



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association (“SCA”) Committee of Architecture
Monday, February 9, 2026, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Elisa Liebelt, Elex Vavrick, Tamara Baker

ABSENT:

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 Kimbrell called the meeting to order in person and telephonically at 5:31 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

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 Review, discussion, and possible action to approve a variance for a shop to be forward of the house at **973 Alpine Drive, (Tract 402 Block 010 Lot 006) 1.000 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a shop to be forward of the house.

The property owner, Logan Nelson, said he applied for a variance due to the house being built on the rear of the property; there is natural drainage that runs through the middle so there is nowhere else to build a shop on the property.

No Public Comment

Member Vavruck moved/Chair Kimbrell seconded to approve the Variance at 973 Alpine Drive, (Tract 402 Block 010 Lot 006). Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Home Occupation Permit for **Rescue Story Vintage** type of business: **Vintage Shop**: at **843 Silver Oak Drive, (Tract 402 Block 005 Lot 012) 1.050 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Home Occupation Permit for a vintage shop in her home.

No Public Comment

The property owner, Victoria Anson, said she is a local vendor and has done events in Spring Creek for 4 years. She is requesting approval to set up a shop/showroom in her home. It would be by invitation only, Thursday through Saturday twice a month.

Attorney McConnell said this is an issue of whether this is a Home Occupation or Commercial Enterprise. Within AR zoning you are not allowed to have a store front with open hours as it would be considered a retail shop which would need to be rezoned to C1.

Member Liebelt moved/Member Baker seconded to deny the Home Occupation Permit at 843 Silver Oak Drive, (Tract 402 Block 005 Lot 012) with the option to reconstruct and bring back. Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for seven (7) pigs at **490 Gypsum Drive, (Tract 202 Block 025 Lot 023) 1.350 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting approval for a Livestock Permit for seven (7) pigs. The permit showed adequate property and shelter for the livestock.

The Property Owner, Kristin Ballenger, said they their plan is to have five pigs but no more than seven at any given time.

Staff discussion: The animal shelter structures are required to be permitted.

No Public Comment

Member Liebelt moved/Chair Kimbrell seconded to approve the Livestock Permit at 490 Gypsum Drive, (Tract 202 Block 025 Lot 023) with the condition of permitting structures. Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Home Occupation Permit for **Anne Jelle** type of business: **Nursery**: at **879 Willington Drive, (Tract 403 Block 008 Lot 012) 2.000 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- F.5 Review, discussion, and possible action to approve a Livestock Permit for two (2) goats at **837 Parkridge Parkway, (Tract 403 Block 014 Lot 026) 2.070 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated the property owner is requesting to approve a Livestock Permit for two goats. The property owner was not present. The permit showed adequate property and shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Vavrick seconded to approve the Livestock Permit at 837 Parkridge Parkway, (Tract 403 Block 014 Lot 026). Motion carried 4-0.

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**

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 January 12, 2026, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Vavruck moved/Member Liebelt seconded to approve the minutes from the January 12, 2026, Regular Meeting. Motion carried 4-0.

J. REPORTS

- J.1 Approval of the Committee of Architecture Revenue Report for January 2026.
FOR POSSIBLE ACTION
- J.2 Approval of the Committee of Architecture Occupancy Report for January 2026.
FOR POSSIBLE ACTION
- J.3 Approval of the Committee of Architecture Violation Report for January 2026.
FOR POSSIBLE ACTION

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

No public comment was received.

Chair Kimbrell moved/Member Vavruck seconded to accept the reports in the binder for January 2026. Motion carried 4-0.

K. PUBLIC COMMENT

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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, March 9, 2026.
FOR POSSIBLE ACTION

M. ADJOURN MEETING

Member Kimbrell adjourned the meeting at 6:32 p.m.

FOR POSSIBLE ACTION