadmin@suddenvalley.com</a> .)		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

<b>Item – 14</b>	15 Sudden Valley Dr, G3, New Construction <i>Resubmission</i>		Video 00:28:55 – 00:29:42
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 15</b>	15 Sudden Valley Dr, G3, Variance (Height) <i>Resubmission</i>	Video 00:26:29 – 00:28:48
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 16</b>	15 Sudden Valley Dr, G3, Variance (Lot Coverage) <i>Resubmission</i>	Video 00:19:35 – 00:26:22
Comments:	Option 2 to remove the covered back deck is approved. This option will keep the slightly larger overhangs and remove the covered back deck as follows: a) Keep the 2' OH At peaks, b) Reduced 1' OH at the sides, c) Keep the 1'6 OH at the lower sections, d) The original roof coverage was 2,867 Sq Ft at – 43.5% and 50.3% open space. Proposed roof coverage 2,585 Sq Ft at – 39% Coverage and 54.5% Open Space.	
Discussion:		
Action:	Approved with Comments	Motion: Allen Unanimous

<b>Item – 17</b>	4 Deer Run Ln, G3, New Construction	Video 02:32:13 – 02:40:13
Comments:	Requires 1) Rake finish driveway, 2) Obtain permission from SVCA to remove tree on right side of the property. (Email the AC Inspector and copy <a href="mailto:accadmin@suddenvalley.com">accadmin@suddenvalley.com</a> ) 3) Do everything possible to save the 38" fir tree on the front left side of the property	
Discussion:		
Action:	Approved with Comments	Motion: Dan V Unanimous

<b>Item – 18</b>	4 Deer Run Ln, G3, Variance Request (Footprint)	Video 02:40:18 – 02:41:53
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

<b>Item – 19</b>	18 Shetland Ct, G5, New Construction	Video 00:31:54 – 00:56:00
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

<b>Item – 20</b>	18 Shetland Ct, G5, Variance Request (Footprint)	Video 00:49:20 – 00:49:30
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

<b>Item – 21</b>	16 Shetland Ct, G5, New Construction	Video 00:57:02 – 01:03:37	
Comments:			
Discussion:			
Action:	Approved (Wayne abstained)	Motion: Allen	Majority

<b>Item – 22</b>	16 Shetland Ct, G5, Variance Request (Footprint)	Video 01:02:17 – 01:02:43	
Comments:			
Discussion:			
Action:	Approved (Wayne abstained)	Motion: Allen	Majority

<b>Item – 23</b>	3 Cayuse Ct, G5, New Construction	Video 02:55:52 – 02:59:28	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 24</b>	20 Sweetclover Cir, G5, Construction Change (Exterior Light)	Video 02:42:03 – 02:47:10	
Comments:	Approved with advisory caution. Light may not be on continuously.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

<b>Item – 25</b>	11 Oval Ct, G5, New Construction	Video 02:41:55 – 02:55:16	
Comments:	Obtain written permission from the neighbor to remove the 18” fir tree next to the 12” fir tree to be removed at the front right of the property.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

<b>Item – 26</b>	7 Skyland Ct, G9, Ext Alt (Paint)	Video 03:15:35 – 03:16:09	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 27</b>	3 Canyon Ct, G13, Construction Change (Add'l Parking)	Video 03:16:38 – 03:25:48	
Comments:	Approved for use as temporary parking during construction only. Resubmit for permanent parking after construction is completed. Applicable fines to be paid by builder for constructing parking pad prior to approval, as determined by Sudden Valley Administration.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

<b>Item – 28</b>	6 Lost Fork Ln, G13, Ext Alt (Retaining Wall)	Video 03:26:10 – 03:27:24	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 29</b>	6 Lost Fork Ln, G13, Fence (Privacy)	Video 03:27:31 – 03:37:37	
Comments:	1) Need information about fence location and the property lines, 2) Two 6-foot high, 8-foot panels may be configured as desired, 3) Submit Variance Request if fence does not meet the setback requirements.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

<b>Item – 30</b>	6 Lost Fork Ln, G13, Tree (Stump)	Video 03:38:01 – 03:38:25	
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel R	Unanimous

<b>Item – 31</b>	111 Polo Park Dr, G13, Ext Alt (Parking - Tier 2 Construction) <i>IN CONCEPT REVIEW</i>	Video 03:38:32 – 03:46:54	
Comments:	Provide 1) Compelling reason why additional parking is needed 2) Submit information (a) Excavation, b) possible removal of two trees, (c) retaining wall design (rocks?), (d) culvert pipe engineering. Recommend watching discussion on video.		
Discussion:			
Action:	Denied with Comments (Allen & Jo Jean opposed)	Motion: Daniel R	Majority

<b>Item – 32</b>	190 Polo Park Dr, G13, Ext Alt (Deck – Tier 2 Construction) <i>Resubmission</i>	Video 03:46:55 – 03:51:26	
Comments:	Provide 1) Site plan showing home and the proposed deck not in the setback area, 2) Calculation of open space, 3) New Construction Application to resubmit as Tier 2 construction		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

<b>Item – 33</b>	24 Granite Cir, G13, Construction Change (Temp Parking)	Video 03:51:45 – 03:52:33	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 34</b>	4 Summer Bell Ln, G13, Ext Alt (Deck) <i>Resubmission</i>	Video 03:52:42 – 03:56:43	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous