

**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE REGULAR MEETING  
TUESDAY, APRIL 11, 2017, 5:30 P.M.**

**MEETINGLOCATION:** 451 Spring Creek Parkway, Spring Creek, NV

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

**PLEDGE OF ALLEGIANCE:**

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

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

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

**COMMENTS BY THE GENERAL PUBLIC:**

George Isaman asked is modular buildings could be placed on multifamily parcels in the housing area. Chair Parker clarified the history and status of the regulation on modular homes and that they are only allowed in the 200 Tract and reviewed the community opposition to those modular structures in the 100, 300 or 400 Tracts based on property devaluation concerns when placed in stick built home construction areas. He inquired if he could apply for a variance. Chair Parker commented on the issue about setting precedent in SCA if the rule is again changed to accommodate that type of request. She also read the regulation change dated September 13, 2016. Further comment and discussion ensued.

**NEW BUSINESS:**

**I. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR ONE (1) PREGNANT COW AND ONE (1) BREEDING EWE ON 6.16 AC AT 781 GROUSE DR. (403-005-002) AND MATTERS RELATED THERETO: *NO REVIEW.***  
*Item I under New Business was added to the meeting agenda in error.*

**II. REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE A LIVESTOCK PERMIT FOR TWO (2) PIGS ON 2.05 AC AT 615 THISTLE DR. (401-006-036) AND MATTERS RELATED THERETO:** The property owners were not present. Chair Parker stated she viewed the property and it appears there is plenty of room for the two pigs which are to be raised as a 4-H project. A structure for housing the animals is evident at the back of the property. The animals will probably be gone by the time the Elko County Fair takes place. No public comment was offered. Member Park moved to approve the structure and the livestock permit for two (2) pigs at 615 Thistle Dr. (401-006-036). Vice Chair Holland seconded the motion. The vote was called and the motion carried 4-0.

**III. REVIEW, DISCUSSION AND POSSIBLE ACTION TO UPHOLD, WAIVE, OR ANY OTHER ACTION AS DETERMINED BY THE COA, THE ASSESSED FINE FOR A NUISANCE VIOLATION REGARDING A DOG RUNNING AT LARGE FROM 556 FRISCO DR. (107-004-023) AND MATTERS RELATED THERETO.** The property owner was

not present. Secretary Dunlap reviewed the history of the complaints, the first being received March 7, 2017 and a second complaint on March 21, 2017 and nothing has been heard from the property owners. Photo documentation has been provided to substantiate the complaints from different date and time periods. The property owners have been notified twice with no response to the COA. The dog continues to run at large and have been seen on Lamoille Hwy. No public comment was offered. Vice Chair Holland moved to impose the fine for the dog(s) running at large from 556 Frisco Dr. (107-004-023) be imposed. Member Shigaio seconded the motion. The vote was called; the motion carried 4-0.

- IV. ***Taken out of Order. REVIEW, DISCUSSION AND POSSIBLE ACTION TO UPHOLD, WAIVE, OR ANY OTHER ACTION AS DETERMINED BY THE COA, THE ASSESSED FINE FOR A NUISANCE VIOLATION REGARDING A DOG RUNNING AT LARGE FROM 944 PEMBERTON DR. (403-014-010) AND MATTERS RELATED THERETO.*** The property owners were not present. President Bahr spoke to the issue stating the dogs are in her area of residence and stating that she has raised the issue a couple of times. She indicated it is a constant problem and the property owners seem to just let the dogs out to run and that the animals aren't supervised. Ms. Bahr stated in one incident she witnessed a lady walking with a child when the dog approached; a comment was made to the property owner that they needed to get their dog in the house. The property owner has been contacted twice with no response having been made to the COA Secretary regarding the complaints. No public comment was offered. Member Park moved to assess the fine for the dog (s) running at large and not being confined from 944 Pemberton Dr. The motion was seconded by Member Shigaio. The vote was called and the motion carried 4-0.
- V. **REVIEW AND DISCUSSION TO HEAR AN AGENDA REQUEST SUBMITTED BY KYLA HANNAH, RESIDING AT 470 GYPSUM DR. (202-025-010), AKA LITTLE EXPLORERS, REQUESTING A DETERMINATION FROM THE COA IF SHE WOULD BE REQUIRED TO APPLY FOR A CONDITIONAL USE PERMIT OR IF SHE WOULD SIMPLY BE ABLE TO GET A LETTER OF APPROVAL FROM THE COA TO RUN A LICENSED PRESCHOOL FROM HER RESIDENCEAND MATTERS RELATED THERETO.** Kyla Hannah was present to explain the circumstances and detail regarding her request. She estimated that she would be caring for about 10 children. The property is zoned AR (agricultural). Chair Parker stated that a conditional use permit is required and that Ms. Hannah would have to apply for that permit with the COA Secretary and have the matter heard at a subsequent meeting. She also stated that if the conditional use permit were approved by the COA, Ms. Hannah would then have to apply for the business use of that property from Elko County. No public comment was offered. No action was taken.
- VI. **REVIEW, DISCUSSION AND POSSIBLE ACTION TO HEAR AN AGENDA REQUEST SUBMITTED BY LAURIE BELLVILLE, 668 SMOKEY DR. (202-011-046), REQUESTING THE COA's APPROVAL TO ALLOW USE OF AN RV ON HER PROPERTY, AS SLEEPING QUARTERS ONLY, BY HER SON, DAUGHTER-IN-LAW AND GRANDDAUGHTER FOR LONGER THAN THE SCA ALLOWED PERIOD OF TWO (2) WEEKS AND MATTERS RELATED THERETO.** The property owner was present and explained her request. There is propane for heating, no cooking and there is electric hookup. She is requesting a six (6) month period of RV use. Chair Parker stated she is opposed to setting precedent in Spring Creek by allowing use for that long a period since it is something that is not allowed in the SCA Declaration of Reservations to begin with and DOR's reflect and comply with County zoning requirements. President Bahr commented on the issue. Chair Parker explained the temporary use

