



Sudden Valley Community Association Architectural Control Committee

Date 07/18/2024

Time 9:00 AM

Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Allen Helvajian (until 12:00 PM), Dan Vink
Excused Absence:	Jo Jean Kos, Patric Zwolenski
Attendees:	Diane Bruneau, Joel Carter
Observers:	Dustin Knight for Bev Warren (Item 3, 4, 5), Robyn Sprunger (Item 6), Tom Henning (Item 7), Keith McLean (Items 8, 9), J Young (Items 8, 9, 26, 27), Ian Graham (Item 10), David Delgado (Item 12), Pat Fisher (Item 12), Brandye Hubbs (Item 12), Jessica Malerk (Item 12), Jill Robey (Item 12), Vitaliy Pikalov (Item 13), VJ & Ameeta Singh (Item 14), Ilia Gekelman & Yevstakhii Tsinyk (Item 14), Chad Schmitt (Items 15, 18, 19), David Stine (Item 17), Tim Osborn (Item 28)

Item – 1	Approval of 07/18/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 07/02/2024 ACC Meeting Minutes
Item – 3	4 Fairway Ln, G1, Fence (Protection)
Item – 4	4 Fairway Ln, G1, Ext Alt (Gazebo)
Item – 5	4 Fairway Ln, G1, Ext Alt (Retaining Wall)
Item – 6	7 Sanwick Point Ct, G1, Ext Alt (Retaining Wall)
Item – 7	27 Par Ln, G1, Tree (Remove 1)
Item – 8	10 Valley View Cir, G2, New Construction Resubmission
Item – 9	8 Valley View Cir, G2, New Construction Resubmission
Item – 10	81 Grand View Ln, G2, Construction Change (Lights, Paint, Siding, Pad, Landscaping)
Item – 11	20 Louise View Dr, G2, Tree (Remove 1)
Item – 12	1 Lake Louise Dr, G2, Lakeridge Condo Ext Remodel (Tier 1)
Item – 13	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall) Resubmission
Item – 14	18 Louise View Dr, G5, New Construction Resubmission
Item – 15	31 Bramble Wy, G5, Construction Change (Landscape Stairs)
Item – 16	18 Clematis Ln, G5, Fence (Vegetative)
Item – 17	10 Wisteria Ln, G5, Ext Alt (Storage Shed) Resubmission
Item – 18	208 Polo Park Dr, G9, New Construction
Item – 19	208 Polo Park Dr, G9, Variance Request (Property Coverage and Open Space)

Item – 20	3 Canyon Ct, G13, Construction Change (Ext Porch, Chg Windows to Slider, Chg Siding)
Item – 21	101 Polo Park Dr, G13, New Construction Resubmission --- REVIEWED AT THE 07/23/2024 MEETING
Item – 22	101 Polo Park Dr, G13, Variance (Footprint) Resubmission --- REVIEWED AT THE 07/23/2024 MEETING
Item – 23	140 Polo Park Dr, G13, Ext Alt (Light)
Item – 24	136 Polo Park Dr, G13, Ext Alt (Deck) --- REVIEWED AT THE 07/23/2024 MEETING
Item – 25	136 Polo Park Dr, G13, Fence (Dog) --- REVIEWED AT THE 07/23/2024 MEETING
Item – 26	21 Lost Fork Ln, G13, Tree (Remove 1)
Item – 27	21 Lost Fork Ln, G13, Construction Change (Built As-Is Approval)
Item – 28	205 Harbor View Dr, G13, Ext Alt (Paint)

Meeting Called to Order 9:07 AM

Item – 1	Approval of 07/18/2024 ACC Meeting Agenda	Video 00:00:25 – 00:00:48
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 2	Consent Agenda – Approval of the 07/02/2024 ACC Meeting Minutes	Video 00:00:49 – 00:01:13
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 3	4 Fairway Ln, G1, Fence (Protection)	Video 00:33:25 – 00:36:37
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 4	4 Fairway Ln, G1, Ext Alt (Gazebo)	Video 00:36:42 – 00:40:24
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Item – 5	4 Fairway Ln, G1, Ext Alt (Retaining Wall)	Video 00:29:37 – 00:33:19
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous



Item – 6	7 Sanwick Point Ct, G1, Ext Alt (Retaining Wall)		Video 00:15:52 – 00:26:08
Comments:	Must obtain approval from Whatcom County and, if any work is done in the SVCA right-of-way must obtain approval from SVCA Administration.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 7	27 Par Ln, G1, Tree (Remove 1)		Video 00:40:27 – 00:44:47
Comments:			
Discussion:			
Action:	Approved	Motion: Allen	Unanimous

