

**SPRING CREEK ASSOCIATION
COMMITTEE OF ARCHITECTURE REGULAR MEETING
TUESDAY, NOVEMBER 8, 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, Vice Chair Jill Holland, Member: Donna Solomon

COA MEMBERS ABSENT: Ben Cortez, Aleathe Beddow

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

COMMENTS BY THE GENERAL PUBLIC: None

I. NEW BUSINESS:

- A. 487 LYNX DR. (202-018-055): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR FIVE (5) SHEEP ON 1.66 ACRES AND MATTERS RELATED THERETO.** The property owners were not in attendance at the meeting. 4H leader, Brittany Plaisted, was present and explained the project for the property owner, Amanda Bailey. Property setbacks/boundaries as well as shelter accommodation and fencing were reviewed. Vice Chair Holland moved to approve the variance request for five (5) sheep at the aforementioned property; Member Solomon seconded the motion. Vote was called and motion carried 3-0.
- B. 679 THISTLE LANE (401-012-004): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR SEVEN (7) ALPINE GOATS ON 2.63 ACRES AND MATTERS RELATED THERETO:** The property owners were not in attendance at the meeting. COA Parker did a drive by evaluation of the property and stated she saw no problem with the requested permit. A review of the type and number of animals allowed on properties by SCA was reviewed. Member Solomon moved to approve the livestock permit for seven (7) alpine goats at the aforementioned property. Vice Chair Holland seconded the motion. Vote was called and the motion carried 3-0.
- C. 944 PEMBERTON DR. (403-014-010): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR THREE (3) ANGUS COWS ON 2.35 ACRES AND MATTERS RELATED THERETO:** The property owner, Ellen Parker-Owen, was present and explained the permit request. Chair Parker stated she did drive by for a property inspection and everything appears to be in order; she also explained the requirement to keep the manure cleaned up and disposed of appropriately. The project is for 4H and the youngsters explained their 4H aspirations. The property owners also have horses and appropriate shelters. Vice Chair Holland moved to approve the request for the livestock permit

for three (3) cows at the aforementioned property. Member Solomon seconded the motion. The vote was called and the motion carried 3-0.

D. 586 FLOWING WELLS LN. (301-002-031): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR FIVE (5) GOATS, TWO (2) PIGS AND ONE (1) ALPACA ON 2.35 ACRES AND MATTERS RELATED THERETO: The property owners were not in attendance at the meeting. Chair Parker stated that she had driven by for the purpose of reviewing the property setup and adequate shelter and space. Member Solomon moved to approve the livestock permit for five (5) goats, two (2) pigs and one (1) alpaca at the aforementioned property. The motion was seconded by Vice Chair Holland. The vote was called and the motion carried 3-0.

E. 514 GYPSUM DR. (202-025-032): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR THREE (3) GOATS ON 1.0 ACRE AND MATTERS RELATED THERETO: The property owners were not in attendance at the meeting. The property owner has been previously approved for a livestock permit for two (2) goats but has an additional goat and is reapplying for the permit for the third goat. Chair Parker moved to approve the livestock permit for the additional goat at the aforementioned property. Vice Chair Holland seconded the motion. The vote was called and the motion carried 3-0.

F. 518 SPRING CREEK PKWY. (101-003-020): REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A NUISANCE COMPLAINT OF EXCESSIVE ATV/MOTORCYCLE ACTIVITY ON THIS PROPERTY AND MATTERS RELATED THERETO. The property owners were not in attendance at the meeting. One phone call of complaint has been received from a neighboring property; two nuisance complaints have been received thus far. Chair Parker commented that some neighbors have allowed the children riding the ATV's to use their neighboring properties for riding ATV's as well. Cooperation with SCA to curb the noise by these property owners is not in evidence. Weeds are also a concern; while some weeds have been mowed, other weeds where the children ride their ATV's have not been mowed including the neighboring properties. The possibility of sparks being generated from the ATV's and resulting brush fires are a serious concern. The property owners have also received two notification letters that they are in violation of SCA regulations. Additional comment was offered by Member Solomon; specifically, the property owners have not taken the initiative to attend any COA meeting to address the nuisance complaints and state their plan of action to address the concerns. Member Solomon moved to refer the property at 518 Spring Creek Pkwy. to the Board of Directors for legal action. Vice Chair Holland seconded the motion. The vote was called and the motion carried 3-0.

