

**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE REGULAR MEETING  
TUESDAY, FEBRUARY 14, 2017, 5:30 P.M.**

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

**CALL TO ORDER:** Chair Parker called the meeting to order at 5:31 p.m.

**PLEDGE OF ALLEGIANCE:**

**COA MEMBERS PRESENT:** Chair Diane Parker, Vice Chair Jill Holland, Members: Ivan Shigaio, Brien Park

**COA MEMBERS ABSENT:** One (1) Vacant Seat

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

**COMMENTS BY THE GENERAL PUBLIC:** None

- I. NOMINATION AND ELECTION OF A NEW CHAIRPERSON:** COA Member, Ivan Shigaio, moved to nominate current COA Chairperson, Diane Parker, to the position of COA Chairperson for 2017. Motion seconded by Member Brien Park. The vote was called and the motion carried 4-0.
- II. NOMINATION AND ELECTION OF A NEW VICE CHAIRPERSON:** Chairperson Diane Parker, moved to nominate current Vice Chairperson, Jill Holland, to the position of COA Vice Chairperson for 2017. The motion was seconded by Member Ivan Shigaio. The vote was called and the motion carried 4-0.
- III. UNFINISHED BUSINESS:**
  - A. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT A HOME OCCUPATION AND COMMERCIAL BUSINESS PERMIT RULE INTO THE COA RULES AND REGULATIONS AND MATTERS RELATED THERETO.** Secretary Dunlap and President Bahr reviewed the history of the agenda item. Due to the build out of the community and the increase seen in home occupation businesses in Spring Creek, the issue needs to be addressed. Current rules allow for home occupations provided there is no external evidence of the home occupation. For example: tax accountants that operate their accounting business in their home would be allowed because the activity generated by the business is not visible nor does it impact the community. A mechanic operating a car repair business from their residential garage would not be allowed because the activity, traffic and vehicle storage associated with that business is visible to the community and the neighborhood where the business is located. Discussion ensued with respect to prior complaints received from property owners and how some businesses impact neighborhoods and the community in residential zoned areas vs. commercial zoned areas. Conditional use was addressed during the discussion period. Public comment was offered by Leo Hart (Tract 300) raising a question with respect to his application for a business license, he was advised he will be offered comment time under his agenda item G. Further discussion and questioning ensued among the COA members

including temporary vendor permits. No public comment was offered. Chair Parker moved to approve the adoption of a Home Occupation and Commercial Business Permit Rule into the COA Rules and Regulations. Member Shigaio seconded the motion. A vote was called; the motion carried 4-0. Due to the action taken on item B this item was re-addressed and subsequently remanded. A new motion was made by Chair Parker to table this item until the next meeting.

- B. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT AN APPLICATION AND FEE SCHEDULE FOR A HOME OCCUPATION OR COMMERCIAL BUSINESS PERMIT AND MATTERS RELATED THERETO.** Secretary Dunlap reviewed the agenda item. Discussion and questions ensued about various aspects of the proposed application and fee schedule for a home occupation or commercial businesses and included non-profit and agricultural type endeavors. President Bahr offered suggestion on how to amend the proposed application. Minimums on income earned and limits on the business time frame for the fee schedule were also discussed. Clarification on how fund raisers and garage sales are to be treated was discussed. Language on the parameters for non-profits, business time limitations (temporary licensing) and earned income should be added and include that all business applications must be approved by the COA. No public comment was offered. Chair Parker moved table the agenda item pending revision and resubmission of the application and fee schedule at the next COA meeting. The motion was seconded by Member Shigaio. The vote was called and the motion carried 4-0.
- C. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AMENDMENTS TO THE CURRENT LIVESTOCK APPLICATION TO INCLUDE A STANDARDIZED NUMBER PER TYPE OF LIVESTOCK ALLOWED AND MATTERS RELATED THERETO.** Secretary Dunlap reviewed the agenda item background providing examples of some of the exceptions to the rules that have occurred over the years necessitating the need to review and amend the livestock permit application process. Current verbiage of the rule governing the livestock application was reviewed. No public comment was offered. Discussion ensued. Member Park moved to approve all amendments as currently written on the livestock application and adding verbiage requiring the following: a livestock management plan, three recent photos from different angles where livestock will be housed and to retain the phrasing in section 7 citing examples of the number of animals. Member Shigaio seconded the motion. The vote was called and the motion carried 4-0.
- D. REVIEW, DISCUSSION AND POSSIBLE ACTION TO IMPLEMENT A SET NUMBER FOR CHICKENS/DUCKS/GEESE AND OTHER BARNYARD ANIMALS, POSSIBLY PLACING A RESTRICTION ON ROOSTERS ON SMALLER LOTS AND MATTERS RELATED THERETO.** Secretary Dunlap reviewed the agenda item. Examples of exceptions to the rules that have prompted the need for review of this rule referencing the number of birds that qualify as a commercial egg laying operation versus raising birds for personal use. Discussion ensued and suggestions were made to the revised verbiage of the rule. No public comment was offered. Member Park moved to approve the amendment as written and inserting specific reference limiting the number for chickens/ducks/geese/rabbits with the inclusion of the phrase “of laying age” for hens and to have no restriction on roosters. Chair Parker seconded the motion. The vote was called and the motion carried 4-0.

