

# Minutes

## Sudden Valley Community Association Architectural Control Committee

Date 07/20/2023

Time 06:00 PM

Location Dance Barn

<b>Type of meeting:</b>	Request and Plan Review
<b>Facilitator:</b>	Keith McLean, Chair
<b>Committee Attendees:</b>	Jo Jean Kos, Daniel Rodriguez, Patric Zwolenski, Wayne Lee
<b>Excused Absence:</b>	Richard Hart
<b>Attendees:</b>	Diane Bruneau, Joel Carter
<b>Observers:</b>	Sean Dalgarn (Item 7), Eduard Danch (Item 14), Tyler Fidler & Sierra Thomas (Item 13), John & Sara Lovell (Item 18), Adam Phillips (Item 14), J Young (Items 4, 15, 17)

<b>Item – 1</b>	Approval of 07/20/2023 ACC Meeting Agenda
<b>Item – 2</b>	Consent Agenda – Approval of 07.06.2023 ACC Meeting Minutes
<b>Item – 3</b>	Consent Agenda – Approval of 05.04.2023 ACC Meeting Minutes
<b>Item – 4</b>	16 Canyon Ct, G13, Tree Removal (1 Tree) <b>1 of 2 Items</b>
<b>Item – 5</b>	8 Horizon Hill Ln, G1, Fence (Privacy)
<b>Item – 6</b>	5 Fairway Ln, G1, Ext Alt, (Paint)
<b>Item – 7</b>	25 Spring Rd, G3, Ext Alt (Deck Replacement)
<b>Item – 8</b>	12 Sudden Valley Dr, G3, Ext Alt (Shed in Carport)
<b>Item – 9</b>	6 Loganberry Ln, G5, New Construction (Revised)
<b>Item – 10</b>	25 Louise View Dr, G5, Ext Alt (Paint and Replace Roof)
<b>Item – 11</b>	18 Clematis Ln, G5, Ext Alt (Carport Renovation) <b>1 of 2 Items</b>
<b>Item – 12</b>	18 Clematis Ln, G5, Variance (Driveway) <b>2 of 2 Items</b>
<b>Item – 13</b>	4A Yearling Place, G13, Ext Alt (Paint)
<b>Item – 14</b>	41 Maple Ct, G13, New Construction
<b>Item – 15</b>	21 Lost Fork Ln, G13, Construction Change (Retaining Walls)
<b>Item – 16</b>	2 Westbrook Ct, G13, Ext Alt (Landscaping)
<b>Item – 17</b>	16 Canyon Ct, G13, Extension and Re-Approval <b>2 of 2 Items</b>
<b>Item – 18</b>	114 Sudden Valley Dr, G13, Ext Alt (Paint)

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

<b>Item – 1</b>	Approval of 07/06/2023 ACC Meeting Agenda			Video 00:00:14 – 00:00:35
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 <sup>nd</sup> : Jo Jean	Unanimous

<b>Item – 2</b>	Approval of 7/06/2023 ACC Meeting Minutes			Video 01:02:09 – 01:02:51
Comments:				
Discussion:				
Action:	Approved (Keith & Wayne abstained)	Motion: Jo Jean	2 <sup>nd</sup> : Daniel	Majority

<b>Item – 3</b>	Approval of 05/04/2023 ACC Meeting Minutes			Video 01:03:10 – 01:03:40
Comments:				
Discussion:				
Action:	Approved (Keith & Wayne abstained)	Motion: Daniel	2 <sup>nd</sup> : Jo Jean	Majority

<b>Item – 4</b>	16 Canyon Ct, G13, Tree Removal (1 Tree) <b>1 of 2 Items</b>			Video 00:00:45 – 00:11:20
Comments:				
Discussion:				
Action:	Denied	Motion: Patric	2 <sup>nd</sup> : Wayne	Unanimous

