



FINAL ARB ACTION MEMO / MINUTES

Date: November 24, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Absent
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Taro Matsuno: Absent
Dade Van Der Werf: Present

Staff:

Margaret Maliszewski
Khris Taggart

CALL TO ORDER: Mr. Hancock called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: None

PUBLIC COMMENT: None

CONSENT AGENDA: None

REGULAR REVIEW ITEMS:

a. ARB-2025-00027 400 West Rio Major Amendment

Location: 400 Rio Road West

Proposal: To establish outdoor storage, display, and sales of plumbing materials and equipment with associated fencing and landscape screening.

Staff Contact: Khris Taggart

Representative: Megan Nedostup, Williams Mullen

Khris Taggart gave a PowerPoint presentation summarizing the staff report. ARB members had no questions for staff. Megan Nedostup represented the applicant and gave a brief presentation noting the highlights of the project and illustrating the locations of the refuse/service areas and the

appearance of the gate into the storage area. Mr. Van Der Werf asked if there were other fence options with greater density. Ms. Nedostup said that they were proposing a fence design with 3” gaps. No members of the public spoke about the proposal. In discussion, ARB members agreed that the proposal would be a big improvement over the existing condition and noted that the locations of the refuse and service areas were acceptable. Mr. Hancock said that the 3-level approach to screening (berm, planting, fence) was a good one. He said that the fence/gate would not be typically viewed straight on, so a denser design wasn’t necessary in his opinion. Mr. Stoner agreed and added that items would not be stored behind the gate.

Motion: Mr. Stoner moved for approval of the Certificate of Appropriateness for ARB-2025-00027 400 West Rio Major Amendment with the conditions listed in the staff report, as follows:

1. Provide the proposed locations of loading, service, and refuse areas with the site plan. Show how these locations will be screened from the EC.
2. Revise the site plan to correct or clarify the note related to the fence line east of the existing building.
3. Revise the site plan to show tree protection fencing along the trees that are to remain near the southwest corner of the site.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0 (Mr. Henningsen and Mr. Matsuno absent)

WORK SESSION: None

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the November 3, 2025, ARB meeting.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:0. (Mr. Henningsen and Mr. Matsuno absent)

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, December 1, 2025, 1:00 PM – Lane Auditorium

The ARB members present indicated that they could attend the December 1 and December 8 meetings. For the December 22 meeting, Mr. Stoner said he could not attend, Mr. Van Der Werf said he could attend, and Mr. Hancock said he might be able to attend. Staff will contact the absent members and follow up with an email to the ARB confirming upcoming meeting dates.

ADJOURNMENT

The meeting was adjourned at 1:15 p.m. to the next ARB meeting on Monday, December 1, 2025, at 1:00 p.m.