



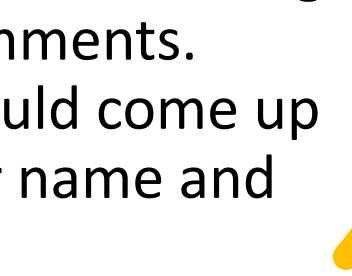
SUDDEN VALLEY



SUDDEN
VALLEY



Welcome!

- Welcome to tonight's meeting and thank you for your participation!
 - The purpose of this meeting is to present the proposed changes to Architectural Control Policy and ask for member feedback.
 - First, we will share some background information about the Architectural Control Committee. Then, we will review the proposed changes.
 - Our presentation is short, and most of the meeting will be dedicated to questions and comments. Members who would like to speak should come up to the podium and start by giving their name and property address.
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Architectural Control Committee

Current Members

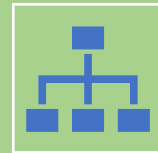
- Daniel Rodriguez, Chair
- Jo Jean Kos
- Patric Zwolenski
- Wayne Lee
- Dan Vink
- Allen Helvajian
- John Gingrich



Members are elected each year to serve three-year terms



If there are not enough elected members, the Board of Directors may appoint members



Committee meets on the first and third Thursdays of each month

ACC Purpose & Objectives

***The purpose** of the Committee shall be to ensure the highest possible degree of harmony between natural and manmade systems, and that continued development does not unduly diminish the quality and aesthetic integrity of both the natural and built environments.*

Our objectives are:

To create and maintain an aesthetically desirable community by encouraging sensitive architectural design of the individual residences, recreation retreats, condominiums, commercial structures and related facilities.

To encourage maximum creative architectural response to each individual site as well as to the area and region.

To protect individual property owners from the results of indiscriminate construction by others that would adversely affect surrounding property values and the general aesthetic quality of Sudden Valley.

Most Commonly Asked Question about Governance

Why do I have to get SVCA's permission when I've already got a permit from Whatcom County?

*SVCA's Restrictive Covenants **require** owners to obtain ACC approval before beginning construction. Restrictive Covenants are legal requirements attached to your deed.*

*SVCA's requirements are **in addition to** requirements imposed by Whatcom County.*

Architectural Control Policies

- The AC Policies Document lists all the rules governing new construction and exterior changes to existing properties
- This document can be found at:

SuddenValley.com/residents-resources/

- One change to the AC Policies was approved by the Board of Directors on May 9th and became effective immediately.
- Additional changes are being considered. The additional changes will become effective on January 1, 2025.

Changes being considered:

- Reduce the maximum allowed driveway slope from 25% to 20%, dependent on the site
- Change the required setback from 5' on each side, to a total of 15' for the sum of the two side setbacks
- Include driveways in the calculation of lot coverage
- Require screening for hot tubs
- Require homeowners to maintain driveway culverts

Site and lot requirements – Driveways

14.5.5

Current

A maximum driveway slope shall not exceed 25%.

Proposed

A maximum driveway slope shall not exceed 15%. A maximum driveway slope of up to 20% may be approved, dependent on the site, if the driveway is grooved or if other measures are taken to ensure that the driveway remains safe.

Site and lot requirements – Driveways

14.5.5



Fill with gravel (please see estimate in email file) We would like to fill in this area with gravel, so my wife can easily park her car. She is scared to park her car in the sloped driveway. She calls me (her husband) every time to properly park the car in our sloped driveway. It is dangerous in the rain and the winter, and we have three small children who we want to keep safe. This gravel filled area would help keep our family safe during the extreme weather in SV. This will not impact the drainage, it will only help my family. Contractor is licensed, insured, and bonded.

