



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, June 9, 2025, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Kevin Martindale – Chair, Nick Czegledi, Elex Vavrick, Alan Kimbrell

ABSENT: Elisa Liebelt

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

Property Owner from 678 Aesop Drive wanted to discuss COA and Board procedures for violations and payments.

E. UNFINISHED BUSINESS- Consent Agenda

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture. **FOR POSSIBLE ACTION**

F. NEW BUSINESS

F.1 ORGANIZATION OF COMMITTEE

- a. Discussion and consideration of the organization of the Committee of Architecture, and consideration of appointment for COA Chair and COA Vice-Chair for the remainder of 2025. **FOR POSSIBLE ACTION**

Member Czegledi nominated Member Kimbrel for Chair, Member Vavrick nominated Member Czegledi for Co-Chair.

No Public Comment

Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for three (3) pigs at **445 Glen Haven Drive, (Tract 107 Block 002 Lot 022) 2.040 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- F.3 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **880 Black Oak Drive, (Tract 402 Block 005 Lot 022) 1.000 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for two (2) goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to approve the Livestock Permit at 880 Black Oak Drive, (Tract 402 Block 005 Lot 022). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **850 Royal Oak Drive, (Tract 402 Block 003 Lot 013) 1.440 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- F.5 Review, discussion, and possible action to approve a Livestock Permit for two (2) sheep at **619 Hayland Drive, (Tract 202 Block 009 Lot 039) 1.390 acres.**
FOR POSSIBLE ACTION

No Action Taken

- F.6 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **433 Westby Drive, (Tract 202 Block 011 Lot 040) 1.610 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock permit for two (2) goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Member Kimbrell moved/Member Czegledi seconded to approve the Livestock Permit at 433 Westby Drive, (Tract 202 Block 011 Lot 040). Motion carried 4-0.

- F.7 Review, discussion, and possible action to approve a Livestock Permit for one (1) goat at **514 Castlecrest Drive, (Tract 201 Block 006 Lot 008) 1.030 acres.**
FOR POSSIBLE ACTION

No Action Taken

- F.8 Review, discussion, and possible action to approve a Home Occupation Permit for **Smith River Retrievers** type of business: **Dog Training**: at **411 Lily Place, (Tract 202 Block 004 Lot 018) 1.050 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Permit.

Property Owner, John Darzan said he trains labs for service and high-end bird dogs. There would be no foot traffic, training is minimal (1 to 2 dogs at a time), breeding would not be done on the property. The property already has proper kennels for the dogs.

Attorney Katie McConnell- This would not be permissible with the Home Occupation Rule. You would need a Conditional Use Permit or Zone Change as it has become a commercial destination. Breeding/training/raising does not comply with the rules of an AR zoned property.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to deny the Home Occupation Permit at 411 Lily Place, (Tract 202 Block 004 Lot 018). Motion carried 4-0.

- F.9 Review, discussion, and possible action to approve a Home Occupation Permit for **Long Walk LLC dba Long Walk Arts** type of business: **Art Studio**: at **748 Westcott Drive, (Tract 401 Block 011 Lot 021) 2.090 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Permit.

Property Owner, Andrew Mildrum, said it will be an independent art studio, with no open retail and no traffic issues.

No Public Comment

Member Czegledi moved/Member Vavricks seconded to approve the Home Occupation Permit at 748 Westcott Drive, (Tract 401 Block 011 Lot 021). Motion carried 4-0.

- F.10 Review, discussion, and possible action to approve a Boundary Line Adjustment at **891 Parkridge Parkway, (Tract 403 Block 014 Lot 017) 1.280 acres & 885 Parkridge Parkway Drive, (Tract 403 Block 014 Lot 018) 1.170 acres.**

FOR POSSIBLE ACTION

Property Owner, Paddy Legarza, said when southwest gas put the gas line in they didn't want to go through the driveway and since she owned both lots, they put the line on lot 18, she wants to move the property line over so that the gas line is on the same lot as the service.

No Public Comment

Member Czegledi moved/Member Vavricks seconded to approve the Boundary Line Adjustment at 891 Parkridge Parkway, (Tract 403 Block 014 Lot 017) & 885 Parkridge Parkway Drive, (Tract 403 Block 014 Lot 018). Motion carried 4-0.

- F.11 Review, discussion, and possible action to approve variance for 2 sheds to be placed in front of the house at **68 Spring Creek Parkway, (Tract 103 Block 009 Lot 018) 1.320 acres.**

FOR POSSIBLE ACTION

Property Owner, Blaine Crandall, said his house is on a corner lot and faces mostly Thoroughbred Drive. He is trying to place them so that their dogs won't be able to get into that area. The ground on the rear is sloped and doesn't want it to be right behind the house.

