



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, January 8, 2024, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Elex Vavrck, Donna Stokes

ABSENT: Bonnie Bawcom via phone

STAFF PRESENT: President Jessie Bahr – on the phone, Secretary/Treasurer Kristine Austin-Preston, COA Secretary Cheri Duncan

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Chair Martindale called the meeting to order in person and telephonically at 5:30 PM.

PLEDGE OF ALLEGIANCE

NOTICE:

- 1. Items may be taken out of order**
- 2. Two or more items may be combined**
- 3. Items may be removed from agenda or delayed at any time**
- 4. Restrictions regarding Public Comment:** Pursuant to N.R.S. 241.020(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda and shall be limited to not more than three (3) minutes per person unless the Board of Directors elects to extend the comments for purposes of further discussion. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

D. COMMENTS BY THE GENERAL PUBLIC

Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken on a matter raised under this item of the agenda until

the matter itself has been included specifically on an agenda as an item upon which action will be taken.

NON-ACTION ITEM

E. UNFINISHED BUSINESS

- E.1 Review, discussion, and consideration to approve a Commercial Sign Permit for The Watering Hole, type of business: **BAR**: located at **559 Spring Valley Court., (Tract 201 Block 004 Lot 012) 2.350 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting a Commercial Sign Permit to replace the existing sign at the Watering Hole.

Gordie Rogers said he would like to remove the old sign and replace it with a new 4 x 8 digital sign. The sign will self-dim, and they can set the level of brightness.

There was general clarification that the sign will auto dim according to the ambient light level.

Attorney McConnell said to make sure that the sign is not placed in the right-of-way and if there are brightness issues, we can come back to them with the concerns.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to approve the Commercial Sign Permit with conditions that if the sign is too bright, we will revisit in the future, and that it needs to be placed in the same location as the current sign at 559 Spring Valley Court., (Tract 201 Block 004 Lot 012). Motion carried 5-0.

- E.2 Review, discussion, and possible action to approve a variance for the shop to be placed 37 ft from the front property line instead of 50 ft, for the peak to be at 25' 4 ¾" instead of 20 ft and for the main house to be placed behind and to the left of the shop **at 244 Cliff Place, (Tract 109 Block 008 Lot 006) 2.110 acres.** **FOR POSSIBLE ACTION**

The property owner, Logan Heintz, is requesting a variance for the shop to be placed 37 ft from the front property line instead of 50 ft, for the peak to be at 25' 4 ¾" instead of 20 ft and for the main house to be placed behind and to the left of the shop.

The property owner said he re-measured and was able to get the shop 20 feet from the side and 37 feet off the front property line. He needs the peak to be at 25' 4 ¾" to provide enough room for his motorhome.

Discussion regarding variances and when they are needed.

No Public Comment

Member Vavrck moved/Member Czegledi seconded to approve the variance for the shop to be placed 37ft from the front property line instead of 50 feet, for the peak to be at 25' 4 ¾" instead of 20 feet and for the main house to be placed behind and to the left of the shop at 244 Cliff Place, (Tract 109 Block 008 Lot 006). Motion carried 5-0.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a variance for the shop's peak to be at 25' 1 1/4" instead of 20 ft at **696 Clover Drive, (Tract 401 Block 014 Lot 023) 2.110 acres.** **FOR POSSIBLE ACTION**

The property owner, Michael Holler, is requesting a variance for the shop's peak to be at 25' 1 1/4" instead of 20 ft.

The property owner said he needs the garage to have a higher peak for it to accommodate a 14-foot door to fit his motorhome.

Attorney McConnell said that we are going to see more of these due to the county rules allowing them to be higher.

No Public Comment

Chair Martindale moved/Member Bawcom seconded to approve the variance for the shop's peak to be at 25' 1 1/4" at 696 Clover Drive, (Tract 401 Block 014 Lot 023). Motion carried 5-0.

