

BBVCC
ARCHITECTURAL CONTROL COMMITTEE
REGULAR MEETING
January 2, 2024
Meeting Minutes

Committee Members Present	Committee Members Absent
Bev Franklin - Board liaison	Michael Stringam
Rich Santi	
Harry Shearer – Board Liaison	
Frank Sanchez	
Lisa Guthrie	
Staff	
David Franklin, GM & Debbie Johnson, Asst GM	
Members	
5519 Salish Rd – Kirk Martin	
5543 Salish Rd – Dori O’Dell	
5531 Salish Rd – Jeff Mulryan	
8081 Niska Rd – Jim Visbeek	
5781 Nakat Way – (Architect)	

CALL TO ORDER: Roll call was taken, Harry Shearer was appointed as the chairperson, as Marian Harmon has completed her term. It was confirmed that a quorum was present. The meeting was called to order at 10:00am.

OPEN FORUM: There were no members in attendance requesting to speak.

RATIFY MINUTES: December 5, 2023

Motion: Lisa Guthrie Second: Frank Sanchez

Motion: **Approved**

NEW BUSINESS:

A. 183252 – 5531 Salish Rd – New Home Application

Motion: Bev Franklin makes motion to approve application contingent upon 1. verification of Whatcom county BFE height 2. recommendation by lakes and drainage committee for installation of footings and stormwater to be routed to culvert at the golf course, confirmed by a civil engineer 3. subject to board approval 4. costs of drainage be paid by the applicant. Second: Rich Santi

Discussion: Drainage plan has not been provided

Motion: Approved

B. 183251 – 5531 Salish Rd – Variance Request - Hearing

Motion: Frank Sanchez made a motion to recommend to the board of directors that they approve this variance request at the 1/18/24 board meeting. Second: Harry Shearer

Motion: Approved

Discussion: Applicant states the requested variance does not exceed the placement of the surrounding homes on the golf course. Other homes stick out further into the golf course than what he is requesting. Kirk Martin doesn't see a hardship for building on this lot with the required setbacks and this request doesn't meet the requirements for suggested approval to the Board. Dori O'Dell is a neighbor in support of the design and the variance. ACC Members have reached consensus that the placement is respectful to the surrounding neighbors and fits in the neighborhood.

C. 183254 – 8081 Niska Rd – Detached Garage

Motion: Lisa Guthrie on condition of a Whatcom County permit and Whatcom County waives the setback requirement. Second: Frank Sanchez

Motion: Approved

D. 183351 – 5781 Nakat Way – New Home Application

Discussion: No stormwater drainage plan provided; architects (on behalf of the owner) are looking for feedback on their application as they are requesting a variance hearing which will not be held until March 5th. Committee discusses the probability of variance approval. ACC did not vote on this project as it is incomplete and will likely not recommend approval for the variance. Notice of variance hearing will still be sent out for a March 5th hearing.

E. 183453 – 5842 Salish Rd – Tree Removal

Motion: Harry Shearer makes a motion to deny due to incomplete application. Second: Rich Santi

Discussion: Committee is considering whether Rawls tree service has a certified arborist as we have not received a certified arborist report.

Motion: Approved - Application Denied

F. Changes to Architectural Rules & Regulation for Board Ratification on 1/18/24

Motion: Lisa Guthrie Second: Frank Sanchez

Amend ACC R&R 5.7.3 Detached Structures greater than 200 square feet will be considered a "Major Project" and subject to all ACC R&R all defined requirements. And further, to amend ACC R&R 5.7.4 Sheds to consider structures less than 200 square feet to be considered "Minor Projects" and subject to all defined requirements.

Discussion regarding form revisions & workshops: Michael Stringam not present to participate in discussion. The committee will schedule another workshop to review and possibly approve forms. David Franklin has received feedback from Whatcom County regarding the setback requirement waiver. Krista Templeton will design the new ACC forms & applications.

ADDITIONAL DISCUSSION:

- A. Drainage
- B. New ACC Members needed.
- C. A new chairperson will be nominated as Marion Harmon has completed her term.

ADJOURNMENT: The meeting adjourned at 12:16pm

Motion: Harry Shearer Second: Rich Santi