Attorney Katie McConnell stated due to the frontage being on Spring Creek Parkway the setbacks must be met from that street. You could possibly change the address with the County.

Public Comment, Melissa Farmer, said she would like to see the sheds be put back farther.

Chair Martindale moved/Member Vavricks seconded to deny the Variance at 68 Spring Creek Parkway, (Tract 103 Block 009 Lot 018). Motion carried 4-0.

- F.12 Request by SCA Member Tom Dalpiaz for review and discussion regarding **COA R&R #6 Metal Storage Containers.**

NON-ACTION ITEM

Property Owner, Tom Dalpiaz, said when he purchased the metal storage container in 2020, he was told he just needed to paint it to match existing buildings. He thought he was abiding by the guidelines. It will be a hardship if he must remove the container.

Attorney Katie McConnell stated that the rule states that any structure needs a permit. The COA would need to bring it back to adjust the rule. Two others were recently denied.

No Public Comment

No Action Taken

G. Violations- Consent Agenda

Items may be taken individually for consideration or may be taken as a group by the Committee of Architecture. FOR POSSIBLE ACTION

- G.1 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **37 Flowing Wells Drive, (Tract 301 Block 003 Lot 005) 4.780 acres.**
FOR POSSIBLE ACTION
- G.2 Review, discussion, and possible action regarding **COA R&R's: Exterior Condition of Structures** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **230 Springfield Parkway, (Tract 304 Block 005 Lot 013) 2.870 acres.**
FOR POSSIBLE ACTION
- G.3 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **233 Springfield Parkway, (Tract 304 Block 003 Lot 004) 2.080 acres.**
FOR POSSIBLE ACTION
- G.4 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **238 Springfield Parkway, (Tract 304 Block 005 Lot 014) 2.210 acres.**
FOR POSSIBLE ACTION
- G.5 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles, COA R&R's: Excessive Brush/Weeds or Dead Trees/Shrubs, Noxious Weeds** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **254 Springfield Parkway, (Tract 304 Block 006 Lot 008) 1.000 acres.**
FOR POSSIBLE ACTION
- G.6 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **388 Berry Creek Place, (Tract 201 Block 009 Lot 031) 1.220 acres.**
FOR POSSIBLE ACTION
- G.7 Review, discussion, and possible action regarding **COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **393 Merino Drive, (Tract 202 Block 012 Lot 006) 1.030 acres.**
FOR POSSIBLE ACTION

- G.8 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **406 Merino Drive, (Tract 202 Block 014 Lot 022) 1.110 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since February 2025. The property owner was not present. The property owner sent letter requesting more time.

No Public Comment

Member Czegledi moved/Member Kimbrell seconded to table violations at 406 Merino Drive, (Tract 202 Block 014 Lot 022) and bring back to the August COA if not in compliance. Motion carried 4-0.

- G.9 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers, SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **443 Blue Jay Drive, (Tract 402 Block 010 Lot 030) 1.450 acres.**

FOR POSSIBLE ACTION

- G.10 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Inoperative, Unregistered, Unlicensed Vehicles** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **565 Buffside Drive, (Tract 201 Block 005 Lot 004) 1.370 acres.**

FOR POSSIBLE ACTION

- G.11 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **731 Hayland Drive, (Tract 202 Block 009 Lot 016) 1.030 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that this property has been in violation since January 2025. The property owner was not present. The property is in compliance asking to dismiss.

No Public Comment

Member Czegledi moved/Member Vavrick seconded to dismiss violations at 731 Hayland Drive, (Tract 202 Block 009 Lot 016). Motion carried 4-0.

- G.12 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **980 Oakmont Drive, (Tract 402 Block 015 Lot 002) 1.030 acres.**

FOR POSSIBLE ACTION

Chair Martindale moved/Member Vavrick seconded to move the consent agenda forward and refer the COA Violation numbers G1 to G7, G9, G10 & G12 to the SCA Board of Directors to take legal action. Motion Carried (4-0).

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 May 12, 2025, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Czegledi moved/Member Kimbrell seconded to approve the minutes from the May 12, 2025, Regular Meeting. Motion carried 4-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for May 2025.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for May 2025.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for May 2025.

FOR POSSIBLE ACTION

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

No public comment was received.

Chair Martindale moved/Member Vavrick seconded to accept the reports in the binder for May 2025. Motion carried 4-0.

K. 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.

L. NEXT REGULAR MEETING

The next regular meeting of the Committee of Architecture is Scheduled for Monday, July 14, 2025. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Chair Martindale adjourned the meeting at 7:13 p.m.