



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association ("SCA") Committee of Architecture
Monday, August 10, 2026, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

PRESENT: Alan Kimbrell, Elex Vavricks, Tamara Baker, Wyatt Church-on the phone

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 Kimbrell 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

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***

Review, discussion, and possible action regarding **COA R&R's: Accessory Structures , 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 **526 Spring Creek Parkway, (Tract 101 Block 003 Lot 022) 1.250 acres.** ***FOR POSSIBLE ACTION***

F. NEW BUSINESS

- F.1 Review, discussion, and possible action to approve a Livestock Permit for 2 alpacas at **250 Blakeland Drive, (Tract 103 Block 007 Lot 004) 2.230 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 alpacas. Property owner was not present.

No Public Comment

Chair Kimbrell moved/Member Church seconded to approve the Livestock Permit at 250 Blakeland Drive, (Tract 103 Block 007 Lot 004), contingent on providing proof of adequate shelter for livestock. Motion carried 4-0.

- F.2 Review, discussion, and possible action to approve a Livestock Permit for 2 goats at **431 Shadypoint Drive, (Tract 304 Block 005 Lot 002) 4.000 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 2 goats. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Church moved/Member Vavrick seconded to approve the Livestock Permit at 431 Shadypoint Drive, (Tract 304 Block 005 Lot 002). Motion carried 4-0.

- F.3 Review, discussion, and possible action to approve a Livestock Permit for 5 sheep at **523 Edgewater Drive, (Tract 201 Block 008 Lot 008) 2.150 acres.**

FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 5 sheep. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Chair Kimbrell moved/Member Baker seconded to approve the Livestock Permit at 523 Edgewater Drive, (Tract 201 Block 008 Lot 008). Motion carried 4-0.

- F.4 Review, discussion, and possible action to approve a Livestock Permit for 6 goats/1 pig at **709 Spring Valley Parkway, (Tract 202 Block 003 Lot 059) 1.000 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 6 goats/1 pig. Property owner was not present. The permit showed adequate shelter for the livestock.

No Public Comment

Member Vavrick moved/Chair Kimbrell seconded to approve the Livestock Permit at 709 Spring Valley Parkway, (Tract 202 Block 003 Lot 059). Motion carried 4-0.

- F.5 Review, discussion, and possible action to approve a Livestock Permit for 3 goats at **753 Thorpe Drive, (Tract 403 Block 018 Lot 061) 1.380 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a livestock permit for 3 goats. Property owner was not present.

No Public Comment

Member Baker moved/Member Vavrick seconded to approve the Livestock Permit at 753 Thorpe Drive, (Tract 403 Block 018 Lot 061), contingent on providing proof of adequate shelter for livestock. Motion carried 4-0.

- F.6 Review, discussion, and possible action to approve a Home Occupation Permit for **Nevada Urethane** type of business: **Spray Foam Insulation**; at **771 Cessna Court, (Tract 202 Block 003 Lot 039) 1.190 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated the property owner is requesting to approve a Home Occupation Permit for Nevada Urethane, a spray foam insulation business .

Property owner, Michael Minton, stated that all equipment will be stored in the shop, with shipments being received monthly.

Staff discussion: A home occupation should not change the character of the surrounding neighborhood. The shop is used for storing supplies, has no more than three employees, and the business activities are performed off-site rather than on the property.

No Public Comment

Member Vavrick moved/Member Baker seconded to approve the Home Occupation Permit at 771 Cessna Court, (Tract 202 Block 003 Lot 039). Motion carried 4-0.

- F.7 Review, discussion, and possible action to approve a Variance for a reduction of the rear yard setback to 20ft at **993 Wolf Creek Drive, (Tract 402 Block 014 Lot 017) 1.620 acres.**
FOR POSSIBLE ACTION

Secretary Duncan stated that the property owner is requesting approval for a Variance for a reduction of the rear yard setback to 20ft.

Property owner, Scott Wilkinson, stated that his request is related to a larger home improvement project on a corner lot. The property frontage was previously determined by the County, and there is no desire to change it. The County does not believe that an address change would be ideal.

No Public Comment

Chair Kimbrell moved/Member Church seconded to approve the Variance at 993 Wolf Creek Drive, (Tract 402 Block 014 Lot 017). Motion carried 4-0.

- F.8 Review, discussion, and possible action to approve a Variance for a shop to be 10 ft from the side yard and 5ft from the house at **827 Thistle Drive, (Tract 402 Block 009 Lot 055) 1.060 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting approval for a Variance for a shop to be 10 ft from the side yard and 5ft from the house.

Neomi Roche, the architect, is requesting to reduce both setbacks to place a shop.

Staff discussion: The requested 5-foot setback seems too narrow; the preference would be to have the setback farther than 5 feet from the house. The proposed building is considered too large for the property, so the design should be reconsidered and resized with a new layout.

No Public Comment

No Action Taken

- F.9 Review, discussion, and possible action to approve a Variance for a structure to be placed 6ft from the shop at **483 Flora Bay (Tract 106B Block 006 Lot 066) 1.040 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting to approve a Variance for a structure to be placed 6ft from the shop.

