



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture

Monday, June 14, 2021, 5:30 PM, PST

Fairway Community Center Meeting Room

401 Fairway Blvd, Spring Creek, Nevada

CALL TO ORDER: Vice Chair Banuelos called the meeting to order at 5:30 PM noting there were no individuals who called in on the phone (zoom) line.

ROLL CALL

PRESENT: Vice Chair Banuelos, Elex Vavrick, Kevin Martindale & Stephanie Sisk (via Zoom)

ABSENT: Chair Jill Holland

STAFF MEMBERS PRESENT: SCA Vice President Kerr, COA Secretary Cromwell and SCA Treasurer Kristine Austin-Preston

CORPORATE ATTORNEY: Katie McConnell

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 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 Committee of Architecture 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.

COMMENTS BY THE GENERAL PUBLIC

NO ACTION MAY BE TAKEN

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.

No public comment was offered

NEW BUSINESS

- 1.1** Review, discussion, and possible action to approve a livestock permit for two (2) goats and two (2) sheep at **341 Kimble Dr (Tract, 202, Block 013, Lot 007)**.

FOR POSSIBLE ACTION

No public comments.

Member Sisk/Member Martindale seconded to approve the livestock permit as long as staff verify that the Tools and Trash violation had been corrected. Motion carried. (4-0)

- 1.2** Review, discussion, and possible action to approve a Home Occupation Permit for a personal protection training, consulting and gunsmithing at **569 Cripple Creek Dr (Tract 402, Block 011, Lot 014)**

FOR POSSIBLE ACTION

Member Martindale questioned where the property owner would be doing the training.

Vice Chair Banuelos questioned if the property owner had all the licensing to operate such a business and should we have copies to keep on file.

No public comments.

Tabled until the July 12, 2021, meeting and staff directed to ask for business licenses.

- 1.3** Review, discussion, and possible action to approve a Variance to place barn in front of home at **337 Ashburn PI (Tract 109, Block 008, Lot 040)**

FOR POSSIBLE ACTION

PO spoke and made a correction that it is a RV storage shed not a pole barn.

No public comments.

Member Martindale moved/Member Vavrick seconded to approve the variance. Motion carried. (4-0)

- 1.4** Review, discussion, and possible action to approve a Variance to build a 10' fence around proposed tennis/basketball court at **SCA Marina – 0 Parcel B - Marina**

FOR POSSIBLE ACTION

No public comments.

Member Vavrick moved/Member Martindale seconded to approve the variance. Motion carried. (4-0)

OLD BUISNESS

- 2.1** Review, discussion, and possible action to approve a Conditional Use Permit in reference to a cemetery at the corner of Lamoille Highway/Pleasant Valley
0 Parcel L/043-34-001

FOR POSSIBLE ACTION

No public comments

Mark Wetmore stated he is working with the SCA and is not the applicant. He is working through the process and the first step is to find land for use that is compatible and is for the community. Until there is a location they cannot go to the next steps. There were a lot of concerns last meeting, but those are for other agencies. If the permit were to be approved, they would not move forward without SCA approval. The cemetery will strictly be the impacted area of the gravel pit. They would use the area that is SCAs old gravel pit. They would not do anything with the skinny strip that goes along the highway to Thistle. The Cemetery committee are members of the community, and they were given the okay from SCA BOD to move forward for site location. The Committee does not work for the SCA nor do any other the members of the committee. They are volunteers from Spring Creek, Lamoille and Pleasant Valley. Mark stated he does not have a financial interest. When it goes to the county he will abstain. They are wanting to make the cemetery for all Spring Creek members. It was brought up if a cemetery was even needed in Spring Creek. Wetmore stated we have a need to become more self-sufficient and offer the services to a community our size. Current zoning is Open Space. Responses have been positive. Property owners close do have concerns. Wetmore compiled a list of conditions for recommendation. **1.** Hours of operation to be during daylight only. **2.** In order to create a buffer area, we will maintain a 200' buffer between the rear of the lot lines on Willington and any burial plots. **3.** No improvements to be located in the 200' buffer. (This does not apply to underground utility work that needs to come in from the south.) **4.** No lighting nuisance to be located anywhere on subject property. (This does not apply to accent lighting.) **5.** No burial plots will be located west of Pikes junction. **6.** No headstone to exceed 36" in height. **7.** Cemetery must be maintained. **8.** Trees shall be incorporated into the landscape design to help provide a visual barrier from the residents to the south. **9.** Primary access will be off Pleasant Valley Road. **10.** Applicant must secure approval from all Nevada State, Elko County and Spring Creek Association agencies that have jurisdiction over any aspects of this project. **11.** Underground vaults will be required.

PO Dennis Lattin stated that he was very confused. He wants the COA to gather facts before going forward and that Wetmore is saying go forward and get facts later. He strongly disapproves and wants a halt put to this. He is confused on what the COA is designed to do.

PO Caleb McAdoo first stated he would like to thank the committee for their work. He thanked Mr. Wetmore for the background. He has concerns that if he appeals it will go back to the applicant. He stated that he questions if there really is a need. On the appearance he questions this without a plan. This is inconsistent with zoning. Confused about the relationship with the COA, BOD and Cemetery Committee. He thought that at the last meeting Mr. Wetmore was to come to people's properties to discuss the cemetery. He has received no verbal correspondence, nor has any neighbor from the Cemetery Committee.

