

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 09/07/2023

Time 9:00 AM

Location Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Keith McLean, Chair
Committee Attendees:	Jo Jean Kos, Wayne Lee, Daniel Rodriguez, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau
Observers:	Barbara Addicott (Item 13), Chris Burns (Item 15), Oliver Aswegan (Item 16), Dmitriy Paliyev (Items 19/20), J Young (Items 29/33/34), Vitaliy Pikalov (Item 29), Ian Mercer (Item 32), Anthony Gass (Item 35), Victor Mora (Item 38)

Item – 1	Approval of 08/17/2023 (s/b 09/07/2023) ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of 08/03/2023 ACC Meeting Minutes
Item – 3	Consent Agenda – Approval of 08/17/2023 ACC Meeting Minutes
Item – 4	90 Grand View Ln, G2, Tree Removal (1 Tree)
Item – 5	1 Whispering Cedars Ct, G2, Tree Limbing (2 Trees)
Item – 6	3 Whispering Cedars Ct, G2, Tree Limbing (1 Tree)
Item – 7	30 Bramble Way, G5, Tree Removal (5 Trees)
Item – 8	19 Little Strawberry Ln, G9, Tree Removal (4 Trees)
Item – 9	1 Holly View Way, G9, Tree Removal (3 Trees)
Item – 10	10 Jasper Ridge Ln, G13, (2 Trees)
Item – 11	35 Windward Dr, G1, Ext Alt (Paint)
Item – 12	15 Marigold Dr, G2, Ext Alt (Paint)
Item – 13	1 Valley View Cir, G2, Ext Alt (Add Window)
Item – 14	81 Grand View Ln, G2, Extension and Re-Approval
Item – 15	18 Sunflower Cir, G2, Ext Alt (Deck & Stairs)
Item – 16	418 Sudden Valley Dr, G3, Ext Alt (Garden Bed)
Item – 17	3 Austin Creek Ln, G3, Ext Alt (Paint)
Item – 18	1 Indian Ridge Ct, G3, Construction Change (Culvert)
Item – 19	10 Green Hill Rd, G3, Construction Change (Retaining Walls)
Item – 20	12 Green Hill Rd, G3, Construction Change (Retaining Walls)

Item – 21	4 Lotus Ct, G5, Ext Alt (Paint)
Item – 22	29 Tumbling Water Dr, G5, Ext Alt (Paint)
Item – 23	27 Tumbling Water Dr, G5, Ext Alt (Fence) 1 of 2 Requests
Item – 24	27 Tumbling Water Dr, G5, Ext Alt (Porch Railing) 2 of 2 Requests
Item – 25	20 Sweetclover Cir, G5, Extension and Re-Approval
Item – 26	3 Wisteria Ln, G5, Ext Alt (Parking)
Item – 27	98 Honeycomb Ln, G9, Extension and Re-Approval
Item – 28	215 Polo Park Dr, G9, Ext Alt (Paint)
Item – 29	287 Sudden Valley Dr, G9, Extension and Re-Approval
Item – 30	144 Sudden Valley Dr, G13, New Construction
Item – 31	22 Lost Fork Ln, G13, Ext Alt (Heat Pump)
Item – 32	20 Lost Fork Ln, G13, Ext Alt (Deck)
Item – 33	21 Lost Fork Ln, G13, Construction Change (Retaining Walls and Parking) 1 of 2 Requests
Item – 34	21 Lost Fork Ln, G13, Extension and Re-Approval 2 of 2 Requests
Item – 35	23 Granite Cir, G13, Ext Alt (Parking)
Item – 36	4 Twin Flower Cir, G13, Construction Change (Temp Parking)
Item – 37	15 Autumn Vista Pl, G13, Extension and Re-Approval
Item – 38	6 Catkin Ct, G28, Ext Alt (Paint)

Meeting Called to Order 09:02 AM

Item – 1	Approval of 08/17/2023 (09/07/2023) ACC Meeting Agenda	Video 00:00:03 – 00:00:34
Comments:		
Discussion:		
Action:	Approved	Motion: Patric 2 nd : Wayne Unanimous