Site and lot requirements – Driveways

14.5.5

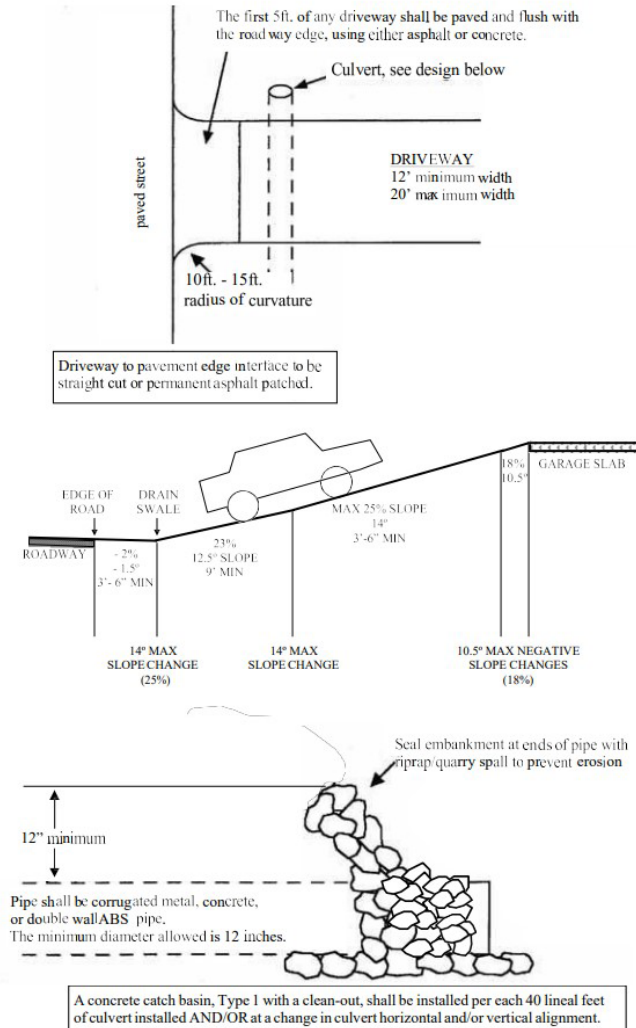
AC Inspector Notes:

- These plans have been revised to meet ACC policies, with exceptions noted below:
1. The driveway slope is indicated at 26.8%, and the maximum driveway slope per the ACC policies is 25% without a variance. I have recommended the builder reduce the slope or submit a variance.

