



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture
Monday, May 10, 2021, 5:30 PM, PST
Fairway Community Center Meeting Room
401 Fairway Blvd, Spring Creek, Nevada

CALL TO ORDER: Chair Holland 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: Chair Jill Holland, Elex Vavrck, Kevin Martindale & Stephanie Sisk

ABSENT: Vice-Chair Banuelos

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

CORPRATE 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 at **525 Cessna Drive, (Tracy 202, Block 002, Lot 001)**

FOR POSSIBLE ACTION

No public comments.

Member Vavrick moved/Chair Holland seconded to approve a livestock permit. Motion carried. (4-0)

- 1.2** Review, discussion, and possible action to approve a livestock permit for three (3) pigs at **445 Glen Haven Dr, (Tract 107, Block 002, Lot022)**

FOR POSSIBLE ACTION

No public comments.

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

- 1.3** Review, discussion, and possible action to approve a livestock permit for one (1) miniature cow and two (2) pigmy goats at 808 Clover **Dr (Tract 403, Block 006, Lot 004).**

FOR POSSIBLE ACTION

PO commented that the permit would be for one (1) pigmy goat, not two (2).

No public comments.

Member Vavrick moved/Chair Holland seconded to approve the livestock permit. Motion carried. (4-0)

- 1.4 Review, discussion, and possible action to approve a Boundary Line Adjustment at **216 Ashford Dr (Tract 103, Block 004, Lot 003)**.

FOR POSSIBLE ACTION

No public comments.

Member Vavrick/Chair Holland seconded to approve the Boundary Line Adjustment. Motion carried. (4-0)

- 1.5 Review, discussion, and possible action to approve a Variance request for a 13' into the 20' setback or 5-10' away from the house at **762 Aesop Dr (Tract 401, Block 034, Lot 034)**.

FOR POSSIBLE ACTION

No public comments.

PO Christian Robinson commented that he would like to have option approved for the 10' next to house and 15' from property line.

Member Martindale/Chair Holland seconded to approve the Variance for the 5' into the side setback and 10' from the house. Motion carried. (4-0)

- 1.6 Review, discussion, and possible action to approve a Conditional Use Permit in reference to a cemetery at **0 Parcel L/043-34-001**

FOR POSSIBLE ACTION

Cemetery Committee Member Mark Wetmore commented that the Spring Creek community is growing and that it needs a cemetery. Currently, there is only one choice and that is in Elko. The Spring Creek Association Board of Directors gave the Cemetery Committee, which is a group of volunteers of Spring Creek and Lamoille, the task of looking for a suitable location for a cemetery. After a lot of searching for a location that met the needs, they came to the area of the corner of Lamoille Highway and Pleasant Valley on Spring Creeks Association's old gravel pit. The closest eighty (80) Spring Creek Association's property owners were notified of a cemetery informational workshop meeting. During this workshop there were some concerns brought up. There were some concerns with health safety and property values. One of the concerns was the easement. They felt that there should be a buffer on all lots backing to the cemetery. The primary access would be from Pleasant Valley Road and they do not have a problem with requiring flat headstones. The area they are looking to develop is the disturbed

piece and is about 6 acres that was used for gravel construction back when the Association was developed. In the 6 acres there is enough room to last a very long time. They went back to the Spring Creek Association Board of Directors after the workshop/meeting, and they were told to proceed. The entire parcel includes a lot of area that they will not be using. The actual area they will be using is the disturbed area.

Member Vavrck questioned the cost and who would pay for it.

VP Kerr commented that we were here for only a Conditional Use Permit.

Attorney McConnell commented that the Board of Directors gave the Cemetery Committee the okay to go forward, and step-one was to come before the COA for the Conditional Use Permit within open space. What is in front of the COA is if they are going to deny or approve the Conditional Use with the open space.

Member Sisk questioned what other locations were looked at.

Mark Wetmore said they looked at campground and shooting range. The problem with that location was that there was no water. They looked at locations in South Fork, Lamoille, different green belts in the Association, BLM land, Ryan's Ranch and the Sports Complex.