Item – 8	10 Valley View Cir, G2, New Construction <i>Resubmission</i>		Video 00:44:46 – 01:22:12
Comments:	Plans require further conversation regarding engineering and other items discussed.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 9	8 Valley View Cir, G2, New Construction <i>Resubmission</i>		Video 01:22:17 – 01:24:20
Comments:	Plans require further conversation regarding engineering and other items discussed.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel R	Unanimous

Item – 10	81 Grand View Ln, G2, Construction Change (Lights, Paint, Siding, Pad, Landscaping)		Video 02:01:05 – 02:17:24
Comments:	Gravel pad to be removed and final culvert and drainage must be approved by SVCA Administration.		
Discussion:			
Action:	Approved with Comments	Motion: Allen	Unanimous

Item – 11	20 Louise View Dr, G2, Tree (Remove 1)		Video 03:42:22 – 03:45:10
Comments:	Resubmit with an arborist report or resubmit for the ACC to visit the property for visual determination.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 12	1 Lake Louise Dr, G2, Lakeridge Condo Ext Remodel (Tier 1)		Video 00:01:19 – 00:09:41
Comments:			
Discussion:			
Action:	In-Concept Approved THIS IS NOT AN APPROVAL OF THE PROJECT	Motion: Dan V	Unanimous

Item – 13	18 Sudden Valley Dr, G3, Construction Change (Retaining Wall) Resubmission		Video 03:02:37 – 03:03:55
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 14	18 Louise View Dr, G5, New Construction Resubmission		Video 02:18:33 – 03:02:28
Comments:	1) Need arborist report for the 22" fir tree on the left side, the three trees in the front (6", 8" and another), and the 22" alder, 2) SVCA to review storm water drainage capacity, 3) What happens to the storm water when the system fails, where does the water go, 4) Change the exterior paint colors to approved colors		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Unanimous

Item – 15	31 Bramble Wy, G5, Construction Change (Landscape Stairs)		Video 03:04:00 – 03:17:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 16	18 Clematis Ln, G5, Fence (Vegetative)		Video 03:52:26 – 03:53:36
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel R	Unanimous

Item – 17	10 Wisteria Ln, G5, Ext Alt (Storage Shed) Resubmission		Video 00:09:57 – 00:15:35
Comments:	Need variance submitted for size of shed.		
Discussion:			
Action:	Approved with Comments (John abstained)	Motion: Allen	Majority

Item – 18	208 Polo Park Dr, G9, New Construction		Video 03:17:49 – 03:41:38
Comments:	Redesign the house plans to move the footprint as far from Beaver Creek (fish bearing stream) as possible.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel R	Unanimous

Item – 19	208 Polo Park Dr, G9, Variance Request (Property Coverage and Open Space)		Video 03:17:49 – 03:41:38
Comments:	Redesign the house plans to not exceed the Property Coverage and Open Space requirements.		
Discussion:			
Action:	Denied with Comments	Motion: Daniel R	Unanimous

Item – 20	3 Canyon Ct, G13, Construction Change (Ext Porch, Chg Windows to Slider, Chg Siding)	Video 03:45:21 – 03:46:43
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel R Unanimous

Item – 21	101 Polo Park Dr, G13, New Construction <i>Resubmission</i>	Video N/A
Comments:	REVIEWED AT THE 07/23/2024 MEETING	
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 22	101 Polo Park Dr, G13, Variance (Footprint) <i>Resubmission</i>	Video N/A
Comments:	REVIEWED AT THE 07/23/2024 MEETING	
Discussion:		
Action:		Motion:

Item – 23	140 Polo Park Dr, G13, Ext Alt (Light)	Video 03:51:30 – 03:51:50
Comments:		
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 24	136 Polo Park Dr, G13, Ext Alt (Deck)	Video N/A
Comments:	REVIEWED AT THE 07/23/2024 MEETING	
Discussion:		
Action:		Motion:

Item – 25	136 Polo Park Dr, G13, Fence (Dog)	Video N/A
Comments:	REVIEWED AT THE 07/23/2024 MEETING	
Discussion:		
Action:		Motion:

Item – 26	21 Lost Fork Ln, G13, Tree (Remove 1)	Video 01:32:57 – 01:40:43
Comments:	Stump to remain following felling of the tree.	
Discussion:		
Action:	Approved with Comments	Motion: Dan V Unanimous



Item – 27	21 Lost Fork Ln, G13, Construction Change (Built As-Is Approval)	Video 01:40:53 – 02:00:30
Comments:	Submit 1) Rear retaining wall plan with engineer’s stamp, 2) Site plan to show Open Space and Lot Coverage requirements are met, 3) Plan for connection of rear retaining wall to existing retaining wall	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

Item – 28	205 Harbor View Dr, G13, Ext Alt (Paint)	Video 00:28:17 – 00:29:30
Comments:		
Discussion:		
Action:	Approved	Motion: Allen Unanimous

Meeting Adjourned 1:01 PM