

## Development Standards Committee Minutes

March 18, 2015 at 5:30 PM

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

Members Present: Chris Florack, Danie van Loggerenberg, Ken Anderson, Kim Hess, Robert Heineman and Walter Lisiewski

Member absent: Deborah Sargeant

Staff Present: Neslihan Tesno and Sharlene Novak

### I. Welcome/Call Meeting to Order

The meeting was called to order by Vice Chair Robert Heineman at 5:31 pm.

### II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on February 18, 2015.

It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the minutes of the February 18, 2015 meeting. The motion carried. Chris Florack abstained due to his absence.

### III. Consideration and Action of the Applications and Violations in Section IV recommended for Summary Action. This item was heard by the full committee. Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items 2-22, V and VI. Item 30 was tabled. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the summary list. The motion carried unanimously.

### IV. Review and Disposition of applications and violations.

#### 1. Consideration and Action for the installation of a temporary small sale trailer with integrated landscaping in planters.

The Woodlands Land Development LP.

1 Waterway Square Place

Lot 9556, Block 599, Section 999, Village of Town Center

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. It was moved by Kim Hess and seconded by Robert Heineman to approve upon the submittal of the application and required documentation and on the condition that there is sufficient landscaping to soften view of the sale trailer and it is set back from street. Signage to be on a separate application. Kim Hess to approve the final plans. Return to DSC in 5 months if trailer to remain longer. The motion carried unanimously.

#### 2. Consideration and action to replace the building sign and monument sign.

Extra Space Storage

12190 West Branch Crossing

Lot 120, Block 78 Section 46 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the building sign as submitted, must be installed in accordance with The Woodlands Commercial Planning and Design Standards. Additionally to approve the monument sign with the following conditions, Background of sign to be Sherwin Williams Toasty #6095, landscaping per the shopping center standards, must be installed in accordance with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.

#### 3. Variance request for a proposed fence that will not respect the side building line.

Luther W. Kea  
22 Lantana Trail

Lot 9 Block 1 Section 4 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted; allow 3' extension of fence, maintain existing vegetation along fence line. The motion carried unanimously.

4. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.  
Charles L. Densmore, Jr. and Anita Tiller  
3 Agate Stream Place  
Lot 1 Block 1, Section 12 Village of Indian Springs (TWA)  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – standard conditions apply. Meet code pass inspections. The motion carried unanimously.
5. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.  
Jack Sandefur  
7 Agate Stream Place  
Lot 2 Block 1, Section 12 Village of Indian Springs (TWA)  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – standard conditions apply. Meet code pass inspections. The motion carried unanimously.
6. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.  
Brian Finnegan  
11 Agate Stream Place  
Lot 3 Block 1, Section 12 Village of Indian Springs (TWA)  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – standard conditions apply. The motion carried unanimously.
7. Variance request for a proposed basketball goal that does not respect the ten foot easement.  
Stephanie Armstrong  
51 Pendleton Park Point  
Lot 12 Block 1, Section 64 Village of Sterling Ridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
8. Variance request for a proposed patio cover that does not respect the 20 foot rear building setback.  
Alejandro and Carrie Lezama  
39 East Hullwood Circle  
Lot 7 Block 2, Section 2 Village of Creekside Park West  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, maximum allowed encroachment is 5', plant and maintain evergreen trees or shrubs at least 7' tall at time of planting between patio cover and the fence on the side as screening. The motion carried unanimously.

9. Variance request for a proposed pool that exceeds the maximum water surface allowed.  
Adam and Jessica Benigni  
50 Sandwell Place  
Lot 26, Block 1, Section 9 Village of Creekside Park  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain one native 30 gallon tree, Standard conditions must meet code and pass all inspections. Maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Pool and decking may not encroach into any easement. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously. The motion carried unanimously.
10. Variance request for existing pool decking that does not respect the rear ten foot easement and pavers that do not respect the rear ten foot and side five foot easements.  
Seanacy O Cash  
2 Sweet Birch Place  
Lot 16 Block 4, Section 40 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the paving in the left rear yard (remove within 30 days) and approve the pool decking and walkway alongside of dwelling as submitted. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
11. Variance request for an existing shed that does not respect the rear ten foot easement.  
Andrew and Jillian Simms  
23 Sagamore Ridge Place  
Lot 24, Block 1, Section 14 Village of Creekside Park  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
12. Variance request for an existing fence structure with an unacceptable fencing material.  
Haley Garcia  
70 Lake Reverie Place  
Lot 18 Block 1, Section 17 Village of Creekside Park West  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve – maintain the existing evergreen shrubs to screen to street. The motion carried unanimously.
13. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Jorge Luis Canavati Hadjopoulos