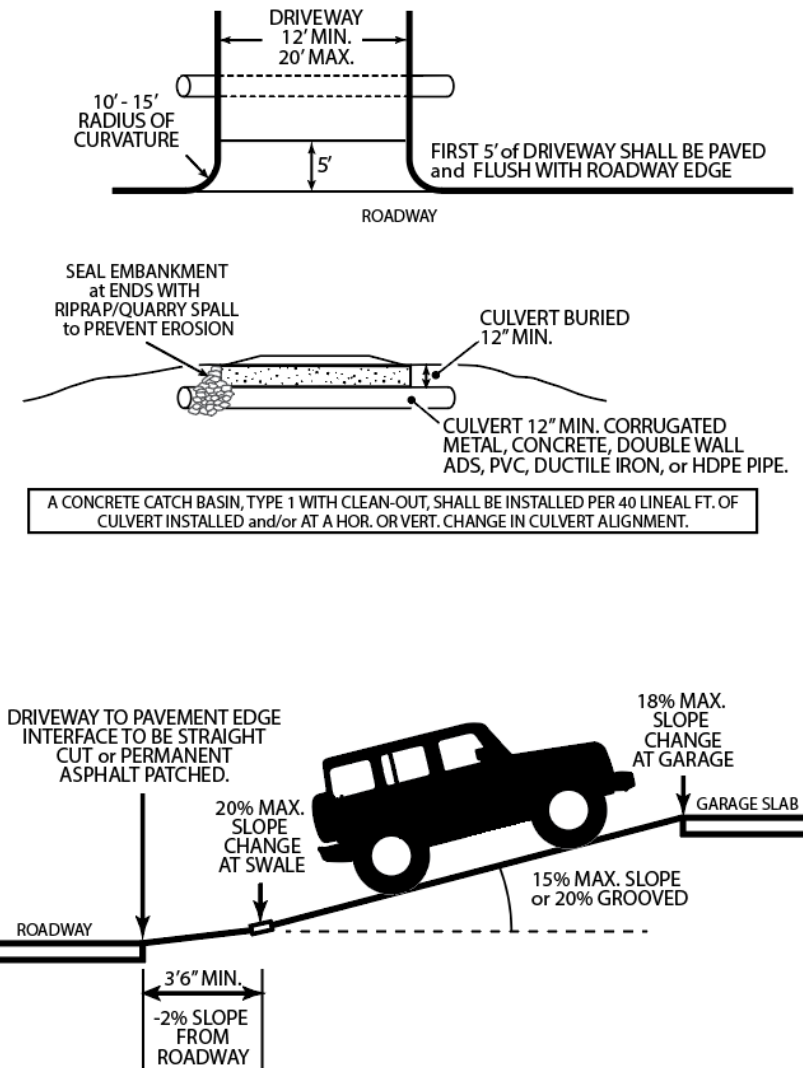
Site and lot requirements – Driveways

14.5.5

Current



Proposed



Site and lot requirements – Driveways

14.5.5

Table 505 - 4 - Private Roadway or Driveway

Private Roadway or Driveway								
Designation	Setting	Incremental Grade, %	Minimum Surface Treatment	Minimum Roadway Width, ft	Unobstructed Minimum Vertical Clearance, ft	Minimum Turning Radii, ft		See also Standard Drawing(s)
						Inside	Outside	
Driveway ⁽¹⁾	Rural & Urban	<12	CSTC ⁽²⁾	12	13.5	25	40	505.E-6
		12 to <15	Paved ⁽³⁾					
		15 to 18	Grooved PCC ⁽⁴⁾					
Private Roadway	Rural	<12	CSTC ⁽²⁾	20 ⁽⁵⁾	13.5	25 ⁽⁶⁾	45 ⁽⁶⁾	505.E-1
		12 to <15	Paved ⁽³⁾					
		15 to 18	Grooved PCC ⁽⁴⁾					
	Urban	<12	Paved ⁽³⁾	20 ⁽⁵⁾				505.E-2
		12 to <15	Paved ⁽³⁾					
		15 to 18	Grooved PCC ⁽⁴⁾					

⁽¹⁾ Driveway serves up to 20 ADT (or two dwelling units)

⁽²⁾ Crushed surfacing top course

⁽³⁾ Either Portland Cement Concrete (PCC) or Hot Mix Asphalt (HMA)

⁽⁴⁾ Portland Cement Concrete

⁽⁵⁾ See Standard Drawing(s) for when additional width is required

⁽⁶⁾ See also 505.I.3 – Horizontal Curves

[County Link](#)
Section 505 -
Page 11

Site and lot requirements – Setbacks

14.5.2

Current

Minimum Sudden Valley setbacks are as follows:

Front - Twenty (20) feet from right-of-way

Rear - Five (5) feet.

Interior Side - Five (5) feet.

Proposed

Minimum Sudden Valley setbacks are as follows:

Front - Twenty (20) feet from right-of-way

Rear - Five (5) feet.

Interior Side - At least Five (5) feet.

Combined Interior Side setbacks must be at least twenty (20) feet.