<b>Item – 5</b>	8 Horizon Hill Ln, G1, Fence (Privacy)			Video 01:03:44 – 01:12:37
Comments:	Need additional information regarding building materials and clarification of project scope. ACC would like to meet and discuss with the owners when request is resubmitted.			
Discussion:	Exact request previously reviewed April 21, 2022, and denied.			
Action:	Deferred	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 6</b>	5 Fairway Ln, G1, Ext Alt, (Paint)			Video 01:12:43 – 01:13:23
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 7</b>	25 Spring Rd, G3, Ext Alt (Deck Replacement)			Video 00:23:16 – 00:36:26
Comments:	Abide by all setbacks; verify property corners.			
Discussion:				
Action:	Approved	Motion: Patric	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 8</b>	12 Sudden Valley Dr, G3, Ext Alt (Shed in Carport)			Video 01:13:28 – 01:15:51
Comments:	Shed must remain permanently in the carport.			
Discussion:				
Action:	Approved (Keith abstained)	Motion: Patric	2 <sup>nd</sup> : Jo Jean	Majority

<b>Item – 9</b>	6 Loganberry Ln, G5, New Construction (Revised)			Video 01:15:54 – 01:18:19
Comments:	Provide updated plans showing retaining wall(s), as needed, at the front of house and specify materials. Show temporary construction parking location on the site plan due to safety concerns. Obtain arborist report for review of tree removal.			
Discussion:	House shifted over; extra retaining wall in the back (2 terraced); driveway profile changed (less steep)			
Action:	Approved	Motion: Daniel	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 10</b>	25 Louise View Dr, G5, Ext Alt (Paint and Replace Roof)			Video 01:18:23 – 01:20:38
Comments:	Roof is approved; resubmit for paint approval			
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 11</b>	18 Clematis Ln, G5, Ext Alt (Carport Renovation) <i>1 of 2 Items</i>			Video 01:20:39 – 01:39:45
Comments:	Because carport appears to be on SVCA lot 94, need to research easement. Need site plan showing setbacks for carport addition.			
Discussion:				
Action:	Deferred	Motion: Wayne	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 12</b>	18 Clematis Ln, G5, Variance (Driveway) <i>2 of 2 Items</i>			Video 01:20:39 – 01:39:45
Comments:	Because driveway appears to be on SVCA lot 94, need to research easement. Need retaining wall plan (if over 4' will require approval from Whatcom County).			
Discussion:				
Action:	Deferred	Motion: Wayne	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 13</b>	4A Yearling Place, G13, Ext Alt (Paint)			Video 00:20:45 – 00:23:05
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 <sup>nd</sup> : Jo Jean	Unanimous

<b>Item – 14</b>	41 Maple Ct, G13, New Construction			Video 00:36:56 – 01:02:01
Comments:	2:1 replanting ratio for (2) additional cedar trees identified to be removed – add 4 total			
Discussion:	Per arborist’s report maple & cedar trees behind house are hazard trees (ribboned but not on-site plan). 8” diameter cedar tree may be damaged by excavation – recommend removal.			
Action:	Approved (Wayne abstained)	Motion: Patric	2 <sup>nd</sup> : Daniel	Majority

<b>Item – 15</b>	21 Lost Fork Ln, G13, Construction Change (Retaining Walls)			Video 00:11:28 – 00:17:00
Comments:	Need site plan and dimensions showing slopes and contours.			
Discussion:				
Action:	Deferred	Motion: Wayne	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 16</b>	2 Westbrook Ct, G13, Ext Alt (Landscaping)			Video 01:39:51 – 01:42:43
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Patric	Unanimous

<b>Item – 17</b>	16 Canyon Ct, G13, Extension and Re-Approval <b>2 of 2 Items</b>			Video 00:17:09 – 00:19:34
Comments:	October 1, 2023			
Discussion:				
Action:	Approved	Motion: Jo Jean	2 <sup>nd</sup> : Daniel	Unanimous

<b>Item – 18</b>	114 Sudden Valley Dr, G13, Ext Alt (Paint)			Video 00:19:41 – 00:20:48
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 <sup>nd</sup> : Jo Jean	Unanimous

**Meeting Adjourned 07:49 PM**