



Sudden Valley Community Association Architectural Control Committee

Date 05/07/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Jo Jean Kos, Patric Zwolenski, Dan Vink, Terry Niblack

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Ed Danch (Item 9), David Shportko & Bogdan Shulga (Items 11, 12 & 13), Chad Schmitt (Items 14 & 15 and 27), Robin Ray Hunt JR (Item 16), Paul Simpson (Item 19), Craig Tekgenhoff (Items 20 & 21), Jeff Mildner (Item 26), Katrina Munsterrman (Item 31), Emma Brown (Item 33), Ilya Shportko (Items 36 & 37), Carol Pemberton, Lukas & Danielle Holland, Jay Fasteen, Whitney, Will Savchuk, Sunny Palmtag (Guest Observers)

Item – 1	Approval of 05/07/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 04/16/2025 ACC Meeting Minutes
Item – 4	42 North Point Dr, G1, Ext Alt (Lighting) Resubmission
Item – 5	42 North Point Dr, G1, Tree (Remove 1 Tree & 2 Shrubs)
Item – 6	46 North Point Dr, G1, Ext Alt (Gas Meter)
Item – 7	46 North Point Dr, G1, Tree (Remove 1)
Item – 8	2 Jubilee Ln, G1, Tree (Limb 15) – Withdrawn at property owners request
Item – 9	32 Lake Louise Dr, G2, New Construction
Item – 10	13 Orchid Ct, G2, Tree (Remove 3)
Item – 11	7 Orchid Ct, G2, New Construction
Item – 12	7 Orchid Ct, G2, Variance (Height)
Item – 13	7 Orchid Ct, G2, Variance (Side Set-Back)
Item – 14	18 Sparrow Ct, G2, New Construction Resubmission - In Concept
Item – 15	18 Sparrow Ct, G2, Variance (Side setback) Resubmission - In Concept
Item – 16	14 Nighthawk Cir, G2. Tree (Remove 2)
Item – 17	69 Lake Louise Dr, G2, Ext Alt (Free Library)
Item – 18	69 Lake Louise Dr, G2, Fence (Pet)
Item – 19	2 Morning Beach Dr, G2, Fence (Pet)
Item – 20	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel)



Item – 21	3 Austin Creek Ln, G3, Variance (Lot Coverage)
Item – 22	43 Rocky Ridge Dr, G3 Fence (Pet)
Item – 23	43 Rocky Ridge Dr, G3 Fence (Protection)
Item – 24	370 Sudden Valley Dr, G3, Ext Alt (Deck & Railing)
Item – 25	39 Inglewood Pl, G3, Ext Alt (Stairway & Path)
Item – 26	26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept</i>
Item – 27	26 Jasper Ridge Ln, G3, New Construction
Item – 28	24 Maple Ct, G3, Ext Alt (Parking)
Item – 29	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck) <i>Resubmission</i>
Item – 30	1 Green Hill Rd, G3, Ext Alt (Free Library)
Item – 31	29 Maple Ct, G3, Fence (Pet)
Item – 32	4 Autumn Vista Pl, G3, Ext Alt (Hot Tub)
Item – 33	6 Pinto Creek Ln, G5, Ext Alt (Catio)
Item – 34	10 Loganberry Ln, G5, Ext Alt (Deck) <i>Resubmission</i>
Item – 35	8 Misty Ridge Ct, G9, Ext Alt (Paint)
Item – 36	10 Shooting Star Ct, G13, Const Change (D/W Slope & Retaining Wall)
Item – 37	10 Shooting Star Ct, G13, Variance (D/W Slope)
Item – 38	8 Shooting Star Ct, G13, 1st Extension (New Home) <i>Six Months</i>
Item – 39	8 Shooting Star Ct, G13, Const Change (Deck & Paint)
Item – 40	8 Shooting Star Ct, G13, Const Change (Retaining Walls)
Item – 41	6 River Ridge Loop, G13, Ext Alt, (Catio)
Item – 42	ACC Statement on Marina Dog Park Fencing

