



DRAFT ARB ACTION MEMO / MINUTES

Date: December 1, 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 1:05 p.m. and established a quorum.

DISCLOSURES: None

PUBLIC COMMENT: Neil Williamson (Free Enterprise Forum) commented on the consistency of construction equipment storage with County policy for the Places 29 area.

CONSENT AGENDA: None

REGULAR REVIEW ITEMS:

a. ARB-2025-00018 Carter Machinery Major Amendment

Location: 721 Rio Road W

Proposal: To create a rental facility for construction equipment and machinery, including an outdoor storage area and necessary site improvements, on approximately 4.37 acres. To accommodate the proposed outdoor storage area, certain portions of the existing building on the property will be demolished.

Staff Contact: Khris Taggart

Representative: Lindsey Buyer, Balzer and Associates

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Lindsey Buyer (Balzer and Associates) represented the applicant and addressed the ARB, noting the primary changes that were made (window sizes, coordinating with the library), and explaining why the design of the side elevations was appropriate (interior programming and exterior landscaping on the west, the difference in height between interior and exterior on the east). ARB members had no questions for the applicant. No members of the public were present to speak on the application. In discussion, ARB members said that the proposal will result in a major improvement to the front elevation, that there were also improvements to circulation and landscaping, and that the utilitarian building makes sense contextually.

Motion: Mr. Stoner moved for approval of the Certificate of Appropriateness for ARB-2025-00018 721 Rio Road Major Amendment with the conditions listed in the staff report, as follows:

1. Revise the line drawings to match the changes shown in the renderings.
2. Provide material samples with the next submittal.
3. Revise the architectural drawings to identify the areas in need of maintenance along the west elevation and to note how they will be repaired.
4. Revise the architectural drawings to coordinate the materials called out in the elevation drawings with those shown on the exterior specifications sheet.
5. Revise the architectural drawings to note both the VLT and VLR. The VLR should not exceed 30%.
6. Revise the site plan to include a detail for the fence that will screen the mechanical equipment.
7. Revise the site plan to note a neutral color for the security fencing.
8. Revise the site plan to note the specific block color proposed for the dumpster enclosure.
9. Revise the calculation summary table on the lighting plan to note the correct maximum footcandle value.
10. Revise the luminaire schedule to match the 3000K color temperature note on the cut sheets.
11. Revise the lighting plan to note the proposed color/finish of the light fixtures.
12. Signage is reviewed and approved by a separate submission. When submitting a sign application, ensure the design is consistent with the EC sign guidelines.

Mr. Van Der Werf seconded the motion.

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

WORK SESSION: None

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the November 24, 2025, ARB meeting.

Mr. Stoner seconded the motion.

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

b. Other items from staff or ARB members:

The ARB members present indicated that they could attend the December 8 meeting and could attend on December 15 if needed. For the December 22 meeting, Mr. Stoner said he could not attend; Mr. Van Der Werf and Mr. Hancock said they could attend. Mr. Hancock and Mr. Van Der Werf could not attend on December 29, but Mr. Stoner could. Staff will follow up with the absent ARB members and send an email confirming meeting dates.

c. Next ARB Meeting: Monday, December 8, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 1:22 p.m. to the next ARB meeting on Monday, December 8, 2025, at 1:00 p.m.