Public Comments:

PO Dennis Lattin commented that the cemetery would be right behind his house. With the past construction on the location SCA would have to request and pay for an environmental assessment.

PO Maureen Nolen went out and looked at the property and took some pictures and would like to get with Mark Wetmore with some ideas. She feels like the cemetery is something that we should be considered and would be an asset to this community.

PO Brandon Hicks commented that he is not in favor of the cemetery and encouraged the committee to look elsewhere.

PO Caleb McAdoo gave a couple of handouts. He thanked the committee for their service. He mentioned that he talked to Elko County and the City of Elko. They said that there is not a need for another cemetery at this time. Elko County's Master plan does show future plans for a cemetery and that most are choosing to get cremated. He does not think that there is a need for a cemetery. A big reason people move to Spring Creek is for the open space. He thinks there are other areas that need to be considered. Wants to take a step back and look at Spring Creek and Lamoille's master plan.

Chair Holland/Member Sisk seconded to table until the June 14, 2021, meeting. Motion carried. (4-0)

1.7 Review, discussion, and possible action to review and discuss 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 but the COA.

Part B: Accessory/Auxiliary structures must have a setback of 15 feet from other structures on the property.

Part C: 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

Chair Sisk suggested to take out Part B and the add the following to Part A: Any deviation from this rule may be presented before the COA for consideration. Upon review the COA may require the property owner to apply for a variance.

OLD BUISNESS

- 2.1 Review, discussion, and possible action regarding property violations of the COA Rule and Regulations #12 Inoperative/Unregistered/Unlicensed Vehicles, DORs #15 Storage of Tool and Trash and A-1 Improvement Standards at **353 Trescartes Ave, (Tract 201, Block 009, Lot 052).**

No Public Comment.

Jeremy Smith commented that he is working on getting close to buying a fence. He has bought the truck back and that it is registered.

Chair Holland/Member Martindale seconded to have Jeremy Smith call COA Secretary by June 4th with an update, to close the deck violation and for Jeremy to come back to the July 12th, 2021, meeting with an update. Motion carried. (4-0)

VIOLATIONS

- 3.1 Review, discussion, and possible action regarding property violations of the COA Rules and Regulations #12 Inoperative/Unregistered/Unlicensed Vehicles, DORs #15 Storage of Tools and Trash at **371 Spring Valley Pkwy (Tract 201, Block 004, Lot 020).**

FOR POSSIBLE ACTION

No Public Comment.

COA Secretary Cromwell stated that the property was to go before the BOD in August of 2020 with an update. There has been no contact from the property owner.

Member Martindale/Chair Holland seconded to uphold fine and to refer to the BOD for further

action. Motion carried. (4-0)

- 3.2 Review, discussion, and possible action regarding property violations of the COA Rules and Regulations #19 Excessive brush/weeds and COA Rules and Regulations #13 Exterior Conditions of Structures **at 615 Hayland Dr (Tract 202, Block 009, Lot 040).**

FOR POSSIBLE ACTION

No Action was taken.

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 April 12, 2021, COA regular meeting.

FOR POSSIBLE ACTION

Vice Chair Banuelos moved/Member Vavruck seconded to approve the minutes. Motion amended to approve with corrections.

REPORTS

- 6.1 Approve Committee of Architecture Revenue Report for April 2021.

FOR POSSIBLE ACTION

- 6.2 Approve Committee of Architecture Occupancy Report for April 2021.

FOR POSSIBLE ACTION

- 6.3 Approve Committee of Architecture Violation Report for April 2021.

FOR POSSIBLE ACTION

No Public Comment.

Member Martindale motioned/Vice Chair Banuelos seconded to accept the COA revenue report, occupancy report and violation report from March 2020.

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

8. THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR MONDAY, June 14, 2021, AT 5:30 PM.

NON-ACTION ITEM

9. ADJOURN MEETING

The meeting was adjourned at 7:50 pm.