



Sudden Valley Community Association Architectural Control Committee

Date 09/03/2026

Time 9:00 AM

Location - Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Kumiko Juker, Allen Helvajian
Observers:	David Shportko (Item 6), Boris Shantar (Item 7), Oleh Kharko (Item 8), Terri Young (Items 9), Levi Heeringa (Items 13 - 16), Ken Rutz (Item 20)

Item – 1	Approval of 09/03/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 08/20/2026 ACC Meeting Minutes
Item – 4	4 North Point Dr, G1, Tree (Remove 1)
Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)
Item – 6	7 Orchid Ct, G2, Const Change (Landing)
Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)
Item – 8	22 Bigleaf Ln, G5, Const Change (Remove Tree)
Item – 9	34 Louise View Dr, G5, Const Change (Paint)
Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)
Item – 11	18 Clematis Ln, G5, Variance (Side Setback)
Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) <i>Six Months</i>
Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)
Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)
Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)
Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)
Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)
Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna) Withdrawn by Homeowner
Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)
Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)

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

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda		Video 00:00:07 – 00:01:04
Comments:	Modify Item #8 from a Tree Removal Request to a Construction Change Request.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 2	Property Owners Comments		Video 00:01:07 – 00:01:29
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes		Video 00:01:31 – 00:01:57
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Majority (Patric abstains)

Item – 4	4 North Point Dr, G1, Tree (Remove 1)		Video 00:35:40 – 00:49:26
Comments:	The request to remove the tree because of a gas line is denied. The ACC would like to see an alternative		
Discussion:	routing analysis for the gas line.		
Action:	Denied	Motion: Dan	Unanimous

Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)		Video 00:49:31 – 00:50:09
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 6	7 Orchid Ct, G2, Const Change (Landing)		Video 00:33:07 – 00:34:34
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)		Video 00:34:42 – 00:35:15
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 8	22 Bigleaf Ln, G5, Tree (Remove 1)		Video 00:02:04 – 00:16:50
Comments:	Resubmit and provide a Landscape Plan showing removal of nine (9) existing trees and replanting them at		
Discussion:	a ratio of 3:1 (e.g., 27 plants) using woody shrubs and small trees of at least 5' in height. Follow Whatcom County guidance for replanting in a watershed.		
Action:	Denied	Motion: Daniel	Unanimous

Item – 9	34 Louise View Dr, G5, Const Change (Paint)		Video 00:31:41 – 00:32:55
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)		Video 00:50:28 – 00:53:53
Comments:	You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 11	18 Clematis Ln, G5, Variance (Side Setback)		Video 00:50:28 – 00:53:53
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) <i>Six Months</i>		Video 00:54:02 – 00:54:15
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)		Video 00:16:55 – 00:20:32
Comments:	Use only pressure treated wood. You may not use wood treated with creosote.		
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)		Video 00:55:55 – 00:58:35
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by Homeowner	Motion:	

Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)		Video 00:58:51 – 01:03:45
Comments:	Resubmit with a site plan drawing showing the property line in relation to the fence and more specificity		
Discussion:	about the style, height, and color of the fence. Painting the fence blue is not approved.		
Action:	Denied	Motion: Terry	Unanimous

Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)		Video 00:20:54 – 00:31:40
Comments:	Removal of the Maple tree is not part of this approval. Please complete and submit a REPA and pay the		
Discussion:	Tier 3 Remodel Fee of \$1,700.00 before starting any work.		
Action:	Approved	Motion: Dan	Unanimous

Meeting Adjourned at 10:11 AM