Site and lot requirements – Setbacks

14.5.2



No space for privacy screen



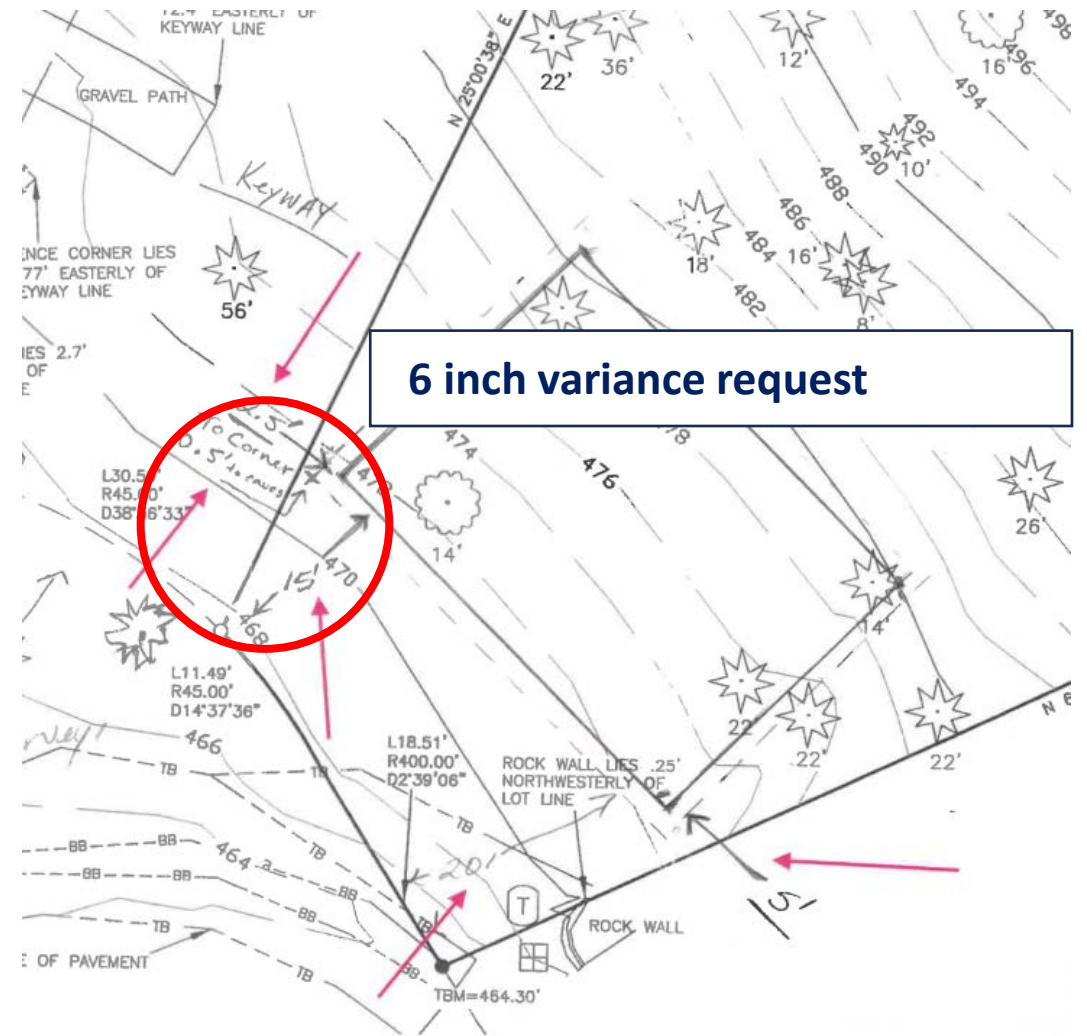
Dog nuisance issues

Site and lot requirements – Setbacks

14.5.2



Builder errors that encroach setbacks



Site and lot requirements – Setbacks

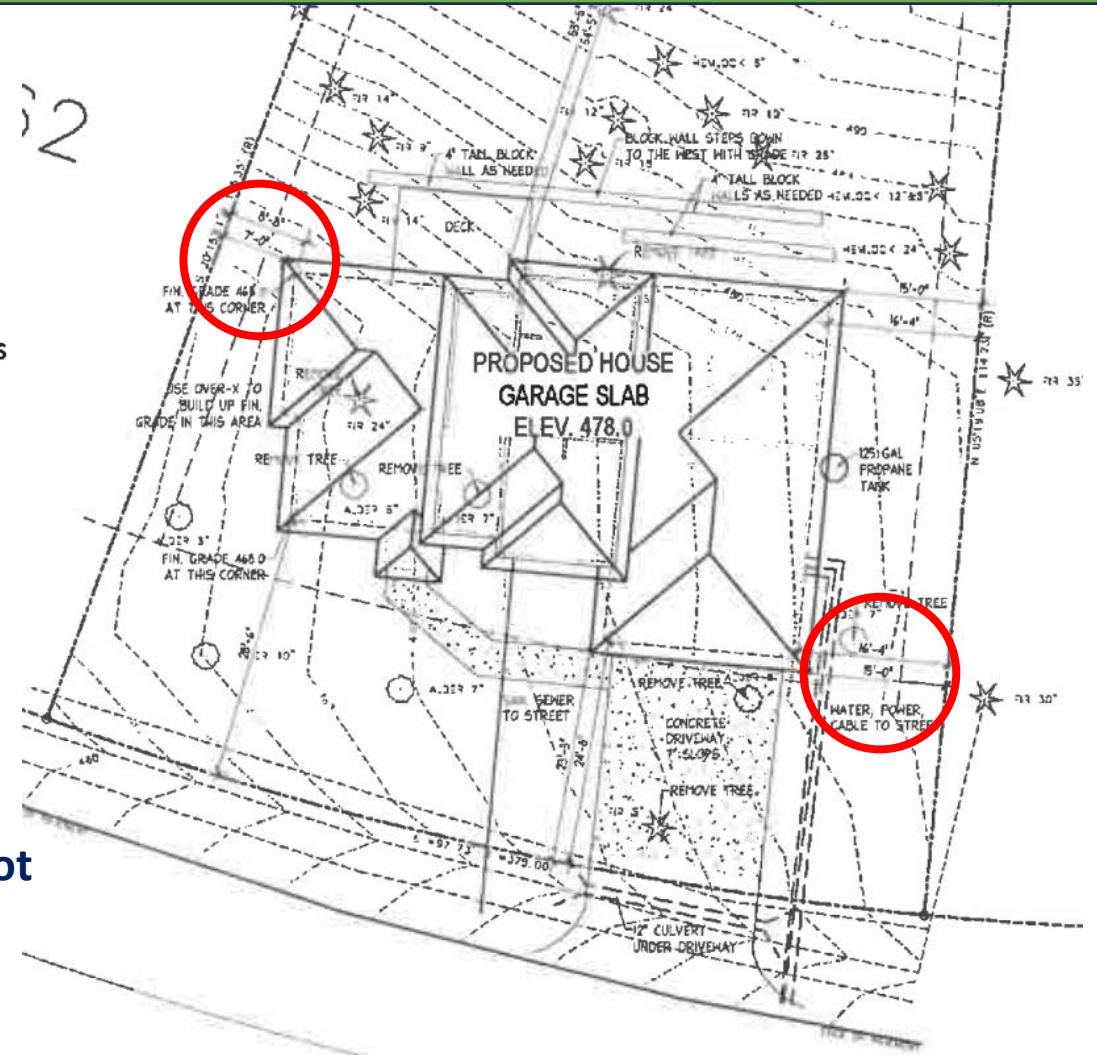
14.5.2

AC Inspector Notes:

Recommend ACC to review the following:

This was deferred from 7/6/2023 meeting. The following revisions have been made:

- House footprint has been moved away from east lot line, increasing setback to eaves from 6'-7" to 15'-0" in effort to protect the trees on adjacent lot 64.
- Additional retaining wall added to the rear of the home.
- Elevations pages show more accurate finished grades



Success on a tight lot

Property Coverage and Open Space Requirements:

