



PLANNING COMMISSION

Regular Meeting Minutes
December 11, 2024

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Hamm, Misner, Saylor, Guerrero, Caplinger, and Collins. Commissioner Kirkpatrick was excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey and Planning Assistant Heather La Beau. Youth Advisor Council member Catherine Doherty was present.

Minutes

Commissioner Hamm moved, and Commissioner Collins seconded to approve the minutes of the November 13, 2024, regular meeting as written. Motion passed.

Hearing-Conditional Use- Umatilla Basin Properties LLC 4N2811DB Tax Lot 2700 – 150 NE 8th PI

Commissioner Hamm declared a potential conflict of interest as he is a Board Member of Umatilla Electric Co-operative, of which Umatilla Basin Properties, LLC is a subsidiary. Commissioner Hamm stated he has no financial connection and is unbiased. Commissioner Collins declared a conflict of interest as an employee of Umatilla Electric Co-operative and stepped down from the dais.

Chairman Fialka opened the hearing at 7:02PM and read the following guidelines:

The planning commission is holding a hearing to consider a request for a conditional use permit. The request must be approved by the planning commission subject to the criteria established in §157.208 of the Hermiston Code of Ordinances. The applicant seeks approval to allow a day care home located at 150 NE 8th Place. The property is described as 4N2811DB Tax Lot 2700 and is zoned Medium Density Residential (R-2).

The applicable substantive criteria relied upon by the City in rendering the decision to grant the conditional use permit are contained in §157.208 of the Hermiston Code of Ordinances. Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue.

Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.797(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.797(6)(C).

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received and may render a decision.



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Planning Director Spencer presented the staff report with the attached PowerPoint slides. Findings of Fact with a revised #11 were provided to commissioners along with an updated site plan and additional letters of testimony (attached) in support of the application. Clarification was requested from the applicant regarding taxing status of the entity owning the property.

Testimony

Lisa McMeen 116 SW Cottonwood Dr- Ms. McMeen is the Vice President of Administration of Umatilla Electric Co-operative (UEC) and is speaking tonight on behalf of Umatilla Basin Properties, a UEC subsidiary which owns the subject property. Ms. McMeen spoke of their desire to fill a community need for daycare providers, specifically with expanded hours to meet the needs of employees' schedules. The subsidiary which owns the property is fully taxed and the facility will be available for the public. Ms. McMeen shared this is considered a seed project and within 12-18 months of successful operation, their vision is to operate an expanded facility at a different location. While willing to install sidewalk in NE 8th Place, she requested the planning commission consider alternatives to the required improvements in E Faye Ave so the cost would not be a stumbling block or expense for the families seeking childcare. Alternatives suggested included deferring improvements and sharing the cost of improvements with the city. Ms. McMeen stated the property would not have been purchased if they had been aware of the required improvements.

Jodie Thomas 2234 NE 6th St – Ms. Thomas testified she has experienced the challenge of navigating childcare in the community for her two young children, specifically within her working hours. Cost is another consideration as she states she is currently paying upwards of \$1200/month. She asked that the commission be creative in the discussion to make this project work.

Kim Rill 15 Smith Drive Echo- As the mother of an almost two-year-old, Ms. Rill shared her experience of her extreme challenge finding infant childcare in the community. Her current provider will be starting maternity leave, and she will again need to find care for her now almost two-year-old.

Joshua Burns 1014 SE Banker Drive- Mr. Burns thanked the commissioners for their time and service. Mr. Burns stated they are asking for a deferral of the improvements not to turn a profit, but to provide a service to the community. The planning commission has the ability to make choices while being a part of the solution they are offering. Mr. Burns stated that while sidewalk improvement deferral may be a pet peeve for some, not having childcare is a very real issue for some that goes beyond a pet peeve level of annoyance or dissatisfaction. While Hermiston has been declared a childcare desert by multiple authoritative research bodies, it has not been called a sidewalk desert. He asked the commissioners to consider economic development for the city. In attempting to recruit professionals to the area, he has known talented people who decided not to move here due to lack of childcare.

Chairman Fialka closed the hearing at 8:14PM.