- F.2 Review, discussion, and possible action to approve a Home Occupation Permit for Phillip Sullivan, type of business: Vintage Firearm Sales: at **376 Westby Drive, (Tract 202 Block 012 Lot 041) 1.200 acres.** **FOR POSSIBLE ACTION**

The property owner is requesting approval for a Home Occupation permit. The property owner was not present.

Attorney Kate McConnell stated her only concerns would be with counter sales which makes it look more like a retail establishment and that takes it beyond a home occupation.

No Public Comment

Member Czegledi moved/Member Vavrck seconded to approve the Home Occupation Permit with conditions that sales are by internet or appointment only at 376 Westby Drive, (Tract 202 Block 012 Lot 041). Motion carried 5-0.

- F.3 Review, discussion, and possible approval of Proposed Committee of Architecture Permit Fee Increases for 2024. **FOR POSSIBLE ACTION**

Secretary Duncan stated that we are requesting approval of the Proposed Committee of Architecture Permit Fee Increases for 2024.

No Public Comment

Member Stokes moved/Member Czegledi seconded to approve the Proposed Committee of Architecture Permit Fee Increases for 2024. Motion carried 5-0.

- F.4 Discussion and consideration to approve the first reading of Committee of Architecture Rules and Regulations #38 entitled: **VEHICLES AS YARD ART**. This is a new rule defining specific rules relating to disabled motor vehicles used as yard art.

FOR POSSIBLE ACTION

Secretary Duncan stated that we are requesting consideration to approve the first reading of proposed New Rule # 38 Vehicles as Yard Art. Chair Martindale read the proposed rule #38 into the record.

Attorney McConnell said everyone who has a disabled vehicle states its yard art and we are trying to set standards. When people look at the rules, they will know what is acceptable.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to approve the first reading of proposed New Rule #38 Vehicles as Yard Art. Motion carried 5-0.

G. VIOLATIONS

- G.1 Review, discussion, and possible action regarding COA R&R's Inoperative, Unregistered, Unlicensed Vehicles and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **677 Westcott Drive, (Tract 401 Block 010 Lot 021) 2.110 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property has been in violation since August 2021, the vehicle has been removed from the property and requesting to dismiss violations. The property owner was not present.

No public comment.

Member Czegledi moved/Member Vavruck seconded to dismiss the violations at 677 Westcott Drive, (Tract 401 Block 010 Lot 021). Motion carried 5-0.

- G.2 Review, discussion, and possible action regarding COA R&R's Travel Trailers, Motorhomes and refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **411 Merino Drive, (Tract 202 Block 012 Lot 009) 1.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property has been in violation since October 2023 and staff has had no contact with the property owner. The property owner was not present.

No public comment

Member Vavruck moved/Member Stokes seconded to refer to the SCA Board of Directors to take legal action at 411 Merino Drive, (Tract 202 Block 012 Lot 009). Motion carried 5-0.

H. LEGAL REPORT

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval. **NON-ACTION ITEM**

Attorney McConnell provided a verbal update on the properties currently in legal status.

I. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the December 11,2023 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Chair Martindale seconded to approve the minutes from the December 11,2023 Regular Meeting. Motion carried 3-0-2, Members Bawcom and Stokes abstained.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for December 2023.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for December 2023.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for December 2023.

FOR POSSIBLE ACTION

Secretary Duncan provided a general update on permits and violation reviews.

No public comment was received.

Member Czegledi moved/Chair Martindale seconded to accept the reports in the binder for December 2023. Motion carried 5-0.

K. PUBLIC COMMENT

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Attorney McConnell stated that it is likely we will see an increase of variance requests for accessory structures because Elko County has a higher height limit. Also, she provided information regarding Elko County Ordinance 4-9-4. The COA and Attorney McConnell will contact the companies currently promoting these types of buildings to provide notification of SCA regulations.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, February 12, 2024.

FOR POSSIBLE ACTION

M. ADJOURN MEETING

Chair Martindale adjourned the meeting at 6:46 p.m.

FOR POSSIBLE ACTION