

**BBVCC**  
**ARCHITECTURAL CONTROL COMMITTEE**  
**REGULAR MEETING**

April 4, 2023 7PM

Via ZOOM [www.zoom.com](http://www.zoom.com) MEETING ID: 885-8656-9122 PW: 8055

**MINUTES**

**CALL TO ORDER** 7:00 PM

Bev Franklin (chair in Marion Harmon's absence), Rich Santi, Michael Stringam, Harry Shearer, Frank Sanchez, Llew Johnson

Debbie Johnson, Beth Haskin, Greg Cosford, Don Shank, Timothy Murphy, Sherri Backstrom, Dave Owen, Susie Walker, John Urrico, James Paradis, Diane Gascon

**OPEN FORUM:**

Dave Owen requested clarification on whether increasing the size of an existing shed will require a major project permit. It was communicated that the finish size of the shed is what determines the application & county permit requirements.

**RATIFY MINUTES:** March 7, 2023 - Motion by Michael Stringam, seconded by Llew Johnson – Approved.

**OLD BUSINESS:**

*Projects under old business were approved pending completion of application at previous meeting. The following is a matter of record.*

- A. 162568- 8252 Comox Rd - Deck Replacement (missing site plan & impervious surface calculation provided)
- B. 162598 - 5604 Salish - Driveway (impervious calculations provided)
- C. 162697 - 5508 Coquitlam - Tree Removal (BBVCC permission granted)

**NEW BUSINESS:**

- A. 150662 - 5403 Salish Rd - New Home – Motion by Llew Johnson to recommend approval of plans and height variance to meet county requirements, seconded by Frank Sanchez - Approved
- B. 162693 - 8208 Cowichan Rd – Shed Motion by Llew Johnson, seconded by Michael Stringam – Approved.
- C. 162725 - 5403 Salish Rd - Variance Request - Rear Setback – Motion by Michael Stringam to recommend board approve set back variance, seconded by Harry Shearer - Approved
- D. 164013 - 8134 Coquitlam - Pergola & Gates – Motion by Llew Johnson to Deny based on ACC not having authority to classify project as a minor. ACC will suggest the Board approve this project at the April 20 meeting.
- E. 164014 - 8098 Cowichan Rd - Tree Removal – Motion by Rich Santi, seconded by Llew Johnson - Approved
- F. 164107 - 5526 Salish Rd - Retaining Wall – Motion by Michael Stringam, seconded by Rich Santi – Approved.

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**GM APPROVALS:**

- A. 164012 - 8165 Comox Rd - Fence Replacement
  - B. 164015 - 8087 Kispiox Rd - Fence / Gates
- Llew moved to approve applications 164012 & 164015 approved by the General Manager, seconded by Michael Stringam - Approved

**ADDITIONAL DISCUSSION:**

Llew Johnson discussed a discrepancy in Whatcom County building code requirements regarding setbacks of sheds from existing structures. Whatcom County allows for an exemption for sheds under 200 square feet provided, among other things, that the structure is 10ft from existing structures or 6 ft between eaves. The county has sent an email exempting the 10 ft rule and fire protection standards contrary to their rules. The committee will ask the Board of Directors to add this to the next Board meeting agenda on April 20<sup>th</sup>.

Committee members discussed moving the meeting time and acknowledged that it would be reasonable to wait until a hybrid meeting is available.

**ADJOURNMENT:** Motion by Frank Sanchez, seconded by Michael Stringam – Adjourned at 8:35 PM