Planning Director Spencer reviewed the implementing actions for street improvements and the commissioners discussed at length options for deferral of the improvements and alternative development standards. Considerations included time frame, LID participation, safety, cost, code language, access restrictions, existing infrastructure.

Findings of Fact

The proposal is in conformance with the Comprehensive Plan and Zoning Code.



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1. The property is located at 150 NE 8th Place and is described as 4N 28 11DB Tax Lot 2700.
2. The property is approximately 5,800 square feet (0.13 acres) in size. The existing building covers approximately 935 square feet. Total lot coverage of the existing dwelling and outbuildings is approximately 20%.
3. The property lies within the Medium Density Residential zone and allows uses permitted conditionally in the R-1 and R-2 zones subject to issuance of a conditional use permit.
4. A day care home is a use subject to a conditional use permit in the R-1, R-2, R-3, and R-4 zones per §157.025(B)(4) of the Hermiston Code of Ordinances.
5. A public hearing was held on December 11, 2024, in accordance with 157.207(A) of the Hermiston Code of Ordinances.
6. Notice of public hearing was prepared and published on November 27, 2024, in accordance with the notice requirements of 157.229 of the Hermiston Code of Ordinances.

The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the Planning Commission.

7. The property has no paved parking spaces. There is sufficient space available to create at least three parking spaces accessing either E Fay Ave or NE 8th Place. The applicant shall submit a parking plan showing at least three parking spaces as required by §157.176 of the Hermiston Code of Ordinances (requiring one- and one-half spaces per teacher, two teachers are proposed) as part of the civil improvement review process.
8. The existing property is approximately 5,800 square feet which is an area deficiency from the minimum lot size of 6,500 square feet in the R-2 zone. However, 157.026(C)(1) establishes that 6,500 square feet is the minimum lot size for single and two family dwellings. Further, the property is an existing lot of record. 157.139 establishes that where there is an area deficiency, the lot or aggregate holdings may be occupied by any use permitted outright in the zone subject to the other requirements of the zone and providing, if there is an area deficiency, residential use shall be limited to a single-family or two-family residence. The proposed Day Care Home is not considered a residential use per the definition established in 157.002.
9. The existing property is approximately 86 feet wide and 116 feet deep, exceeding the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-2 zone.
10. Total lot coverage of all structures on the site is approximately 20%, which is below the maximum lot coverage of 45% in the R-2 zone.
11. There is sufficient area on-site to provide sufficient open space for children meeting the requirements of OAR 414-300-0150. This requirement mandates there be a minimum area of 35 square feet of indoor area and 75 square feet of outdoor area per child. Twelve children on-site require a minimum of 420 indoor square feet and 900 outdoor square feet. There is sufficient indoor and outdoor play area depicted on the existing site plan.

Public facilities are of adequate size and quality to serve the proposed use.

12. The building is connected to existing water and sanitary sewer lines adjacent to the property. No upgrade to these lines is required to service the change in occupancy.
13. NE 8th Place and E Fay Ave are classified as local residential streets on the city's transportation system plan. A local residential street is well suited to accommodate the level of trip generation a small-scale day-care home will generate. Local residential streets are intended to accommodate between 250 and 500 trips per day. Trip generation from this use will be less than 50 trips.
14. Public improvements installed on the frontage of NE 8th Place is sufficient with the exception of



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sidewalk. Sidewalk installation is required as part of any change in occupancy to the structure per §157.164(C) of the Hermiston Code of Ordinances.

15. Public improvements installed on the frontage of E Fay Ave are not sufficient to accommodate any change in occupancy on the property and additional improvements are required per §157.163(F) and §157.164(C) and (D). The planning commission finds that immediate construction of additional improvements to E Fay Ave is not appropriate and logical based on trip generation from staff use of the parking lot access on E Fay Ave. The applicant shall sign a non remonstrance agreement and student use and drop off shall be limited to NE 8th Place.

The proposed use will prove reasonably compatible with surrounding properties.