IV. NEW BUSINESS:

- E. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE CURRENT CHICKENS/DUCKS/GEESE AND OTHER BARNYARD ANIMALS RULE REGARDING CHICKEN COOP CONSTRUCTION, FREE RANGING AND MATTERS RELATED THERETO.** Secretary Dunlap reviewed the background of the agenda item citing issues from the past that effect the ability to enforce COA rules and regulations. Examples of issues are: using camping trailers and inoperative motor vehicles as chicken coops. Discussion and suggestions on requiring inoperative vehicles to be registered if used for chicken coop purposes. Further discussion ensued on the verbiage of the proposed amendment. Comments ensued on free ranging chickens with the addition of the verbiage in the proposed amendment allowing for free ranging birds if they are contained within the property boundaries. No public comment was offered. COA Member Park moved to approve the amendment to the COA rules and regulations in chicken coop construction and free ranging and barnyard animals with the elimination of the verbiage “chicken coop are to be of typical stick frame or prefabricated nature” and replace that verbiage stating “to be of typical construction”. The motion was seconded by Chair Parker. The vote was called; the motion carried 4-0.
- F. REVIEW, DISCUSSION AND POSSIBLE ACTION TO REZONE TWO PARCELS, 106D-PARCEL C AND 106D-PARCEL D, BOTH OWNED BY SCA, FROM “OS” TO “C1” FOR THE PURPOSE OF FUTURE DEVELOPMENT OR SALE AND MATTERS RELATED THERETO:** President Bahr reviewed the agenda item and the need to rezone which has already been approved by the SCA Board of Directors. The question was raised by Member Park whether the properties could be leased by SCA. President Bahr clarified that they could not be leased and clarification was made on how other properties in the same area are zoned already as “C1”. No public comment was offered. Member Park commented that having the whole area zoned as “C1” would be advantageous to the community. Member Park moved to rezone parcels 106D-Parcel C and 106D-Parcel D, both owned by SCA, from “OS” (Open Space) to “C1” for future development or sale as presented. Chair Parker seconded the motion. The vote was called; the motion carried 4-0.
- G. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A CONDITIONAL USE FOR A SMALL TREE, SHRUB AND FLOWER NURSERY AT 482 DIAMONDBACK DR. AND MATTERS RELATED THERETO:** The property owners, Leo and Jeanne Hart were present to review the purpose and scope of their business goals. Questions by the COA members were asked and the property owners were prepared with the proper answers including the accommodation of off-street parking and needing a permit approved by the COA to build a hoop house (green house). No public comment was offered. Chair Parker stated she doesn’t understand the conditional use permit request due to current permitted and conditional uses as outlined in the Zoning regulations for an AR property. Additional discussion ensued. No public comment was offered. Chair Parker moved to not approve the conditional use permit at 482 Diamondback Dr. due to permitted and conditional uses as outlined, and that the property owners should proceed in a different direction as a home occupation. Member Park seconded the motion. The vote was called; the motion carried 4-0.

- H. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING A COA VIOLATION OF INOPERABLE VEHICLE AT 491 LYNX DR. AND MATTERS RELATED THERETO:** Secretary Dunlap reviewed the history of the agenda item. The property has been in violation for a while. Discussion ensued that the property owner has been responsive to some degree and that COA should give the owner the benefit of the doubt. Additional comment by the COA members ensued with comparison made to property owners who have been non-responsive to violations versus the current situation where an effort has been made by the property owner to rectify the violation. No public comment was offered. Member Park moved to have COA staff reconnect with the property owner giving him a specific time frame to cover or renew registration of the remaining truck before referring the property to the BOD for further legal action. The motion was seconded by Member Shigaio. The vote was called; the motion carried 4-0.
- I. REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING MONTHLY UPDATE ON PROPERTIES AT COPENHAVER & MCCONNELL, P.C. AND MATTERS RELATED THERETO:** Resolution of the legal status for some properties in violation looks promising while others show little progress has been made in resolving the violation issues. Secretary Dunlap reviewed and commented on the updated status of specific properties currently at Copenhagen & McConnell, P.C. Further discussion ensued as COA members reviewed the update submitted by Legal. No public comment was offered.

**V. MINUTES:**

- A. APPROVE MINUTES FROM THE JANUARY 10, 2017 COMMITTEE OF ARCHITECTURE REGULAR MEETING.** Chair Parker moved to approve the January 10, 2017 COA Regular Meeting Minutes as presented. Vice Chair Holland seconded the motion. The vote was called; motion carried 4-0.

**VI. REPORTS:**

- A. APPROVE COMMITTEE OF ARCHITECTURE REVENUE REPORTS FOR JANUARY 2017.** Secretary Dunlap commented on some aspects of the report. Chair Parker moved to approve the Committee of Architecture Revenue Reports for January 2017 as presented. Member Park seconded the motion. The vote was called; the motion carried 4-0.

- VII. COMMITTEE MEMBER AND STAFF COMMENTS.** Secretary Dunlap reviewed notes from the prior COA meeting. She mentioned the remaining vacancy needing to be filled on the COA. Comment on road conditions/trenching for utilities and who is responsible for repair was also reviewed. The possibility of requiring business permits from vendors who serve the community was reviewed/discussed. The potential to apply a portion of business license fees in SCA for road repair was mentioned. Comment was also made on the need for training for the SCA road maintenance crew to assure they don't create damage to the roads in our community as they go about performing maintenance and snow plowing duties. Outside Contractors continue to be careless about the damage they create when building and how they treat roads in the community. Contractors create drainage problems and don't resolve those problems prior to selling a newly constructed residential property. The focus seems to be build it and sell it with no other ramifications for drainage issues they create. It was suggested that SCA should adopt measures to

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assure all contractors resolve drainage issues they create in developing properties. A proposed list of potential property issues for new property owners to be aware of might be created by SCA. Additional discussion ensued on several topics of concern. No action was taken.

**VIII. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, MARCH 14, 2017 AT 5:30 P.M.**

**IX. MEETING ADJOURNED: 8:00 PM**