27 North Heritage Hill Circle  
Lot 12 Block 1, Section 14 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by submitting an application for the change to the garage door**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

14. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Alejandro M. Cabrera  
6 Sawbridge Circle

Lot 1, Block 1, Section 29 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

15. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Sawbridge Development LLC  
27 Sawbridge Circle

Lot 5 Block 2, Section 29 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

16. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Anand Rajaraman  
55 Delphinium Place

Lot 49, Block 2, Section 29 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will

result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

17. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Nancy MacDonell & Troy A. Gjerde

2 Granite Path Place

Lot 8 Block 3, Section 4 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home

Andrew M. & Keely A. Snyder

34 Tallgrass Way

Lot 4 Block 1, Section 14 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

19. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Orlando Garciacano & Vivian Susana Barba

18 Planchard Court

Lot 34, Block 1, Section 68 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts and other debris out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

20. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Ian R & Aileen L Stoneberg  
95 West Horizon Ridge Place  
Lot 13, Block 2, Section 17 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by storing trash cans/recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

21. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Martha & William R. Miranda  
123 Gildwood Place  
Lot 4 Block 1, Section 13 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by meeting the RDRC conditions of approval to screen pool equipment from view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Mauricio Boy  
15 Gull Rock Place  
Lot 39 Block 2, Section 5 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**screening the storage shed from view or by removing the shed from the property**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Aitor Ibarra Egana  
11 South Linton Ridge Circle  
Lot 36 Block 3 Section 34 Village of Alden Bridge  
This item was resolved prior to the meeting.

24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Patricio Fabian Hidalgo Estrada  
10 Ranchers Trail  
Lot 31, Block 1, Section 24 Village of Creekside Park  
This item was resolved prior to the meeting.

25. Variance request for a proposed pergola with incorporated outdoor living area that may have neighbor impact.

Alejandro Zermeno

63 South Victoriana Circle

Lot 16 Block 1, Section 7 Village of Creekside Park

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, change exterior of structure to brick to match the dwelling, plant and maintain evergreen trees and shrubs at least 7' at time of planting to the left of the structure to screen. Staff to review upon completion to determine if sufficient screening. Meet code, pass inspection and standard condition apply. The motion carried unanimously.

26. Variance request for a proposed patio cover that does not respect the rear 30 foot setback.

Omar Kordy

31 South Knightsgate Circle

Lot 27, Block 1, Section 18 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee; however two affected neighbors were present. Both neighbors addressed the committee with their concerns and objections due to visibility, stability and neighborhood character. It was moved by Kim Hess and seconded by Chris Florack to disapprove the request; they recommend the owner redesign as a pergola. The motion carried unanimously.

27. Variance request for a proposed driveway extension that exceeds the maximum width allowed.

Stephen Bowen

7 Birchwood Place

Lot 53 Block 1, Section 15 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve with radius at curb. The motion carried unanimously.

28. Variance request for a proposed outdoor living area, which includes patio cover, fireplace and summer kitchen that extends beyond the rear 40 foot setback and a chimney that will not be brick or stone as required by the Neighborhood Criteria for Section 49 of Alden Bridge.

John M. Mizell

38 Freestone Place

Lot 35 Block 1, Section 49 Village of Alden Bridge

This item was reviewed by the committee. Staff provided the committee with a PowerPoint presentation. The homeowners and a neighbor in favor of the project were present to address the committee. The owner indicated that their desire was to build in close proximity to the pool – this is only location, that Alden Bridge Drive was to the rear, their yard was large and the most impacted neighbor to the right had no issues with the proposed construction. The affected neighbor to the left was in attendance and had no objection. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, submit revised plans and survey, reduce to 550 square feet max, chimney not to exceed minimum height allowed per code, Plant and maintain 4 30 gallon native trees, standard conditions must meet code and pass all inspections. The motion carried. Danie van Loggerenberg was not present during the discussion or vote for this item.

