



# Sudden Valley Community Association Architectural Control Committee

Date 07/02/2024 (DUE TO HOLIDAY)

Time 6:00 PM

Location Zoom

## 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, Patric Zwolenski
<b>Excused Absence:</b>	Dan Vink
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	Maciej Sarnowicz (Item 5), Erin Matthews & Felipe Munoz Felix (Items 10 & 11), Kelly Mistry (Item 12), Vitaliy Pikalov (Item 15), Dan Felker (Item 21), Ameeta & Rajkumar Singh (Item 25), Yevstakhii Tsinyk, Evstah Zinic, & Ilia Gekelman (Item 25), David Shportko (Item 27), David Stine (Items 28 & 29), Terry Stach (Item 30), Anton Baydak (Items 19, 20, 36, 37), John Gordon (Items 23, 24, 26, 33, 34, 35), Vlad Chernomortes (Items 26, 33, 34, 35)

<b>Item – 1</b>	Approval of 07/02/2024 ACC Meeting Agenda
<b>Item – 2</b>	Consent Agenda – Approval of the 06/20/2024 ACC Meeting Minutes
<b>Item – 3</b>	70 Windward Dr, G1, Fence (Dog)
<b>Item – 4</b>	70 Windward Dr, G1, Variance (Fence)
<b>Item – 5</b>	78 North Point Dr, G1, Ext Alt (Deck)
<b>Item – 6</b>	73 Windward Dr, G1, Ext Alt (Path & Gravel Pad)
<b>Item – 7</b>	73 Windward Dr, G1, Fence (Privacy)
<b>Item – 8</b>	73 Windward Dr, G1, Tree (Remove 1 & Limb 5)
<b>Item – 9</b>	73 Windward Dr, G1, Variance (Fence & Covered Area)
<b>Item – 10</b>	33 Longshore Ln, G1, Fence (Dog)
<b>Item – 11</b>	33 Longshore Ln, G1, Variance (Fence)
<b>Item – 12</b>	140 Windward Dr, G1, Ext Alt (Deck)
<b>Item – 13</b>	5 Larkspur Ct, G2, Ext Alt (Change Door, Window, Stair)
<b>Item – 14</b>	397 Sudden Valley Dr, G3, Tree (Remove 2)
<b>Item – 15</b>	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall) <b>Resubmission</b>
<b>Item – 16</b>	9 Eagle Crest Ct, G3, Trees (Remove 16) <b>Resubmission</b>
<b>Item – 17</b>	40 North Point Dr, G1, Ext Alt (Landscaping)
<b>Item – 18</b>	31 Harbor View Dr, G3, Construction Chg (Retaining Wall Finish)

<b>Item – 19</b>	14 Deer Run Ln, G3, New Construction
<b>Item – 20</b>	14 Deer Run Ln, G3, Variance (Lot Coverage)
<b>Item – 21</b>	41 Cascade Ln, G3, Ext Alt (Deck)
<b>Item – 22</b>	93A Sudden Valley Dr, G3, Tree (Remove 5)
<b>Item – 23</b>	18 Shetland Ct, G5, Construction Chg (Culvert & Catch Basin)
<b>Item – 24</b>	16 Shetland Ct, G5, Construction Chg (Culvert & Catch Basin)
<b>Item – 25</b>	18 Louise View Dr, G5, New Construction
<b>Item – 26</b>	4 Sweetclover Cir, G5, New Construction
<b>Item – 27</b>	20 Sweetclover Cir, G5, Construction Chg (Façade, Lights, Path, Doors & Windows)
<b>Item – 28</b>	10 Wisteria Ln, G5, Ext Alt (Storage Shed)
<b>Item – 29</b>	10 Wisteria Ln, G5, Tree (Remove 3)
<b>Item – 30</b>	181 Polo Park Dr, G9, Construct Chg (Siding, Stain, Lighting, House #)
<b>Item – 31</b>	20 Lost Fork Ln, G13, Ext Alt (Pavers)
<b>Item – 32</b>	20 Lost Fork Ln, G13, Ext Alt (Retaining Wall)
<b>Item – 33</b>	101 Polo Park Dr, G13, New Construction
<b>Item – 34</b>	101 Polo Park Dr, G13, Variance (Driveway)
<b>Item – 35</b>	101 Polo Park Dr, G13, Variance (Footprint)
<b>Item – 36</b>	22 Granite Cir, G13, New Construction
<b>Item – 37</b>	22 Granite Cir, G13, Variance (Lot Coverage)