G. 250 SPRINGFIELD PKWY. (304-006-009): REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR THREE (3) OBERHALSI GOATS, FIVE (5) SABLE SAANEN GOATS AND SEVEN (7) SAANEN GOATS ON 1.01 ACRES AND MATTERS RELATED THERETO. Russell and Carla Dietrich, the property owners, were present to explain the reason for the requested permit. Chair Parker raised the issue of whether the neighbors would have an issue with the additional animals they are requesting. The owners state they currently have had no issues with their neighbors; their goats are used for breeding to provide quality animals for 4H project participants. They have been involved in 4H programs both as leaders and as judges at 4H fairs. They reviewed their

property setbacks and shelter facilities to the committee. Chair Parker stated she has seen the property and it is clean and well maintained. The Committee's main concern is the number of animals being requested and protecting the SCA from possible complaints by neighbors regarding the number on animals being requested. The property owners explained they are very careful to keep their animals and their facilities clean and well cared for. Member Solomon moved to approve the livestock permit for the 15 goats requested at 250 Springfield Pkwy. The motion was seconded by Vice Chair Holland. The vote was called and the motion carried 3-0.

H. SAM MOORE – PERSPECTIVE BUYER OF 561 ASHCROFT LANE: MR. MOORE IS SEEKING COA APPROVAL FOR A HOME OCCUPATION OFFERING PHYSICAL THERAPY WITHIN THE OUTBUILDING LOCATED ON THIS PROPERTY AND MATTERS RELATED THERETO.

Mr. Moore was present to explain his request; he currently resides at an Ashcroft Lane address about a block from 561 Ashcroft Lane. He is purchasing the property in question for his residence; the property has an outbuilding to be used for his physical therapy facility which is his occupation. He is a licensed physical therapist with the State of Nevada. He would need to seek separate Elko County approval to conduct a physical therapy business from his home address. He is seeking the COA approval for this business prior to pursuing Elko County approval. Additional commentary and questions were forthcoming from the Committee to clarify the scope of the project and plans to promote this business. President Bahr questioned the issue of setting a precedent for other property owners who may want to seek approval to run other types of business from properties they might own. The access to the outbuilding would be to the back of the property; not using the access to the residence on Ashcroft Lane. Mr. Moore sought additional clarification on the process to build a new commercial facility versus improving the current outbuilding and how the COA handles that type of request. He is working with a contractor to assess what improvements might be made to the current outbuilding. If the contractor recommends it would be better to build a new facility in lieu of improving the current structure, he wanted to understand the process. Chair Parker moved to approve the request to operate a Home Occupation for Physical Therapy at 561 Ashcroft Lane. Vice Chair Holland seconded to motion. The vote was called and the motion carried 3-0.

I. REVIEW AND DISCUSSION REGARDING MONTHLY UPDATE ON PROPERTIES AT COPENHAVER & MCCONNELL, P.C. AND MATTERS RELATED THERETO.

Secretary Dunlap reviewed the properties at issue. Chair Parker noted that Attorney McConnell is not updating the status of some of the properties in question. Member Solomon also questioned the status of some of the properties and the violations and fines pending before the court. No action was taken.

II. UNFINISHED BUSINESS:

A. REVIEW, DISCUSSION AND POSSIBLE ADOPTION OF THE REVISED COA MEMBER POLICIES AND PROCEDURES MANUAL – ACKNOWLEDGEMENT OF DUTIES AND MATTERS RELATED THERETO.

The COA has approved the revisions to the policies and procedures at the last meeting. Member Solomon indicated that she is resigning her COA membership for personal reasons. The members of the COA signed the acknowledgement form presented. No action was taken.

- III. APPROVE MINUTES FROM THE OCTOBER 11, 2016 COMMITTEE OF ARCHITECTURE REGULAR MEETING.** Member Solomon moved to approve the October 11, 2016 COA Regular Meeting minutes. Chair Parker seconded the motion. The vote was called; motion carried 3-0.
- IV. APPROVE COMMITTEE OF ARCHITECTURE REVENUE REPORTS FOR OCTOBER 2016.** Chair Parker moved to approve the Committee of Architecture Revenue Reports for October, 2016. The motion was seconded by Vice Chair Holland. The vote was called and the motion carried 3-0.
- V. COMMITTEE MEMBER AND STAFF COMMENTS.** Board of Director President Paddy Legarza commented on the need to manage SCA knowledge of home operated businesses in the community and whether these businesses are licensed and that license fees are appropriate. Congratulations were extended to President Bahr on the birth of her son.
- VI. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, DECEMBER 13, 2016 AT 5:30 P.M.**
- VII. MEETING ADJOURNED: 6:41 PM**