PO William Janke stated he never got any calls from anyone. He lives right where it is supposed to go. He questions the landscaping barrier. Will it be little shrubs that take a long time to grow or bigger shrubs?

PO William Hicks spoke and said no one has followed up since the last meeting. He said there are 11 properties along there and 7 of the 11 are against it. There are other areas that could be used. He does appreciate looking for a space for a cemetery. He is concerned about the increased traffic and further exploration is needed. He just does not think this is the spot. If this does continue, he would like to be part of it.

PO Chris Melton stated he is concerned about the traffic. He walks his dog down the greenbelt and trash is everywhere. He is afraid the cemetery will be a place for trash. He is against the cemetery.

Attorney McConnell clarified that what was before the COA tonight and that was the land use decision.

Member Sisk commented that everyone on the committee is taking everyone concerns in consideration and they are trying to do the best they can.

Member Martindale moved/Member Sisk seconded to approve the Conditional Use Permit with the following conditions

1. Hours of operation to be during daylight only.
2. In order to create a buffer area, we will maintain a 200' buffer between the rear of the lot lines on Willington and any burial plots.
3. No improvements to be located in the 200' buffer. (This does not apply to underground utility work that needs to come in from the south.)
4. No lighting nuisance to be located anywhere on subject property. (This does not apply to accent lighting.)
5. No burial plots will be located west of Pikes junction.
6. No headstone to exceed 36" in height.
7. Cemetery must be maintained.

8. Trees shall be incorporated into the landscape design to help provide a visual barrier from the residents to the south.
9. Primary access will be off Pleasant Valley Road.
10. Applicant must secure approval from all Nevada State, Elko County and Spring Creek Association agencies that have jurisdiction over any aspects of this project.
11. Underground vaults will be required. Motion Carried (3-1)

- 2.2** Review, and possible action to approve the first reading of modification to the COA Rules and Regulations #5 Accessory/Auxiliary placement/setbacks/number of:

Part A: No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements unless a variance is requested and approved by the COA.

Proposed languages as follows:

PART A: No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line requirements. Any deviation from this rule may be presented before the COA for consideration. Upon review the COA require the property owner to apply for a Variance.

PART B: The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, or other limiting factors.

FOR POSSIBLE ACTION

No Public Comment

No action was taken.

- 2.3** Review, discussion, and possible action regarding property violations of the COA Rules and Regulations #19: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds, #13: Exterior Conditions, #12 Inoperative/Unregistered/Unlicensed Vehicles and SCA DORs #4 Building Exterior and #15 Storage of Tools and Trash at **615 Hayland Dr (Tract 202, Block 009, Lot 040)**

FOR POSSIBLE ACTION

Secretary Cromwell stated there has been no contact from property owner.

No Public Comment

Member Martindale moved/Member Vavrick seconded to send the property to the BOD for further action and uphold the fine. Motion carried. (4-0)

VIOLATIONS

- 3.1** Review, discussion, and possible action regarding property violations of the SCA DORs Item A-1: Improvement Standards at **283 Brooklawn Dr (Tract 106C-Block - Lot 009)**

FOR POSSIBLE ACTION

No action was taken.

- 3.2** Review, discussion, and possible action regarding property violations of the SCA DORs Item #4: Building Exterior at **852 Spring Valley Parkway (Tract 202 – Block 018 – Lot 100)**

FOR POSSIBLE ACTION

Secretary Cromwell stated last contact with property owner was November 2019 and since there has been no further contact from property owner.

Member Vavrick moved/Member Sisk seconded to send the property to the BOD for further action and uphold the fine. Motion carried. (4-0)

LEGAL REPORT

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

No public comments.

APPROVAL OF MINUTES

- 5.** Approval of minutes from the May 10, 2021, COA regular meeting.

FOR POSSIBLE ACTION

Member Martindale moved/Member Vavrick seconded to approve the minutes. Motion carried. (3-0) Vice Chair Banuelos abstained because she was not at the last meeting.

REPORTS

- 6.1** Approve Committee of Architecture Revenue Report for May 2021.

FOR POSSIBLE ACTION

- 6.2** Approve Committee of Architecture Occupancy Report for May 2021.

FOR POSSIBLE ACTION

- 6.3** Approve Committee of Architecture Violation Report for May 2021.

FOR POSSIBLE ACTION

Member Martindale moved/Member Vavrick seconded to approve the Committee of Architecture reports. Motion carried. (4-0)

No Public Comment.

7. 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

Caleb McAdoo spoke and wanted the record to reflect some things that he thought were inaccurate. Residents were never notified of a cemetery committee workshop and were never communicated from a Cemetery Committee. He does not see in the by-laws where the BOD can establish a committee. He said the residents were led to believe after the last meeting that Mr. Wetmore was to contact them and that did not happen. He feels that the Cemetery Committee should have contacted them.

8. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR MONDAY, July 12, 2021, AT 5:30 PM.

NON-ACTION ITEM

9. ADJOURN MEETING

The meeting was adjourned at 7:40 pm.