Property owner, John Neilson, is requesting to leave the shed where it was placed; however, no permit was obtained. The runoff from the shed goes to the side of the property. He stated that there is no other suitable location for the shed.

Staff discussion: There are three sheds on the property, two do not meet the required setbacks, and none of the sheds have permits.

No Public Comment

No Action Taken

- F.10 Review, discussion, and possible action to approve a Zone change from C2 to AR at **161 Bluecrest Drive, (Tract 102 Block 010 Lot 081) 0.480 acres.** **FOR POSSIBLE ACTION**

Secretary Duncan stated that the property owner is requesting to approve a Zone change from C2 to AR.

Property owner, Ernie at 168 Bluecrest Drive wants to make sure access will be off Bluecrest Drive and that the fire hydrant stays.

Chair Kimbrell moved/Member Vavrick seconded to approve the Zone Change at 161 Bluecrest Drive, (Tract 102 Block 010 Lot 081). Motion carried 4-0.

- F.11 Review, discussion, and possible action to approve the second reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets.

FOR POSSIBLE ACTION

Secretary Duncan stated we are proposing to approve the second reading of the new Committee of Architecture Rules and Regulation #40 Golf Nets.

No Public Comment

Member Vavrick moved/Chair Kimbrell seconded to approve the second reading of the new Committee of Architecture Rules and Regulation #40: Golf Nets. 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

- G.1 Review, discussion, and possible action regarding **COA R&R's: Inoperative/Unregistered/Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **119 Lawndale Drive, (Tract 104 Block 004 Lot 005) 2.110 acres.**

FOR POSSIBLE ACTION

- G.2 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 **208 Charlwood Drive, (Tract 101 Block 003 Lot 003) 1.250 acres.**

FOR POSSIBLE ACTION

- G.3 Review, discussion, and possible action regarding **COA R&R's: Livestock/4-H/FFA Projects** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **324 Oakmont Drive, (Tract 402 Block 001 Lot 058) 2.110 acres.**

FOR POSSIBLE ACTION

- G.4 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **351 Country Club Parkway (Tract 106A Block 004 Lot 026) 1.060 acres.**

FOR POSSIBLE ACTION

No Action Taken

- G.5 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 **369 Berry Creek Court, (Tract 201 Block 009 Lot 039) 1.010 acres.** **FOR POSSIBLE ACTION**
- G.6 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 **392 Spring Creek Parkway, (Tract 106C Block 001 Lot 031) 1.100 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.7 Review, discussion, and possible action regarding **SCA DOR's: Unsightly: Storage of Tools and Trash, COA R&R's: Accessory Structures, 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 **472 Westcliff Drive, (Tract 201 Block 008 Lot 036) 1.030 acres.** **FOR POSSIBLE ACTION**
- G.8 Review, discussion, and possible action regarding **COA R&R's: Metal Storage Containers, 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 **548 Lynx Drive, (Tract 202 Block 019 Lot 016) 1.180 acres.** **FOR POSSIBLE ACTION**

No Action Taken

- G.9 Review, discussion, and possible action regarding **COA R&R's: Commercial Business Permit** refer to the SCA Board of Directors requesting to take legal action and uphold all fines regarding **559 Spring Valley Court, (Tract 201 Block 004 Lot 012) 2.350 acres.** **FOR POSSIBLE ACTION**
- G.10 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 **562 Gallinas Drive, (Tract 301 Block 002 Lot 021) 6.270 acres.** **FOR POSSIBLE ACTION**
- G.11 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 **570 Gallinas Drive, (Tract 301 Block 002 Lot 022) 7.740 acres.** **FOR POSSIBLE ACTION**
- G.12 Review, discussion, and possible action regarding **COA R&R's: Inoperative /Unregistered/Unlicensed Vehicles, SCA DOR's: Unsightly: Storage of Tools and Trash, 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 **797 Spring Valley Parkway, (Tract 202 Block 005 Lot 009) 1.030 acres.** **FOR POSSIBLE ACTION**

Chair Kimbrell moved/Member Vavrick seconded to move the consent agenda forward and dismiss the COA Violations G2, G3 & G5. Motion Carried (4-0).

Chair Kimbrell moved/Member Church seconded to move the consent agenda forward and refer the COA Violations E1, G1, G7, G9-G12 to the SCA Board of Directors to take legal action and uphold all fines. 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 July 13, 2026, Regular meeting.

FOR POSSIBLE ACTION

No public comment was received.

Member Baker moved/Member Vavrck seconded to approve the minutes from the July 13, 2026, Regular Meeting. Motion carried 4-0.

J. REPORTS

J.1 Approval of the Committee of Architecture Revenue Report for July 2026.

FOR POSSIBLE ACTION

J.2 Approval of the Committee of Architecture Occupancy Report for July 2026.

FOR POSSIBLE ACTION

J.3 Approval of the Committee of Architecture Violation Report for July 2026.

FOR POSSIBLE ACTION

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

No public comment was received.

Member Vavrck moved/Chair Kimbrell seconded to accept the reports in the binder for July 2026. 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 Scheduled for Monday, September 14, 2026. **FOR POSSIBLE ACTION**

M. ADJOURN MEETING

FOR POSSIBLE ACTION

Member Kimbrell adjourned the meeting at 7:47 p.m.