



SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING MINUTES

Spring Creek Association Committee of Architecture
Monday, March 8, 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 individuals who called in on the phone (zoom) line.

ROLL CALL

PRESENT: Chair Jill Holland, Vice-Chair Cassandra Banuelos, Elex Vavrck and Kevin Martindale

ABSENT: Stephanie Sisk

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

CORPRATE ATTORNEY: Katie McConnell (via Zoom)

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 Conditional Use Permit to build a Boys and Girls Club at **200 Springfield Parkway, (Tract 304, Block 012, Lot 011).**

FOR POSSIBLE ACTION

Tom Hannum stated that this is the first step in the process.

COA Secretary mentioned that the map and permit had the wrong address. It should say Springfield Pkwy not Spring Valley Pkwy.

No public comments.

Member Vavrick/Vice-Chair Banuelos seconded to approve the Conditional Use permit and to not require curb and gutter sidewalks. Motion carried. (4-0)

- 1.2** Review, discussion, and possible action to approve a livestock permit for three (3) hogs at **646 Aesop Drive, (Tract 401, Block 022, Lot 005) – 2.05 ACRES.**

FOR POSSIBLE ACTION

No public comments.

Vice-Chair Banuelos/Martindale seconded to approve the livestock permit. Motion carried. (4-0)

- 1.3** Review, discussion, and possible action to approve a Home Occupation Permit for a Taxidermy business at **357 Oakmont Drive, (Tract 402, Block 002, Lot, 013).**

FOR POSSIBLE ACTION

No public comments.

Vice-Chair Banuelos/Martindale seconded to approve the home occupation permit. Motion carried. (4-0)

- 1.4 Review, discussion, and possible action to approve a Home Occupation Permit for an Artistic Curb business at **596 Westcott Drive, (Tract 401, Block 017, Lot 001).**

FOR POSSIBLE ACTION

No public comments.

Martindale/Vice-Chair Banuelos seconded to approve the home occupation permit. Motion carried. (4-0)

- 1.5 Review, discussion, and possible action to approve a Home Occupation Permit for an Automotive business at **562 Gallinas Drive, (Tract 301, Block 002, Lot 021).**

FOR POSSIBLE ACTION

PO Travis Rowley stated that this would be as needed. No traffic. Vehicle would be put in the garage, worked on, and then returned.

Member Vavruck stated that he has a concern because the work was not being done in the home and rather outside the home so it would be considered a Commercial Business and not a home occupation. If it was done in the home, there would not be a problem.

Attorney McConnell stated that member Vavruck was correct and there should be no outside evidence outside the home. According to the Home Occupation Information it is said that a home occupation must be confined to the dwelling unit and occupants thereof. Home occupation is not considered a Home occupation if conducted outside the dwelling unit.

PO Travis Rowley asked if they could make an adjustment to their request. They would do their business in their home, but the repairs would be mobile.

No public comment.

Member Vavruck/Chair Holland seconded to approve the Home Occupation permit for a home office to the mobile automotive business. Motion carried. (4-0)

No public comments.

- 1.6 Review, discussion, and possible action to approve a Variance to allow a Conex to be placed within the 20-foot setback on the side of the property at **905 Bowie Way, (Tract 403, Block 003, Lot 016)**

FOR POSSIBLE ACTION

PO Mary Jenks stated that they are trying to hide it from the front. They were appointed guardianship of a deceased soldier's son and the Conex would keep all his things to pass down to his child.

COA Secretary Cromwell read into record letters received back from surrounding property owners.

PO Jenks stated that it is temporary, and it will not be there forever, yet does not have a time frame that it would be there.

No public comments.

Vice Chair Banuelos/Member Vavrick seconded to approve the variance request. Motion carried. (4-0)

- 1.7 Review, discussion, and possible action to approve a Livestock Permit for three (3) cattle at **748 Caddoa Drive, (Tract 401, Block 021, Lot 025).**

FOR POSSIBLE ACTION

Chair Holland asked property owner if the cattle were for breeding or butchering.

PO Trevor Carrasco stated (via Zoom) they would be for butchering.

No public comment.

Vice Chair Banuelos/ Member Martindale seconded to approve the livestock permit. Motion carried. (4-0)

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).**

COA Secretary Cromwell stated that Jeremy could not be at the meeting but was still working on the property.

No public comment.

Vice-Chair Banuelos/Member Vavrick voted to bring the property back to the April meeting with an update. Motion carried. (4-0)

LEGAL REPORT

3. Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval. **NON-ACTION ITEM**

No March legal update was provided.

APPROVAL OF MINUTES

4. Approval of minutes from the March 8, 2021 COA regular meeting.

FOR POSSIBLE ACTION

Chair Holland moved/Vice Chair Banuelos seconded to approve the minutes. Motion Carried. (3-0)

REPORTS

- 5.1 Approve Committee of Architecture Revenue Report for March 2021.

FOR POSSIBLE ACTION

Chair Holland/Vice Chair Banuelos seconded to approve the March 2021 COA revenue reports with the swap of January and February numbers on the bottom. Motion carried (4-0).

- 5.2 Approve Committee of Architecture Occupancy Report for March 2021.

Member Martindale/Vice Chair Banuelos seconded to approve the occupancy report with the changes to the formula error. Motion Carried. (4-0)

- 5.3 Approve Committee of Architecture Violation Report for March 2021.

FOR POSSIBLE ACTION

Vice Chair Banuelos/Chair Holland seconded to approve the violation reports for March 2021 as presented. Motion carried (4-0).

6. 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

7. **THE NEXT REGULAR MEETING OF THE COMMITTEE OF ARCHITECTURE IS SCHEDULED FOR MONDAY, APRIL 12, 2021 AT 5:30 PM.**

NON-ACTION ITEM

8. ADJOURN MEETING

The meeting was adjourned at 6:45 pm.