**Meeting Called to Order 9:06 AM**

Item – 1	Approval of 05/07/2026 ACC Meeting Agenda	Video 00:00:33 – 00:02:47
Comments:	Agenda modified to add item #42: ACC Statement on Marina Dog Park Fencing	
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

Item – 2	Property Owners Comments	Video 00:02:55 – 00:03:30
Comments:	Construction update provided on 8 & 10 Valley View Cir. And more at: Video 00:04:57 – 00:11:58	
Discussion:	Discussion about activity on Maple Ct.	
Action:		Motion: N/A

Item – 3	Consent Agenda – Approval of the 04/16/2026 ACC Meeting Minutes	Video 00:03:40 – 00:04:49
Comments:		
Discussion:	(Patric abstains due to absence)	
Action:	Approved	Motion: Dan Majority

Item – 4	42 North Point Dr, G1, Ext Alt (Lighting) <i>Resubmission</i>	Video 02:32:05 – 02:35:53
Comments:	The lighting does not fit within Sudden Valley policy and guidelines.	
Discussion:		
Action:	Denied	Motion: Dan Unanimous

Item – 5	42 North Point Dr, G1, Tree (Remove 1 Tree & 2 Shrubs)	Video 02:35:56 – 02:36:26
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 6	46 North Point Dr, G1, Ext Alt (Gas Meter)	Video 00:36:36 – 00:36:48
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 7	46 North Point Dr, G1, Tree (Remove 1)	Video 00:36:59 – 00:38:42
Comments:	The tree removal requires a replacement. Recommendation is with a small native tree.	
Discussion:		
Action:	Approved	Motion: Terry Unanimous



Item – 8	2 Jubilee Ln, G1, Tree (Limb 15) – Withdrawn by property owner		Video 00:36:15 – 00:52:43
Comments:			
Discussion:			
Action:		Motion:	

Item – 9	32 Lake Louise Dr, G2, New Construction		Video 01:15:56 – 01:39:05
Comments:	Provide an Arborist Report on the likelihood of survival of the trees impacted by the Utility Connections. Provide stamped & signed Engineering Plans on retaining wall. Provide overview of Utility connections.		
Discussion:	Require either moving the house or getting a letter from the neighbors saying that the design and size are acceptable to them.		
Action:	Denied	Motion: Dan	Unanimous

Item – 10	13 Orchid Ct, G2, Tree (Remove 3)		Video 02:39:04 – 02:41:39
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 11	7 Orchid Ct, G2, New Construction		Video 01:39:14 – 01:49:10
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	7 Orchid Ct, G2, Variance (Height)		Video 01:39:14 – 01:49:10
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	7 Orchid Ct, G2, Variance (Side Set-Back)		Video 01:39:14 – 01:49:10
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 14	18 Sparrow Ct, G2, New Construction <i>Resubmission - In Concept</i>		Video 01:49:30 – 02:01:11
Comments:	Side set-back includes a retaining wall and needs a Variance.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous



Item – 15	18 Sparrow Ct, G2, Variance (Side setback) <i>Resubmission - In Concept</i>		Video 01:49:30 – 02:01:11
Comments:			
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 16	14 Nighthawk Cir, G2. Tree (Remove 2)		Video 00:20:48– 00:23:15
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 17	69 Lake Louise Dr, G2, Ext Alt (Free Library)		Video 02:41:55 – 02:44:51
Comments:	Resubmit with more precise information about placement and anchorage.		
Discussion:			
Action:	Denied	Motion: Patric	Unanimous

Item – 18	69 Lake Louise Dr, G2, Fence (Pet)		Video 02:45:30 – 02:53:55
Comments:	Remove the fence posts. If resubmitting the request with the fence more to the side of the house		
Discussion:	remember to stake & string the area.		
Action:	Denied	Motion: Dan	Unanimous

Item – 19	2 Morning Beach Dr, G2, Fence (Pet)		Video 00:23:23 – 00:36:04
Comments:	Change the 28' fence length on Marigold to 20'.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 20	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel)		Video 01:00:10 – 01:15:45
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	3 Austin Creek Ln, G3, Variance (Lot Coverage)		Video 01:00:10 – 01:15:45
Comments:	Work with the AC Inspector to lower the coverage number.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous



Item – 22	43 Rocky Ridge Dr, G3 Fence (Pet)		Video 02:56:09 – 03:03:37
Comments:	Approved for a 5'. Please submit a Variance for incursion into the set-back.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 23	43 Rocky Ridge Dr, G3 Fence (Protection)		Video 03:03:46 – 03:05:21
Comments:	The temporary fence can be held for up to 1 year.		
Discussion:			
Action:	Denied	Motion: Dan	Unanimous

Item – 24	370 Sudden Valley Dr, G3, Ext Alt (Deck & Railing)		Video 03:05:38 – 03:06:02
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 25	39 Inglewood Pl, G3, Ext Alt (Stairway & Path)		Video 03:06:10 – 03:07:04
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 26	26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept</i>		Video 00:45:20 – 00:59:29
Comments:	Detached structure should have a breezeway.		
Discussion:			
Action:	Denied	Motion: Dan	

Item – 27	26 Jasper Ridge Ln, G3, New Construction		Video 02:01:33 – 02:12:09
Comments:	Provide revised Stormwater plans in compliance with WA State buried systems. Change the acid washed /		
Discussion:	bubble glass on the light fixture to frosted glass.		
Action:	Approved	Motion: Dan	Unanimous

Item – 28	24 Maple Ct, G3, Ext Alt (Parking)		Video 03:07:12 – 03:10:16
Comments:			
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous



Item – 29	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck) Resubmission		Video 03:10:27 – 03:10:43
Comments:			
Discussion:			
Action:	Approved`	Motion: Terry	Unanimous

Item – 30	1 Green Hill Rd, G3, Ext Alt (Free Library)		Video 02:54:03 – 02:55:22
Comments:	Resubmit with more precise information about placement and anchorage. The ACC is in favor of free		
Discussion:	libraries.		
Action:	Denied	Motion: Patric	Unanimous

Item – 31	29 Maple Ct, G3, Fence (Pet)		Video 00:12:02 – 00:20:33
Comments:	Resubmit with alternate suggestions.		
Discussion:			
Action:	Denied	Motion: Patric	Unanimous

Item – 32	4 Autumn Vista Pl, G3, Ext Alt (Hot Tub)		Video 03:10:50 – 03:12:28
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 33	6 Pinto Creek Ln, G5, Ext Alt (Catio) / (aka 5 Arabian Way)		Video 00:36:08 – 00:43:10
Comments:	Roof of Catio must be same as roof on house or remove the roof on Catio and leave wood slats in place.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 34	10 Loganberry Ln, G5, Ext Alt (Deck) Resubmission		Video 03:12:39 – 03:13:18
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 35	8 Misty Ridge Ct, G9, Ext Alt (Paint)		Video 03:13:45 – 03:14:11
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 36	10 Shooting Star Ct, G13, Const Change (D/W Slope & Retaining Wall)		Video 02:12:11 – 02:16:21
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 37	10 Shooting Star Ct, G13, Variance (D/W Slope)		Video 02:16:40 – 02:22:10
Comments:	Entire driveway must be raked finish and areas over 15% grade should be heated.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 38	8 Shooting Star Ct, G13, 1st Extension (New Home) <i>Six Months</i>		Video 02:22:22 – 02:29:50
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 39	8 Shooting Star Ct, G13, Const Change (Deck & Paint)		Video 02:22:22 – 02:29:50
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 40	8 Shooting Star Ct, G13, Const Change (Retaining Walls)		Video 02:22:22 – 02:31:27
Comments:	Provide a more detailed landscape plan describing the retaining wall (i.e., placement, height, width,		
Discussion:	Draining plans, etc.)		
Action:	Denied	Motion: Dan	Unanimous

Item – 41	6 River Ridge Loop, G13, Ext Alt, (Catio)		Video 03:14:22 – 03:17:11
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 42	ACC Statement on Marina Dog Park Fencing		Video 03:17:16 – 03:29:08
Comments:	Re-work statement's last and second to last paragraphs. Circulate electronically to the ACC when done.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Meeting Adjourned at 12:40 PM