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

<b>Item – 1</b>	Approval of 07/02/2024 ACC Meeting Agenda	Video 1 00:00:26 – 00:00:47
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 2</b>	Consent Agenda – Approval of the 06/20/2024 ACC Meeting Minutes	Video 1 00:00:48 – 00:01:22
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Majority

<b>Item – 3</b>	70 Windward Dr, G1, Fence (Dog)	Video 2 00:22:58 – 00:31:40
Comments:	Approval for fence design as hog wire & cedar per Appendix D. Variance is not approved.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous

<b>Item – 4</b>	70 Windward Dr, G1, Variance (Fence)	Video 2 00:31:41 – 00:33:15
Comments:	1) Submit written approval from the neighbors, 2) Reposition the fence to 6" off the property line, 3) Confirm no trees will be removed	
Discussion:		
Action:	Denied with Comments	Motion: Allen Unanimous

<b>Item – 5</b>	78 North Point Dr, G1, Ext Alt (Deck)	Video 1 00:01:41 – 00:02:49
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 6</b>	73 Windward Dr, G1, Ext Alt (Path & Gravel Pad)	Video 2 00:33:25 – 00:34:25
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 7</b>	73 Windward Dr, G1, Fence (Privacy)	Video 2 00:34:27 – 00:46:49
Comments:	Approval only covers: 5' tall and 18' wide fence with treated lumber and green or black mesh hog wire built from the garage to the property line. Fence will include a gate.	
Discussion:		
Action:	Approved with Comments	Motion: Jo Jean Unanimous

<b>Item – 8</b>	73 Windward Dr, G1, Tree (Remove 1 & Limb 5)	Video 2 00:46:50 – 00:48:10
Comments:	Per the Whatcom County Tree Removal Permit	
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 9</b>	73 Windward Dr, G1, Variance (Fence & Covered Area)	Video 2 00:48:11 – 00:50:33
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 10</b>	33 Longshore Ln, G1, Fence (Dog)	Video 1 00:03:00 – 00:09:41	
Comments:	1) Design fence as outlined in ACC Policies Appendix D, 2) See SVCA Rules and Regulations regarding dogs		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

<b>Item – 11</b>	33 Longshore Ln, G1, Variance (Fence)	Video 1 00:09:42 – 00:10:31	
Comments:	The fence on that one side of the property must be a little off the retaining wall (property line).		
Discussion:			
Action:	Approved with Comments	Motion: Jo Jean	Unanimous

<b>Item – 12</b>	140 Windward Dr, G1, Ext Alt (Deck)	Video 1 00:13:00 – 00:13:35	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 13</b>	5 Larkspur Ct, G2, Ext Alt (Change Door, Window, Stair)	Video 2 00:50:34 – 00:51:05	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 14</b>	397 Sudden Valley Dr, G3, Tree (Remove 2)	Video 2 00:51:09 – 00:51:55	
Comments:	Need more details including arborist report, site plan, diameter of trees.		
Discussion:			
Action:	Denied with Comments	Motion: Allen	Unanimous

<b>Item – 15</b>	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall)	Video 2 00:14:03 – 00:44:32	
Comments:	Provide a structural engineer’s letter stating the retaining wall is not needed.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

<b>Item – 16</b>	Eagle Crest Ct, G3, Trees (Remove 16) <i>Resubmission</i>	Video 2 00:52:28 – 01:02:16	
Comments:	Only the following trees are approved for removal: 2 hemlocks H1 & H2 and 10 alders A2, A3, A4, A5, A6, A8, A11, A12, A13, A14		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

<b>Item – 17</b>	40 North Point Dr, G1, Ext Alt (Landscaping)	<b>Video 2</b> 01:02:20 – 01:02:55
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 18</b>	31 Harbor View Dr, G3, Construction Chg (Retaining Wall Finish)	<b>Video 1</b> 01:34:34 – 01:36:12
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 19</b>	14 Deer Run Ln, G3, New Construction	<b>Video 1</b> 01:36:21 – 01:48:25
Comments:	1) Submit a Construction Change Request to add stairs, 2) Must have rake surface on the driveway if the slope exceeds 20°	
Discussion:		
Action:	Approved with Comments	Motion: Daniel Unanimous