process and the request letter required explaining the duration time frame considered; i.e. two weeks or a month when a family has guests come to visit for a short period of time. Other discussion on the matter ensued. Member Park moved to extend the use of the RV for visits a maximum period of 3 months during the summer AT 668 Smokey Dr. Member Shigaio seconded the motion. The vote was called and the motion carried 4-0.

**UNFINISHED BUSINESS:**

- VII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT A HOME OCCUPATION PERMIT RULE INTO THE COA RULES AND REGULATIONS AND MATTERS RELATED THERETO.** Significant comment and discussion ensued about the topic among the COA members. Secretary Dunlap reread the regulation on home occupation permits as currently drafted. Chair Parker suggested the new rule should be announced in the annual letter in time for the Annual Meeting. No public comment was offered. Chair Parker moved to approve the home occupation permit with revisions to remove all reference to commercial business permit and take out the verbiage “required” and replace with “may apply”. Member Shigaio seconded the motion. The vote was called; the motion carried 3-1 (Vice Chair Holland). Vice Chair Holland moved to change the wording for Rule 28 - Home Occupation, eliminating reference to commercial business, effective April 11, 2017 and include the revised verbiage as read and referencing the [www.springcreeknevada.org](http://www.springcreeknevada.org) website for a description of what is considered a home occupation. The benefits of applying for the home occupation should be listed. Stating also that all initial applications will be approved at the COA meeting and reviewed annually thereafter by January 31<sup>st</sup> at the SCA office. SCA will send out a reminder notice, however it is the business owner responsibility to renew the permit prior to January 31<sup>st</sup> each year. Reference to non-profits with proof of 501© status and garage sales are referenced as excluded from the requirements. Chair Parker seconded the revised motion. The vote was called; the motion carried 4-0.
- VIII. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT AN APPLICATION AND FEE SCHEDULE FOR A HOME OCCUPATION PERMIT AND MATTERS RELATED THERETO:** No public comment was offered. Chair Parker moved to adopt an application and fee schedule for a home occupation permit. Member Shigaio seconded the motion. The vote was called; the motion carried 3-1 (Vice Chair Holland).
- IX. REVIEW AND DISCUSSION AND POSSIBLE ACTION TO ADOPT A COMMERCIAL BUSINESS PERMIT RULE INTO THE COA RULES AND REGULATIONS AND MATTERS RELATED THERETO:** Comment and discussion ensued among the COA members. No public comment was offered. Member Park moved to adopt a commercial business permit rule into the COA Rules and Regulations with revisions. Vice Chair Holland seconded the motion. The vote was called; the motion carried 4-0.
- X. REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT AN APPLICATION AND FEE SCHEDULE FOR A COMMERCIAL BUSINESS PERMIT AND MATTERS RELATED THERETO.** Comment and discussion about tiers on the fees ensued among the COA members. No public comment was offered. Member Park moved to approve a commercial business application for SCA with the edited content identified by the COA committee and fee schedule and permit renewal fees as stated. Member Shigaio seconded the motion. The vote was called; the motion carried 4-0.

- XI. REVIEW AND DISCUSSION REGARDING THE MONTHLY UPDATE ON PROPERTIES AT COPENHAVER & MCCONNELL, P.C. AND MATTERS RELATED THERETO.** Secretary Dunlap commented on some of the properties and their status. Chair Parker also commented on previous experiences in getting one property cleaned up over an extended period of five (5) years. Comment was also made about another property in violation for a period years that has made significant progress in getting resolved. Several other properties were also reviewed.
- XII. APPROVE MINUTES FROM THE MARCH 14, 2017 COMMITTEE OF ARCHITECUTURE REGULAR MEETING.** Vice Chair Holland moved to approve the March 14, 2017 COA Regular Meeting Minutes as stated. Chair Parker seconded the motion. The vote was called; motion carried 3-1 (Member Shigaio – due to absence).
- XIII. APPROVE COMMITTEE OF ARCHITECTURE REVENUE AND VIOLATION REPORTS FOR MARCH 2017.** Secretary Dunlap and President Bahr offered comment on the reports. Revenue for March was good due to new construction. Chair Parker moved to approve the Committee of Architecture Revenue and Violations Reports for March 2017 as presented. Member Park seconded the motion. The vote was called; the motion carried 4-0.
- XIV. COMMITTEE MEMBER AND STAFF COMMENTS.** President Bahr offered comment on the status of roads and property inspections/violations and the time frame to address violation issues. She thanked the COA members for their effort and time. She also stated the difficulty involved in dealing with property owners who are in violation both in the SCA office and at the meetings when the property owners do come to present their positions. The issue of landscaping was discussed with the suggestion that guidelines might be appropriate for landscape requirements of commercial businesses. It was suggested that the matter be included as an agenda item at the next COA meeting. There have been a couple of questions about Modular structures handled by the COA Secretary. Other topics were also discussed.
- XV. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR TUESDAY, MAY 9, 2017 AT 5:30 P.M.**
- XVI. MEETING ADJOURNED: 7:20 p.m.**