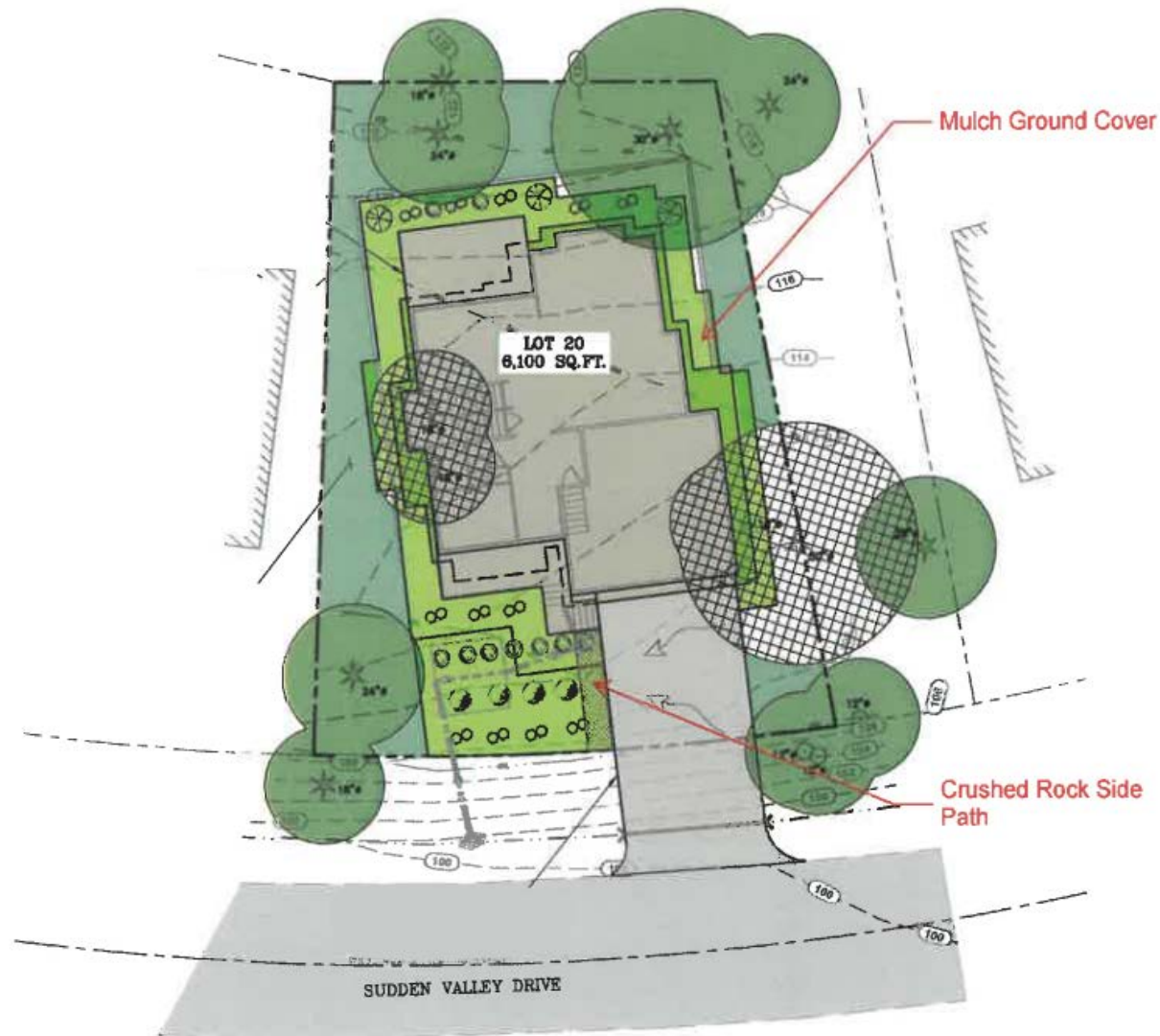
14.5.1

Additional requirement

Property Coverage Rule - The principle building and accessory structure footprint, inclusive of eave projections **and driveways** and exclusive of decks, shall occupy no more than thirty-five percent (35%) of the lot.