<b>Item – 20</b>	14 Deer Run Ln, G3, Variance (Lot Coverage)	<b>Video 1</b> 01:48:27 – 01:48:46
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

<b>Item – 21</b>	41 Cascade Ln, G3, Ext Alt (Deck)	<b>Video 1</b> 00:48:51 – 00:54:44
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

<b>Item – 22</b>	93A Sudden Valley Dr, G3, Tree (Remove 5)	<b>Video 2</b> 01:03:01 – 01:06:35
Comments:	1) How much wider will the driveway be, 2) Submit arborist report, 3) Confirm ownership of the tree	
Discussion:		
Action:	Denied with Comments	Motion: Allen Unanimous

<b>Item – 23</b>	18 Shetland Ct, G5, Construction Chg (Culvert & Catch Basin)	<b>Video 1</b> 02:19:49 – 02:34:17
Comments:		
Discussion:		
Action:	Approved (John opposed)	Motion: Daniel Majority

<b>Item – 24</b>	16 Shetland Ct, G5, Construction Chg (Culvert & Catch Basin)	Video 1 02:34:20 – 02:34:23	
Comments:			
Discussion:			
Action:	Approved (John opposed)	Motion: Allen	Majority

<b>Item – 25</b>	18 Louise View Dr, G5, New Construction	Video 1 00:54:56 – 01:34:25	
Comments:	1) Show surveyed property lines, 2) Stake out the house location, 3) Submit tree removal plan as a written paragraph describing all aspects of tree removal including tree canopy, damage to roots, timelines, and how neighbors will be notified.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

<b>Item – 26</b>	4 Sweetclover Cir, G5, New Construction	Video 1 02:35:05 – 02:59:43	
Comments:	1) Submit written permission from the neighbor at 2 Sweetclover Cir to remove the 2 trees on the right, 2) Submit an arborist's report for all of the trees in the front yard and replant if removed (to be based on Whatcom County recommendation)		
Discussion:			
Action:	Approved with Comments	Motion: Daniel	Unanimous

<b>Item – 27</b>	20 Sweetclover Cir, G5, Construction Chg (Façade, Lights, Path, Doors & Windows)	Video 1 02:06:04 – 02:11:11	
Comments:	Administration to determine fines for making changes without prior ACC approval.		
Discussion:			
Action:	Approved with Comments	Motion: Patric	Unanimous

<b>Item – 28</b>	10 Wisteria Ln, G5, Ext Alt (Storage Shed)	Video 1 02:11:28 – 02:17:56	
Comments:	Resubmit plans with smaller dimensions.		
Discussion:			
Action:	Denied with Comments	Motion: Patric	Unanimous

<b>Item – 29</b>	10 Wisteria Ln, G5, Tree (Remove 3)	Video 1 02:18:00 – 02:19:16	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 30</b>	181 Polo Park Dr, G9, Construct Chg (Siding, Stain, Lighting, House #)	Video 1 00:46:22 – 00:48:39	
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

<b>Item – 31</b>	20 Lost Fork Ln, G13, Ext Alt (Pavers)	Video 2 01:06:48 – 01:08:32	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

<b>Item – 32</b>	20 Lost Fork Ln, G13, Ext Alt (Retaining Wall)	Video 2 01:08:33 – 01:08:42	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

<b>Item – 33</b>	101 Polo Park Dr, G13, New Construction	Video 1 03:00:03 – 03:06:32 Video 2 00:00:01 – 00:20:33	
Comments:	1) Redesign driveway, 2) Redevelop tree removal plan with arborist 3) Submit permission from SVCA to remove the 29" tree on the left		
Discussion:			
Action:	Denied with Comments	Motion: Daniel	Unanimous

<b>Item – 34</b>	101 Polo Park Dr, G13, Variance (Driveway)	Video 2 00:20:36 – 00:20:56	
Comments:			
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

<b>Item – 35</b>	101 Polo Park Dr, G13, Variance (Footprint)	Video 2 00:20:56 – 00:22:07	
Comments:			
Discussion:			
Action:	Denied	Motion: Allen	Unanimous

<b>Item – 36</b>	22 Granite Cir, G13, New Construction	Video 1 01:48:53 – 01:57:43	
Comments:	Three trees must be replanted for each tree removed (7 trees removed = 21 replacement trees).		
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

<b>Item – 37</b>	22 Granite Cir, G13, Variance (Lot Coverage)	Video 1 01:57:44 – 01:58:30	
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous