



---

## FINAL ARB ACTION MEMO

**Date:** November 3, 2025

**Time:** 1:00 PM

**Meeting Room:** Lane Auditorium

**Members:**

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

**Staff:**

Margaret Maliszewski  
Mariah Gleason

**CALL TO ORDER:** Mr. Hancock called the meeting to order at 12:59 p.m. and established a quorum.

**DISCLOSURES:** None.

**PUBLIC COMMENT:** None.

**CONSENT AGENDA:** None.

**REGULAR REVIEW ITEMS:** None.

**WORK SESSION:** None.

### OTHER BUSINESS

**a. Minutes Approval:**

**Motion:** Mr. Matsuno moved for approval of the minutes from the October 27, 2025, ARB meeting.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0 (Henningsen absent).

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

**c. Old Business:**

1. ZTA-2024-01 Form Based Code Update

**Motion:** Mr. Matsuno moved to approve the proposed text and map revisions to ZTA202400001 Rio29 Form-Based Code Updates, amended as follows:

1. Revise the tree type for Boulevards and Avenues to medium or large trees.
2. Consider allowing additional tree species, possibly to be approved by staff/agent based on special conditions.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0 (Henningesen absent).

**d. Next ARB Meeting: Monday, November 10 or 24? 2025, 1:00 PM – Lane Auditorium**

The ARB members confirmed that they would be available for a meeting on Nov. 24.

**ADJOURNMENT**

The meeting was adjourned at 2:01 p.m. to the next ARB meeting on Monday, November 24, 2025, at 1:00 p.m.