

Minutes

Sudden Valley Community Association Architectural Control Committee

Date 09/21/2023

Time 6:00 PM

Location The Barn

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez
Committee Attendees:	Jo Jean Kos, Wayne Lee, Patric Zwolenski
Excused Absence:	Keith McLean (Chair)
Attendees:	Diane Bruneau
Observers:	Nick Knutson (Item 6), Andrey Kuksenko (Item 8), John Gordon (Item 11), J Young (Items 15 & 16), Nancy Hammons (Item 17)

Item – 1	Approval of 09/21/2023 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 09/07/2023 ACC Meeting Minutes
Item – 3	10 Caddie Ln, G1, Tree Removal (1 Tree)
Item – 4	27 Cascade Ln, G3, Tree Removal (1 Tree)
Item – 5	62 Rocky Ridge Dr, G3, Tree Removal (2 Trees)
Item – 6	11 Tumbling Water Dr, G5, Tree Removal (1 Tree)
Item – 7	171 Sudden Valley Dr, G13, Tree Removal (1 Tree)
Item – 8	18 Sudden Valley Dr, G3, Extension and Re-Approval
Item – 9	31 Harbor View Dr, G3, Construction Change (Driveway Location)
Item – 10	8 Loganberry Ln, G5, Ext Alt (Retaining Wall)
Item – 11	307 Sudden Valley Dr, G9, Extension and Re-Approval
Item – 12	5 Fawn Court, G9, Fence
Item – 13	6 Fields Park Pl, G9, Fence
Item – 14	11A Twin Flower Cir, G13, Ext Alt (Paint)
Item – 15	16 Canyon Ct, G13, Construction Change (Lighting)
Item – 16 ADD	21 Lost Fork Ln, G13, Extension and Re-Approval
Item – 17 ADD	23 Spring Rd, G3, Variance (New Construction)
Item – 18	
Item – 20	

Meeting Called to Order 06:00 PM

Motion made to add items 16 & 17		Video 00:00:19 – 00:01:33		
Comments:	Item 16 was skipped during 09.07.2023 meeting (was Item 34) and needed to be reviewed. Item 17 is a Variance Request walked in by the builder who failed the setback inspection.			
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 1	Approval of Amended 09/21/2023 ACC Meeting Agenda			Video 00:02:28 – 00:02:44
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Daniel	Unanimous

Item – 2	Consent Agenda – Approval of the 09/07/2023 ACC Meeting Minutes			Video 00:01:39 – 00:02:25
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Daniel	Unanimous

Item – 3	10 Caddie Ln, G1, Tree Removal (1 Tree)			Video 00:36:45 – 00:37:02
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 4	27 Cascade Ln, G3, Tree Removal (1 Tree)			Video 00:37:06 – 00:38:05
Comments:	Whatcom County permit required			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Wayne	Unanimous

Item – 5	62 Rocky Ridge Dr, G3, Tree Removal (2 Trees)			Video 00:38:05 – 00:40:18
Comments:	Cedar trees appear to be healthy – need arborist’s report recommending removal.			
Discussion:				
Action:	Denied with comments	Motion: Wayne	2 nd : Jo Jean	Unanimous

Item – 6	11 Tumbling Water Dr, G5, Tree Removal (1 Tree)			Video 00:03:01 – 00:05:20
Comments:	Hazardous tree removal approved with Whatcom County Permit			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 7	171 Sudden Valley Dr, G13, Tree Removal (1 Tree)			Video 00:40:44 – 00:42:44
Comments:	Need arborist’s report recommending removal and Whatcom County permit.			
Discussion:				
Action:	Denied with comments	Motion: Wayne	2 nd : Patric	Unanimous

Item – 8	18 Sudden Valley Dr, G3, Extension and Re-Approval			Video 00:05:25 – 00:07:15
Comments:	Extended to Whatcom County extension date of 3/25/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 9	31 Harbor View Dr, G3, Construction Change (Driveway Location)			Video 00:42:51 – 00:43:23
Comments:				
Discussion:				
Action:	Approved	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 10	8 Loganberry Ln, G5, Ext Alt (Retaining Wall)			Video 00:43:30 – 00:44:31
Comments:				
Discussion:				
Action:	Approved (Daniel abstained)	Motion: Patric	2 nd : Jo Jean	Majority

Item – 11	307 Sudden Valley Dr, G9, Extension and Re-Approval			Video 00:07:35 – 00:08:32
Comments:	Extended to Whatcom County extension date of 1/15/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 12	5 Fawn Court, G9, Fence			Video 00:44:43 – 00:46:37
Comments:	1) Fence may not be chain link per ACC Policy 14.6.9 Fences. (The homeowner verbally agreed to use the wood and wire design as referenced in Appendix D of the ACC Policies.) 2) A written permission letter from the neighbor to build the wood and wire fence on the property line is required. (This will encroach the 5 ft side setback and will require a variance submission to the ACC.)			
Discussion:				
Action:	Approved with comments	Motion: Daniel	2 nd : Jo Jean	Unanimous

Item – 13	6 Fields Park Pl, G9, Fence			Video 00:46:39 – 00:48:35
Comments:	1) Fence may not be corrugated metal 2) Decision is based on ACC Policy 14.6.9 Fences included with decision letter			
Discussion:				
Action:	Denied with comments	Motion: Jo Jean	2 nd : Patric	Unanimous

Item – 14	11A Twin Flower Cir, G13, Ext Alt (Paint)			Video 00:48:47 – 00:49:53
Comments:	White SW7005 body with peppercorn SW7674 trim is approved but white SW7005 body with white SW7005 trim is not approved.			
Discussion:				
Action:	Approved with comments	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 15	16 Canyon Ct, G13, Construction Change (Lighting)			Video 00:08:59 – 00:10:20
Comments:				
Discussion:				
Action:	Approved	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 16	21 Lost Fork Ln, G13, Extension and Re-Approval			Video 00:10:45 – 00:15:05
Comments:	Extended to Whatcom County extension date of 2/26/2024 with appropriate SVCA fees, as applicable.			
Discussion:				
Action:	Approved with comments	Motion: Patric	2 nd : Jo Jean	Unanimous

Item – 17	23 Spring Rd, G3, Variance (New Construction)			Video 00:15:11 – 00:30:48
Comments:	1.5 sf variance approved for the extension of the overhang.			
Discussion:				
Action:	Approved with comments	Motion: Wayne	2 nd : Patric	Unanimous

Meeting Adjourned 06:51 PM