Item – 2	Consent Agenda – Approval of 08/03/2023 ACC Meeting Minutes	Video 01:05:52 – 01:06:17
Comments:		
Discussion:		
Action:	Approved	Motion: Wayne 2 nd : Jo Jean Unanimous

Item – 3	Consent Agenda – Approval of 08/17/2023 ACC Meeting Minutes			Video 01:06:18 – 01:06:34
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 4	90 Grand View Ln, G2, Tree Removal (1 Tree)			Video 01:06:38 – 01:08:12
Comments:	Deferred to Sudden Valley as trees appear to be on SVCA property.			
Discussion:				
Action:	Deferred with comments	Motion: Keith	2 nd : Patric	Unanimous

Item – 5	1 Whispering Cedars Ct, G2, Tree Limbing (2 Trees)			Video 01:08:13 – 01:08:35
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 6	3 Whispering Cedars Ct, G2, Tree Limbing (1 Tree)			Video 01:08:13 – 01:08:35
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 7	30 Bramble Way, G5, Tree Removal (5 Trees)			Video 01:08:46 – 01:09:05
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Wayne	Unanimous

Item – 8	19 Little Strawberry Ln, G9, Tree Removal (4 Trees)			Video 01:09:06 – 01:10:34
Comments:				
Discussion:				
Action:	Approved	Motion: Daniel	2 nd : Wayne	Unanimous

Item – 9	1 Holly View Way, G9, Tree Removal (3 Trees)			Video 01:10:35 – 01:11:21
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 10	10 Jasper Ridge Ln, G13, (2 Trees)			Video 01:11:22 – 01:12:41
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 11	35 Windward Dr, G1, Ext Alt (Paint)			Video 01:12:42 – 01:13:49
Comments:				
Discussion:				
Action:	Approved (Keith Abstained)	Motion: Jo Jean	2 nd : Wayne	Majority

Item – 12	15 Marigold Dr, G2, Ext Alt (Paint)			Video 01:13:50 – 01:14:16
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 13	1 Valley View Cir, G2, Ext Alt (Add Window)			Video 00:00:43 – 00:01:51
Comments:	Based on the Whatcom County 8/22/23 permit.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 14	81 Grand View Ln, G2, Extension and Re-Approval			Video 01:15:22 – 01:17:30
Comments:	Extended to Whatcom County extension date of 1/24/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 15	18 Sunflower Cir, G2, Ext Alt (Deck & Stairs)			Video 00:02:02 – 00:03:12
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 16	418 Sudden Valley Dr, G3, Ext Alt (Garden Bed)			Video 00:24:34 – 00:29:20
Comments:				
Discussion:				
Action:	Denied (Wayne Abstained)	Motion: Jo Jean	2 nd : Daniel	Majority

Item – 17	3 Austin Creek Ln, G3, Ext Alt (Paint)			Video 01:17:36 – 01:18:34
Comments:				
Discussion:				
Action:	Approved (Keith Abstained)	Motion: Patric	2 nd : Wayne	Majority

Item – 18	1 Indian Ridge Ct, G3, Construction Change (Culvert)			Video 01:18:35 – 01:20:04
Comments:	Approved based on Whatcom County requirements and SVCA approval of construction in the ROW.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 19	10 Green Hill Rd, G3, Construction Change (Retaining Walls)			Video 00:29:35 – 00:36:25
Comments:	Approved for retaining walls under (4') four feet in height.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Patric	Unanimous

Item – 20	12 Green Hill Rd, G3, Construction Change (Retaining Walls)			Video 00:36:31 – 00:38:08
Comments:	Approved for retaining walls under (4') four feet in height.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Patric	Unanimous

