



Architecture Commissioning Committee – Minutes

November 13th, 2018

Members Present:

Steve Rensel
Don Mann
Robert Tattle
Ron Phillips

Members Absent

Nick Tilley
George Van-Ess

Meeting called to order at 5:02 pm

Motion to accept prior minutes was made by Don Mann and seconded by Steve Rensel. Minutes were accepted by the committee.

Call was made for public comments – none at this time.

1. New Business

- Michael Farmer, Lots 111 & 112. Introduced himself and wife. He intends to build on both lots co-joined as one. The opinion of the committee was that whilst he could join the lots, once he had constructed a building spanning both, he would be unable to separate the lots. With reference to whether the setbacks would change, a co-joined lot would be considered a single lot for setback measurements. Noted that the DoRs do not allow any variances in setbacks. He has received a copy of the DoRs and ACC Policies and Procedures. Additional guides will be sent to him once they have been reviewed and approved by the ACC. Meeting

2. Old Business

- Tom Winter, Lot 129, for a Preliminary Submittal A discussion ensued regarding Mr. Winters desire to build a garage/adjunct to his residence. Members of the committee had walked the area that was proposed for the construction and advised Mr. Winters as to possible needs for engineering work to accommodate the existing wash and accompanying slope variations. Mr. Winters said the proposed structure would not be a temporary structure and would not resemble the structures for which he had provided photographs at the October 10th meeting.

Any structure would conform to the DoR requirements for architectural conformity between main residence and auxiliary buildings. Mr. Winter did not have a time frame for construction.

- Brian Richard (S. Hixenbaugh), Lot 152. Was on agenda for sign-off by ACC on MC Approved Plans but medical issues prevented their attendance. Will be moved to Dec 11th meeting.
- Dave DiSanto, lot 57, to provide a copy of MC-Approved Plans for ACC to be formally approved and stamped by the ACC
Mr. DiSanto submitted the MC approved plans. They were reviewed, approved and stamped by the ACC. Mr. DiSanto's deposit check was returned to him.
- Randall Abbey, Lot 106, Sign-off by ACC on MC Approved Plans
Mr. Abbey and Patterson submitted the MC approved plans for lot 106. They were reviewed, approved and stamped by the ACC.
- Sam Gibbs, Lot 183, Preliminary Submittal (Attendance to be confirmed)
Mr. Gibbs did not confirm attendance and was not at the meeting
- Jim Gibbs, Lot 132, Preliminary Submittal (Attendance to be confirmed)
Mr. J Gibbs also did not confirm attendance did not attend the meeting
- Jeff Frazey, Lot 8, Review of MC-Approved plans for construction.
Plans were reviewed and approved by the ACC
- Steve Rensel Lots 218 and 230.
 - Mr. Rensel said that he would send an email to the ACC confirming his intent to withdraw his plans for a parking lot on Lot 230
 - Mr. Rensel said that he was still working with the county on plans for a wall to separate his lot from La Plata Rd.
 - The committee expressed concern about the barricades on the edge of lot 230 and Old Mine Rd and the vehicles parked on lot 230. Mr. Rensel said that he would obtain some material that would create a low barrier along the border of the lot and Old Mine Rd that would discourage both vehicles from parking on his lot and from cutting the corner of Old Mine Rd and La Plata and driving on his lot. This would be accomplished by the end of November. He would subsequently remove the parking barricades at that time.
 - With reference to the vehicles parked on lot 230, the ACC has mixed opinion as to whether vehicles can be parked on a vacant lot without pending construction approved for that lot. The issue is to be raised to the THIA Board for interpretation and decision. In the meantime, Mr. Rensel is to proceed with plans for a wall per photographs presented to the ACC on 10/9/2018

Additional Discussion.

The recent ground disturbance at Ravens View (Lot 212B) was discussed. It appears that grading has occurred to create additional parking and vegetation has been disturbed. The original, The MC and ACC approved grading plan for the site showed this area to be designated as a “drainage borrow ditch”. The ACC is to request that the owner of the site restore the area to the original approved usage and vegetation cover.

3. Public Meeting Adjourned

4. Committee Study Session

a. Cheryl Kaufmann – THIA/ACC Schedule of Deposits and Fines.

This topic was discussed and the Committee was requested to consider several options and to convene shortly to come to a final decision on how to formulate a set of fees and schedule for construction and alterations to residences in Tonto Hills.

b. Communication Protocol per ACC Process and Procedures.

The topic of communication protocol was discussed and the section of the ACC Design Review Process and Procedures Guidelines (Section 2.1) that cite no results of reviews can be discussed over the phone with and Owner his Architect or Builder, but that communication must be in writing, was emphasized.

Meeting adjourned 7:10 pm