

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE REGULAR MEETING
TUESDAY, JUNE 14, 2016, 5:30 P.M.**

MEETING LOCATION: 451 Spring Creek Parkway, Spring Creek, NV

CALL TO ORDER: Chairperson Parker called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE:

COA MEMBERS PRESENT: Chair Diane Parker, Members: Benjamin Cortez,
Donna Solomon (Arrival @ 5:45p.m.)

MEMBERS ABSENT: Vice Chair Richard Copeland

VACANCY: there is one (1) vacancy on the COA

SCA STAFF MEMBERS PRESENT: SCA President Bahr, COA Secretary Dunlap

COMMENTS BY THE GENERAL PUBLIC: None.

I. NEW BUSINESS:

- A. 170 CASCADE DR. (102-010-048): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR ONE (1) PIG ON 1.32 AC AT 170 CASCADE DRIVE AND MATTERS RELATED THERETO.** The property owner was not present. Chair Parker stated she had driven by the property and did not see any enclosure for the animal. At the May 10, 2016 COA meeting Secretary Dunlap stated she had notified the property owner that they need to come in and provide information on where the animal enclosure is to be located on the property. The property owner had not responded by the May 10, 2016 meeting. Secretary Dunlap provided the members this meeting with a Google Earth image of the property in question, and stated consideration should be made as this is an FFA project and the PO already has the animal. A motion was made by Chair Parker to approve the permit for one (1) pig provided the location of a proper enclosure to house the animal is provided and that the enclosure meets the setback guidelines. Member Solomon seconded the motion. Vote was called; motion carried 3-0.
- B. 823 BRONCO DR. (403-003-025): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR TWO (2) PIGS ON 1.02 AC AT 823 BRONCO DRIVE AND MATTERS RELATED THERETO.** The property owners were not present. Both Chair Parker and Member Cortez had driven by the property and stated that the area where the animals will be housed appears to be satisfactory. Chair Parker moved to approve the livestock permit. Member Cortez seconded the motion. Vote was called; motion carried 3-0.
- C. 974 OAKMONT DR. – (402-015-003): REVIEW AND DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR ONE (1) VIETNAMESE MINI PIG ON 1.03 AC AT 974 OAKMONT DRIVE AND MATTERS RELATED THERETO.** The property owner was not present. Member Solomon questioned whether the current enclosure is too close to the home. Secretary Dunlap stated that the requirement only

encompasses the property setback lines, not distance from the home, also that the understanding is that this will mostly be an indoor pet. Chair Parker moved to approve the livestock permit for one (1) Vietnamese Mini Pig. Member Solomon seconded the motion. Vote was called: the motion carried 3-0.

- D. **259 SPRING VALLEY PKWY. – (201-004-001A): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A 5.5' X 21' COMMERCIAL MESSAGE SIGN ON A POLE AT THE SCOREBOARD AND MATTERS RELATED THERETO.** The property owner was not present. Chair Parker questioned if this property had a previous sign permit approved last year for the same location. Secretary Dunlap stated that the COA did approve a sign last year, however they did not move forward with the previous design. Chair Parker moved to approve the commercial message sign permit for the Scoreboard. Member Cortez seconded the motion. Vote was called; the motion carried 3-0.
- E. **DISCUSSION WITH ELKO COUNTY DIRECTOR OF BUILDING AND SAFETY, TOM INGERSOLL, AND ASSISTANT COUNTY MANAGER, RANDY BROWN, REGARDING THE COUNTY INSPECTION PROCESS AND MATTER RELATED THERETO.** Both Tom Ingersoll and Randy Brown were in attendance at the meeting. It was suggested that a memorandum of understanding be produced by the SCA COA citing the COA's intent to work with Elko County in developing good policies that assure County building permits are in effect for all required SCA construction projects and that inspections assure that COA and County regulations have been followed. Mr. Brown stated that Elko County has had issues with contractors in the past; that Elko County inspectors are not licensed surveyors and cannot assure structures meet setback/boundary requirements. He suggested the COA research whether DOR's and/or Bylaws would allow for a required survey to accompany applications for construction permits. He also stated he would be willing to take COA recommendations on these matters to the County Commission with SCA BOD approval. President Bahr also questioned the problem where no permits have been issued for some past and current projects and whether the County pursues these potential building violations. Mr. Brown stated that the County has gotten away from violations but they do "Red Tag" projects underway that have no permits when they find them. Member Solomon asked if the County is responsible for plat markings; Brown stated there is no liability with tract layouts/markings but that he would have no problem asking the County to require surveys along with issuing permits as mentioned earlier. Chair Parker also questioned whether perc tests are required to determine if plats/sites are livable or not livable. Brown indicated that the NV State Health Dept. requires perc test results be submitted and that the County requires that evidence before issuing residential building permits: copies can be provided if perc tests have in fact have been done. Discussion was opened for public comment. Member Solomon asked about Post Office boxes and access driveways. President Bahr stated that the issue is being handled through SCA legal channels that would require the United States Postal Service be responsible for maintaining those features.

II. UNFINISHED BUSINESS:

- A. **REVIEW AND DISCUSSION REGARDING THE FEASIBILITY OF COA MEMBERS AND/OR SCA STAFF CONDUCTING VISUAL PRE/POST INSPECTIONS FOR BUILDING PERMITS APPROVED BY THE COA AND MATTERS RELATED THERETO.** President Bahr stated that she has a meeting scheduled with the SCA insurance provider on June 15, 2016 and will be checking to see if there is provision for coverage of COA members to go on properties to perform inspections. This item is tabled pending the outcome of that meeting.

- III. APPROVE MINUTES FROM THE MAY 10, 2016 COA MEETING.** Chair Parker moved to accept the minutes of the May 10, 2016 COA meeting as written. Member Cortez seconded. Vote was called; motion carried 3-0.
- II. APPROVE COMMITTEE OF ARCHITECTURE REVENUE REPORTS FOR MAY, 2016.** Chair Parker noted a clarification to add “who” the payment is for on the legal payments and moved to accept May, 2016 COA Revenue Reports with the adjustment. Member Solomon seconded. Vote was called; motion carried 3-0.
- III. COMMITTEE MEMBER AND STAFF REVIEW AND DISCUSSION OF CURRENT SCA DOR’S AND COA RULES & REGULATIONS AND MATTERS RELATED THERETO.** The review of SCA DOR’s continued from the May 10, 2016 meeting and covered the areas not previously reviewed and discussed at that time. President Bahr suggested the COA Rules and Regulations be reviewed at the July meeting. It was noted that the “Nuisance” Rule should include reference to excessive ATV activity.
- IV. COMMITTEE MEMBER AND STAFF COMMENTS.** None
- V. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, JULY 12, 2016 AT 5:30 P.M.**
- VI. MEETING ADJOURNED: 7:15 PM**