29. Variance request for proposed living area that will exceed the maximum living area allowed.

Travis and Monica Brashear

78 East Beckonvale Circle

Lot 11 Block 1, Section 6 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to have Ken Anderson to review builder's floor plans to determine the living area:

**If proposed living area is under ILUD then** conditionally approve the concept based upon the, submittal of final sealed plans and all required fees and documents. Staff to review final plans to approve. Consider neighbor impact from windows – i.e. obscure with pine trees, opaque glass or high windows.

**If ILUD change required then:** conditionally approve the concept based upon the approval of the Development Company for the ILUD increase, submittal of final sealed plans and all required fees and documents. Consider neighbor impact from windows – i.e. obscure with pine trees, opaque glass or high windows. Staff to review final plans to approve. The motion carried unanimously.

30. Variance request for removal of two trees that do not meet the tree removal requirements of the Standards.

Leonard Giovingo, Jr.

79 Silvermont Drive

Lot 2 Block 1, Section 26 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table the item at the owner's request. The motion carried unanimously.

31. Variance request for a proposed pool that exceeds the maximum water surface allowed.

Librado Melendez

14 Galleta Court

Lot 16 Block 2, Section 12 Village of Creekside Park

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, submit revised plans and survey showing a reduction of 1% water surface area (at least 73 square feet), Standard conditions must meet code and pass all inspections. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Pool and decking may not encroach into any easement. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously.

32. Variance request for a proposed pool with fire pit that exceeds the maximum allowed hard surface area.

Don Collier

59 Prosewood Drive

Lot 17 Block 1, Section 1 Village of College Park (Grogan's Forest)

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, reduce HSA as shown in alternate plan with pergola, plant and maintain two 30 gallon native trees, meet code, pass inspection and standard conditions apply. The motion carried unanimously.

33. Variance request for a proposed detached patio cover which does not respect the 20 foot rear setback and a proposed fence that is not an approvable style and is not keeping with the neighborhood's existing character.

Robert Picone

15 Opaline Place

Lot 9 Block 2, Section 58 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve - Plant and maintain evergreen trees and shrubs at least 7' in height at time of planting to screen structure and lessen impact on right side neighbor and to street. Staff to determine if sufficiently screened upon completion. Standard Conditions; pass inspections. The motion carried unanimously.



34. Variance request for a proposed room addition that will exceed the maximum living area allowed for section 29 of Sterling Ridge and a proposed patio cover that may not be compatible with neighborhood character.

Timothy Masters

10 Olde Rose Court

Lot 9, Block 2, Section 29 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation.

The homeowner was not present to address the committee. It was moved by Danie van Loggerenberg and seconded by Walt Lisiewski to conditionally approve as submitted, meet code, pass inspections. Standard conditions apply. The motion carried unanimously.

- V.** Consideration and Action to amend the Neighborhood Criteria for Nobel Bend in Alden Bridge Section 49 Block 1 Lots 1-7 35, 36, 45 and 46

Block 1 Lots 8-34 37-44 and Block 2 Lots 1- 8.

This item was reviewed under the summary list as presented by staff. It is an amendment to the criteria to allow chimneys to be of different material than what is required by the Neighborhood Criteria. The Neighborhood Criteria in Section 49 of Alden Bridge requires that the chimney must be brick or stone. There are many dwellings in the area that have stucco chimneys that were built with the dwelling. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

- VI.** Consideration and Action to amend the Neighborhood Criteria for Peaceful Canyon in Indian Springs Section 12 Block 1 Lots 1-12, 25-27 and 32-34.

This item was reviewed under the summary list as presented by staff. It is an amendment to the criteria to allow for an 8' fence along Flintridge – all other sections along Flintridge allow for an 8' fence.

It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

- VII.** Public Comments

There were no public comments.

- VIII.** Member Comments

There were no member comments.

- IX.** Staff Reports

There were no staff reports.

- X.** Adjourn

There being no further business it was moved by Walter Lisiewski and seconded By Kim Hess to adjourn the meeting at 7:16 pm. The motion carried unanimously.