



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, March 11, 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 joined at 5:31 pm

ABSENT: Bonnie Bawcom

STAFF PRESENT: 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

No public comment was received.

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Home Occupation permit for **Ruby Mountain Bodyworks** type of business: **Massage Therapy**: at **221 Trentwood Drive, (Tract 103 Block 007 Lot 017) 1.780 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Home Occupation permit for Massage Therapy.

The property owner said she has a Nevada license for Massage, Acupressure and Reflexology. She will be taking clients by appointment only; it will not be full time.

No Public Comment

Member Czegledi moved/Member Vavruck seconded to approve the Home Occupation Permit for Massage Therapy at **221 Trentwood Drive, (Tract 103 Block 007 Lot 017).**

- F.2 Review, discussion, and possible action to approve a Home Occupation permit for **Dumpie's Trash Service** type of business: **Trash Removal**: at **336 Country Club Parkway, (Tract 106C Block 004 Lot 006) 1.110 acres.** ***FOR POSSIBLE ACTION***

Secretary Duncan stated the property owner is requesting approval for a Home Occupation permit for a trash removal business.

The property owner said he wants to offer a different option for Spring Creek Residents. He would pick the garbage up from the location and take it to the dump. He said he will not be storing trash on sight and cans will be in a trailer. He will just be using his home as an office. He talked to the County, and they said they have no County Restrictions.

Attorney McConnell stated that it sounds more like a Commercial Business and there cannot be any exterior evidence of a Home Business. If cans can be kept out of sight, then it may be okay with conditions. There can be no storage of cans or garbage and must comply with County and State Rules. We will need something from the County stating they have no restrictions.

No Public Comment

Member Czegledi moved/Member Stokes seconded to approve the Home Occupation Permit for a Trash Removal contingent upon the Property Owner getting a letter from Elko County to authorize the business, there is no exterior evidence of the business, and no storage of garbage cans visible to the public at **336 Country Club Parkway, (Tract 106C Block 004 Lot 006).** Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Home Occupation permit for **Father and Sons Automotive** type of business: **Mechanic Shop**: at **768 Sterling Drive, (Tract 202 Block 007 Lot 002) 1.500 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Home Occupation permit for a Mechanic Shop.

The property owner said he would like to have a basic Auto Shop for people in Spring Creek. He plans on having business hours from 7:00 am to 6:00 pm. He would be offering basic oil changes and fabrication possibly in the future. He will be using his 30 x 50 shop to do the work in.

Attorney McConnell stated that this sounds more like a Commercial Business and does not fall into a Home Occupation. The property is zoned for AR and would need to be zoned for C1, possibly look at getting a zone change, a conditional use permit, or seek another location.

No Public Comment:

Member Czegledi moved/Member Vavrck seconded to deny the Home Occupation Permit at **768 Sterling Drive, (Tract 202 Block 007 Lot 002).** Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) pigs at **277 Springfield Parkway, (Tract 305 Block 004 Lot 002) 3.860 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a livestock permit for (2) pigs for a 4H and FFA project.

Property owner, David Vasquez, said there are very strict restrictions on how they are cared for and kept, daily maintenance is required.

No Public Comment

Member Vavrck moved/Member Stokes seconded to approve the Livestock Permit for two (2) pigs at **277 Springfield Parkway, (Tract 305 Block 004 Lot 002).** Motion carried 4-0.

- F.5 Review, discussion, and possible action regarding property violation of the COA Rules and Regulations: **Nuisance** located at **154 Cascade Drive., (Tract 102, Block 010, Lot 056) 1.310 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that staff received a complaint at 154 Cascade Drive regarding a chicken coop that is attracting a lot of birds and causing a nuisance for the neighbor.

The property owner sent a letter which was read into the meeting. This letter will become a part of the permanent record.

Neighbor, Doug Standley, said 3 years ago he came in front of the COA in regard to the chicken coop. The food in the coop is attracting a lot of birds and they are pooping all over his concrete and vehicles. He has no problem with the chickens, just with the

location. The birds are living in his trucks. They have since added chicken wire around the coop, which has helped, but the birds can still get into the coop.

Attorney McConnell asked if the problem has decreased since they modified the coop. It may be too soon to tell if it helps, and if the abatement will be long term. The property owner admitted there was a problem by taking measures to fix it. Give them an opportunity to abate, move or modify. Placement is causing the nuisance so possibly table to observe and watch for 30 days to see if there are any changes.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to table the nuisance at **154 Cascade Drive., (Tract 102, Block 010, Lot 056)** with staff contacting the parties in 30 days to see if there are any changes and bring back to May COA meeting if not in compliance. Motion carried 4-0.

F.6 ORGANIZATION OF COMMITTEE

- b. Receipt and discussion regarding the Committee of Architecture Member Policies and Procedures Manual. **FOR POSSIBLE ACTION**

Secretary Duncan asked to approve the changes to the Architecture Member Policies and Procedures Manual.

No Public Comment

Member Stokes moved and Member Czegledi seconded to approve the changes to the Architecture Member Policies and Procedures Manual. 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 on the properties currently in legal status.

H. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from the February 12,2024 Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Chair Martindale moved/Member Stokes seconded to approve the minutes from the February 12, 2024 Regular Meeting. Motion carried 4-0.

I. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for February 2024.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for February 2024.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for February 2024.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Czegledi moved/Member Vavrick seconded to accept the reports in the binder for February 2024. 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

No public comment was received.

K. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, April 8, 2024.

FOR POSSIBLE ACTION

L. ADJOURN MEETING

Chair Martindale adjourned the meeting at 6:53 p.m.

FOR POSSIBLE ACTION