Item – 21	4 Lotus Ct, G5, Ext Alt (Paint)			Video 01:20:06 – 01:20:34
Comments:				
Discussion:				
Action:	Approved	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 22	29 Tumbling Water Dr, G5, Ext Alt (Paint)			Video 01:20:35 – 01:20:57
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 23	27 Tumbling Water Dr, G5, Ext Alt (Fence) 1 of 2 Requests			Video 01:20:59 – 01:23:03
Comments:	Approved with green or black hog wire mesh. If this is used as a dog enclosure, the ACC wants to highlight the SVCA Rules and Regulations regarding dogs: 1.7.1 and 6.6.1(c) see pgs 4 & 16.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 24	27 Tumbling Water Dr, G5, Ext Alt (Porch Railing) 2 of 2 Requests			Video 01:23:04 – 01:28:11
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 25	20 Sweetclover Cir, G5, Extension and Re-Approval			Video 01:28:13 – 01:30:45
Comments:	Extended to Whatcom County extension date of 1/21/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Keith	2 nd : Jo Jean	Unanimous

Item – 26	3 Wisteria Ln, G5, Ext Alt (Parking)			Video 01:30:47 – 01:33:23
Comments:	Lacks engineering information			
Discussion:				
Action:	Denied with comments	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 27	98 Honeycomb Ln, G9, Extension and Re-Approval			Video 01:33:25 – 01:36:16
Comments:	Extended to Whatcom County extension date of 1/16/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 28	215 Polo Park Dr, G9, Ext Alt (Paint)			Video 01:36:20 – 01:37:26
Comments:				
Discussion:				
Action:	Approved (Keith Abstained)	Motion: Daniel	2 nd : Wayne	Majority

Item – 29	287 Sudden Valley Dr, G9, Extension and Re-Approval			Video 00:06:53 – 00:24:23
Comments:	Extended to Whatcom County extension date of 3/4/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments (Keith Opposed; Patric Abstained)	Motion: Wayne	2 nd : Daniel	Majority

Item – 30	144 Sudden Valley Dr, G13, New Construction			Video 01:37:26 – 01:39:00
Comments:	Lack of (survey) information – The lot was not physically staked out where the building corners will go, and the trees were not ribboned.			
Discussion:				
Action:	Denied with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 31	22 Lost Fork Ln, G13, Ext Alt (Heat Pump)			Video 01:39:54 – 01:40:16
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Wayne	Unanimous

Item – 32	20 Lost Fork Ln, G13, Ext Alt (Deck)			Video 00:38:21 – 00:46:24
Comments:	1) 50% lot coverages maximum, 2) Whatcom County permit showing engineering stamp for expanding load due to extending deck size.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 33	21 Lost Fork Ln, G13, Construction Change (Retaining Walls/Parking) 1 of 2			Video 00:03:16 – 00:06:21
Comments:	Approved for landscape retaining walls under (4') four feet in height. Parking deferred to SVCA due to ROW issue.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 34	21 Lost Fork Ln, G13, Extension and Re-Approval 2 of 2 Requests			Video 00:06:21 – 00:06:40
Comments:	This request will be added to the 09.21.2023 ACC Meeting.			
Discussion:				
Action:	No Motion Made	Motion:	2 nd :	

Item – 35	23 Granite Cir, G13, Ext Alt (Parking)			Video 00:47:39 – 01:05:20
Comments:	1) Submit site plan showing dimensions, site view, and elevation view to show how the wall will look finished. Include side view indicating height and the drainage flow. 2) Provide materials to be used.			
Discussion:				
Action:	Deferred with comments	Motion: Wayne	2 nd : Daniel	Unanimous

Item – 36	4 Twin Flower Cir, G13, Construction Change (Temp Parking)			Video 01:40:18 – 01:43:08
Comments:	Deferred to Sudden Valley for approval and, if approved by SVCA, ACC requires property to be returned to original design within 30 days of final inspection.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Patric	Unanimous

Item – 37	15 Autumn Vista Pl, G13, Extension and Re-Approval			Video 01:43:09 – 01:45:34
Comments:	Extended to Whatcom County extension date of 11/13/2023 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 nd : Patric	Unanimous

Item – 38	6 Catkin Ct, G28, Ext Alt (Paint)			Video 00:46:58 – 00:47:37
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Wayne	Unanimous

Meeting Adjourned 10:48 AM