



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, February 13, 2023, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

The meeting was held telephonically through Zoom.com due to the COVID-19 Pandemic

PRESENT: Nick Czegledi, Kelly DiLulo, Kenny Kelly, Bonnie Bawcom

ABSENT: Kevin Martindale (chairman) - absent

STAFF PRESENT: Secretary/Treasurer Kristine Austin-Preston, COA Secretary Rikki Bundrock

CORPORATE ATTORNEY: Katie McConnell

CALL TO ORDER: Member Czegledi 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

No public comment was received.

E. OLD BUSINESS - NONE

F. NEW BUSINESS

- F.1 Discussion and consideration to approve the first reading of the Committee of Architecture Rules and Regulations #15 entitled: AUXILIARY OUTDOOR LIGHTING. This amends the rules outlining the requirements regarding Auxiliary Outdoor Lighting.
FOR POSSIBLE ACTION

Member Czegledi read the proposed rule. He said the rule may not be perfect but it's a step in the right direction. Member Bawcom agreed.

Attorney McConnell explained that a property owner asked the COA to amend the current auxiliary rule to be more specific. She explained that this provides clarity that auxiliary lights cannot extend off the property, but that brightness would have to be considered under a nuisance complaint.

Member Bawcom moved/Member DiLulo seconded the motion to approve the 1st reading of the revised Committee of Architecture Rules and Regulations #15 entitled: AUXILIARY OUTDOOR LIGHTING Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a variance from COA Rule #5 regarding the 15' foot setback requirements between buildings on a property at **208 Flora Drive, (Tract 102, Block 013, Lot 003) – 2.070 acres.**
FOR POSSIBLE ACTION

Property Owner Kathleen Heath was present. She explained that they want to replace the old lean-to with a new one. The building is currently 6 feet from the house, and they want to put the new building in the same place. They have also requested to increase the size from 10' x 24' to 16' x 32'.

Member Kelly commented that he is concerned with the setbacks on the right side of the property. He said he couldn't tell if it was 20' feet from the side of the property and wanted to make sure those setbacks were correct.

Member Czegledi moved/Member Kelly seconded to table the variance from COA Rule #5 regarding the 15' foot setback requirements between buildings at **208 Flora Drive, (Tract 102, Block 013, Lot 003) – 2.070 acres** until the March 13, 2023 COA Meeting. Motion carried 4-0

- F.3 Review, discussion, and possible action to approve a boundary line adjustment which will add 3.496 acres to the Spring Creek Fire Station and decrease the baseball field by 3.496 acres between **1 Licht Parkway and 5 Licht Parkway, (Tract 301)**
FOR POSSIBLE ACTION

Corey Rice, Elko County Surveyor/Senior planner was present. He said the county requested a boundary line adjustment to add 3.496 acres to the Spring Creek Fire Station parcel and decrease the Firehouse baseball field parcel by 3.496 acres. He said they want to make sure there is enough room for possible expansions in the future.

Attorney McConnell asked him what their plans were for the road between the Spring Creek Fire Station and the wrestling gym. Corey stated that the road was never meant to be there and did not want ingress and egress that close to the roundabout. He proposed having a gate put up for emergency access.

Attorney McConnell asked whether the appraisal for the property had been received. She also clarified that the road/access in question is not before the COA at this time.

Member DiLulo moved/Member Kelly seconded to approve the boundary line adjustment between 1 Licht Parkway and 5 Licht Parkway (Tract 301)
Motion carried 4-0

- F.4 Review, discussion, and consideration to approve a Home Occupation Permit for **TWISTED TIMBER, LLC** type of business: **WOODWORKING/LASER ENGRAVING** located at **588 Croydon Drive, (Tract 101, Block 005, Lot 033) – 1.340 acres.**
FOR POSSIBLE ACTION

Property owner Christy Wilson (100 Tract) was on the phone. She explained the Twisted Timber has evolved from a hobby to a small business. She does not have a lot of traffic that comes to her house and mostly does deliveries to people.

Member Kelly asked if her product can be seen outside of the home. She explained that she only buys product as needed and it all stays in her garage.

Member DiLulo moved/Member Kelly seconded to approve a Home Occupation Permit for **TWISTED TIMBER, LLC** type of business: **WOODWORKING/LASER ENGRAVING** located at **588 Croydon Drive, (Tract 101, Block 005, Lot 033) – 1.340 acres.** Motion carried 4-0

- F.5 Review, discussion, and consideration to approve a Home Occupation Sign Permit for **TWISTED TIMBER, LLC** type of business: **WOODWORKING/LASER ENGRAVING** located at **588 Croydon Drive, (Tract 101, Block 005, Lot 033) – 1.340 acres.**
FOR POSSIBLE ACTION

Property owner Christy Wilson (100 Tract) was on the phone. She explained that the home occupation sign will be 18" x 18" and would hang on their property fence in front of their house. She provided a drawing of what it will look like. Member Kelly was concerned about making sure the fence is not in the ROW and requested to have the measurements of the fence before approving the Home Occupation Sign Permit.

Member Czegledi moved/Member Kelly seconded to table the home occupation permit for **TWISTED TIMBER, LLC** type of business: **WOODWORKING/LASER ENGRAVING** located at **588 Croydon Drive, (Tract 101, Block 005, Lot 033) – 1.340 acres.** Motion carried 4-0

G. 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 to the Committee.

H. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the January 9, 2023, regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member DiLulo moved/Member Bawcom seconded to approve the minutes from the January 9, 2023 regular meeting with correction of the date of the meeting. Motion carried 4-0.

I. REPORTS

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

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

FOR POSSIBLE ACTION

No public comment was received.

Member Bawcom moved/Member Kelly seconded to approve the reports in the binder for January 2023. Motion carried 4-0.

J. PUBLIC COMMENT

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**

Public Comment:

Sheila Gankow, Tract 300, provided comment that she did not receive the notification of the boundary adjustment timely. Staff will look into the mailing process for notifications. She also shared concerns about very bright light issues from the Ruby Mtn Bible Church.

K. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is scheduled for Monday, March 13, 2023.

FOR POSSIBLE ACTION

L. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Czegledi adjourned the meeting at 6:15 p.m.