



Long-Range Planning Committee Regular Meeting

July 3, 2025, 6:30 PM, MULTIPURPOSE ROOM A

1) Call to order

2) Land Acknowledgement & Anti-Racism Statements

Land Acknowledgement

I would like to begin by acknowledging that we gather today on the ancestral homelands of The Coast Salish Peoples.

Anti-Racism Statement

The Sudden Valley Community Association (SVCA) stand against racism in all forms

3) Roll Call

Ray Meador, Chair, Rick Asai, Vice Chair, Adam Tullis, Adam Phillips, April West, Chad Avery, Elizabeth Huthert, Gary Bara, Ken Van de Polder, Mitch Waterman

4) Adoption of Agenda

5) Adopt Minutes from June 5, 2025

6) Announcements:

7) Sub-Committee Coffee – Elizebth and April proposal from candidate for coffee in SV 15min

8) Sub-Committee Parking – Ken and Chad

9) Sub-committee Solar Panels on Runway – Mitch and Rick

10) Sub-committee assisted Living – Elizebeth and Ray

11) Feedback from Community

12) Barn 6 has a rendering picture. Final costs next week from architect.

Adjournment

Next meeting: August 7, Thursday 6:30 pm Multipurpose Room

Minutes
Long Term Planning Committee
June 5, 2025

- 1) Call to order: 6:37pm
- 2) Land acknowledgement & anti-racism statements:

Land Acknowledgment

I would like to begin by acknowledging that we gather today on the ancestral homelands of the Coast Salish Peoples

Anri-racism Statement

The Sudden Valley Community Association (SVCA) stands against racism in all forms.

- 3) Roll call: Ray Meador-chair, Rick Asai-vice chair(remote), Chad Avery, Gary Bara(remote), Elizabeth Huthert, Adam Phillips(unexcused), Ken Van de Polder, Mitch Waterman, April West. Observers: Jeannine Harbor; Taimi Van de Polder, BOD Vice-chair.

- 4) Adoption of the agenda: approved, with suggestion for future meetings to have general discussion among committee members

- 5) Adopt minutes: minutes adopted as amended

- 6) Announcements: none

- 7) Parking Revenue non-residents. Ken & Chad presented survey of current and possible future parking spaces at AM/PM beaches, rotunda, dog park, marina & dry slip area. Plan is to have owners obtain stickers to put on windshield, and then have recreational staff or security count how many cars are parked, especially on weekends; and how many vacant parking spaces during the day. This will help determine if we have enough parking spaces, and if not enough how many non-resident vehicles are using our spots. It was noted that if we increase the number of parking spaces, we may need to increase the number of handicapped parking too. So this summer will be a fact finding study. Then if we need non-resident parking plan, various proposals can be researched for feasibility within RCW. Ray thanked them for their work.

- 8) Solar proposal. Mitch & Rick. Mitch presented two options for constructing a solar field array on a portion of the old airstrip. PSE has 2 programs; one is built and owned by SVCA and generates kWh credits to be used against our energy consumption. Any extra energy generated is forfeited on March 31 each year, so no buy back. The other option is for PSE to build, own and maintain the solar field, and they would just pay us a lease on the land. No financial risk with this option. The committee was in support of submitting a proposal to the BOD so that a formal application could then be submitted to PSE for their review and consideration. Mitch and Rick will submit a request.

- 9) Assisted Living Facility. Ray & Elizabeth presented a possibility to work with a commercial realtor/developer to lease then land for this use. This would not put the SVCA in charge of or at risk for developing the property. It was generally agreed that assisted living communities are in high demand and generate positive income streams. They are waiting to hear back from the developer. If they get turned down they will approach another developer.

- 10) Coffee Shop. April & Elizabeth presented that they had reviewed multiple options and locations, but favoring space in the clubhouse at this time. It was suggested that outreach be made to a local successful coffee vendor for an assessment of feasibility. Items could include

coffee, breakfast items, sandwiches, ice cream, etc. It was pointed out that it was within walking distance of the library and recreation corridor too, without walking on golf course or busy streets.

11) community feedback; informally, positive

12) update barn 6; Ray, Ken, Elizabeth, Mitch; draft layouts were shared, viewed and discussed; Ray and Mitch will meet with architect for final discussion before getting cost to build estimates.

Next meeting: July 3, 6:30pm Multipurpose Room A

Adjourned 8:02pm