Property Coverage and Open Space Requirements:

14.5.1



Height: Definition 1 (30 ft. max) @5ft:
Definition 2 (20ft. max) @ 10 ft: 19.3'

Driveway Slope: (25% max): 26.8%

Property Coverage: (35% max): 34.6%

Open Space: (50% min): 55%

Structure requirements - Hot Tubs

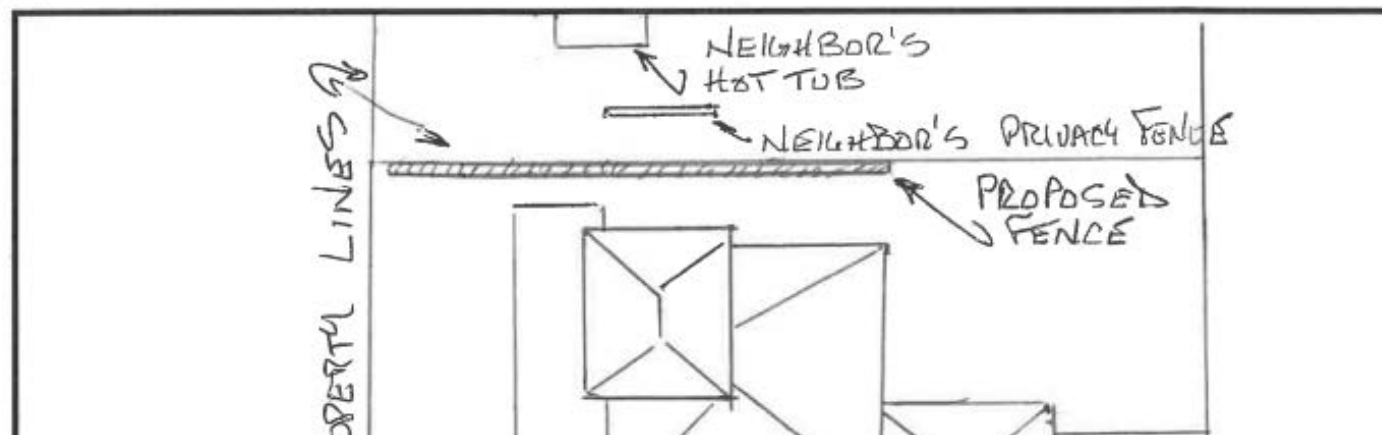
14.6.7

Additional requirement

Hot tubs must be screened from view of adjacent properties and roads by a privacy panel or similar design consistent with the design of the main structure (house).

Structure requirements - Hot Tubs

14.6.7



Give a full description, additional considerations, and attach additional information if needed:

PRIVACY FENCE IS REQUESTED ALONG SW PROPERTY LINE, AS SHOWN, TO BLOCK NEIGHBOR'S HOT TUB (FULL VIEW) * DESPITE NEIGHBOR'S "PRIVACY FENCE". FENCE TO BE BUILT ATD STE. WALL

AC Staff Comments:

*NOTE: NEIGHBOR USES HOT TUB WITHOUT CLOTHING, IN FULL VIEW FROM OUR DINING ROOM & DECK. WE HAVE GRANDKIDS AND GUESTS WITH CHILDREN IN OUR HOME.
PICS UPON REQUEST

Drainage requirements – Driveway Culverts

14.5.7 (b)

Additional requirement

Within SVCA road right-of-way, **the abutting property owner** is responsible for culvert maintenance, including keeping ditches and ends of culvert pipes clear of debris that could impeded water flow. Should replacement or repair of any damaged or improperly installed culvert become necessary, it shall be the responsibility of the abutting property owner to replace or repair said culvert upon notice from SVCA.

Drainage requirements – Driveway Culverts

14.5.7 (b)

- In SVCA, culverts are installed by property owners if their driveway crosses a ditch. The design and placement of the culvert is approved as part of the standard new construction submittal process.
- Culverts are installed in SVCA's Right of Way (ROW) and require a revocable encroachment permit application to be approved by SVCA staff. This approval process ensures that construction in the ROW will not negatively affect drainage or maintenance of the ROW.
- Since homeowners install the culverts, it doesn't make sense for SVCA to assume the responsibility to maintain them.
- This proposed change would align SVCA with Whatcom County, where maintenance of driveway culverts is the responsibility of the property owner.



Community Feedback