16. The property sits within the R-2 zone which is a medium density residential zone which permits a variety of residential uses and home occupations.
17. The property is adjacent to single-family uses. Low intensity educational uses such as a day care home is well-suited for this type of neighborhood due to the limited traffic generation, limited noise creation, and limited hours of operation.
18. Day care homes provide a community asset in Hermiston. Oregon Childcare Research Partnership has documented that there is a shortage of childcare opportunities in Hermiston. For children aged 0-5 there are only enough providers for 25% of the eligible children and for children above 5 there are enough providers for 33% of the eligible children.
19. The property is bounded by two streets providing adequate buffering for the site. The remaining two property lines will be required to be fenced to provide additional buffering and shielding for the outdoor play area.

Conditions of Approval

1. Applicant shall sign a non remonstrance agreement for E Fay Ave. E Fay Ave shall be restricted to employee parking only and student drop off shall be NE 8th Place.
2. NE 8th Place shall be improved with sidewalk along the entire property frontage, a distance of approximately 86 feet.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
4. All storm water shall be retained on site.
5. Parking sufficient for three parking spaces meeting the design standards of §157.175 through §157.179 of the Hermiston Code of Ordinances shall be installed.
6. Outdoor play area complying with the requirements of OAR 414-300-01500 shall be installed and fenced with sight-obscuring fencing of at least four feet in height and not more than six feet in height.
7. Parking lot and exterior lighting shall be designed not to interfere with adjacent residential uses.

Commissioner Saylor moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. After some discussion of Findings #8 and #15, Commissioner Saylor moved, and



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Commissioner Hamm seconded to adopt the Findings of Fact as amended (#15). Motion passed. Commissioner Saylor moved, and Commissioner Guerrero seconded to impose the Conditions of Approval as amended (#1). Motion passed. Commissioner Doherty moved and Commissioner Misner seconded to approve the conditional use permit subject to the amended Findings and Conditions. Motion passed.

Commissioner Collins returned to the dais.

Replat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000 – 6/8/10/12/14/16/18 Hill View Dr

Planning Director Spencer presented the staff report. The planning commission approved the preliminary plat at their November meeting. The subdivision has been named Terra Nova Terrace and the city council renamed a portion of NE Hill View Drive to E Holt Ave at their Monday meeting.

Commissioner Hamm moved and Commissioner Doherty seconded to approve the final plat subject to the conditions of approval. Motion passed.

HURA Façade Grant Orien Fiander 4N2811CC Tax Lot 2600 – 555 S Hwy 395

Planning Director Spencer presented the staff report with the attached PowerPoint slides. The applicant is requesting a grant for the redevelopment of the former car dealership to a fitness facility. The project includes replacement of all windows and doors. The redevelopment also includes installation of street improvements along their entire frontage of SE 3rd St.

Alexea Malloy (via Zoom), representing the applicant, thanked the commissioners for their time. She stated the grant will be used for the replacement of all the windows. The existing windows did not match their safety standards. The grant will also be used for the painting of the building. They would like to match the existing buildings in the neighborhood to create a visual unity. The improvements will benefit all businesses in the area.

After some discussion regarding award caps and additional amounts, Commissioners scored the application (scoresheets attached). The application scored a 50% match. Commissioner Hamm moved and Commissioner Collins seconded to recommend a grant award of \$25,000. Motion passed. Commissioner Doherty abstained.

HURA Façade Grant Stackhouse & Seibel 4N2811CB Tax Lot 10200 – 182 E Main St

Planning Director Spencer presented the staff report with the attached PowerPoint slides. The applicant is requesting a grant for signage and paint. The former tattoo shop is being renovated into a dance studio. The storefront color will remain the same but needs touched up. Several of the signs have already been installed and will not be eligible for reimbursement. Any improvements started prior to grant award by council will be deducted from the award.

Commissioners scored the application (scoresheets attached). The application scored a 40% match.

Planner Comments and Unscheduled Communication

Planning Director Spencer wished everyone a safe and Merry Christmas.

Commissioners discussed the upcoming vacancies at the Hermiston Plaza and neighboring properties. The city's retail consultants, Retail Strategies continually work to recruit businesses to the community.



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Youth Advisor Doherty invited everyone to the Hermiston High School Varsity Women's Basketball game on Friday, Dec 13 at 5:45pm. T-Shirts will be printed and sold at the game to support the Christmas Express program.

Adjournment

Chairman Fialka adjourned the meeting at 9:25PM.

DRAFT



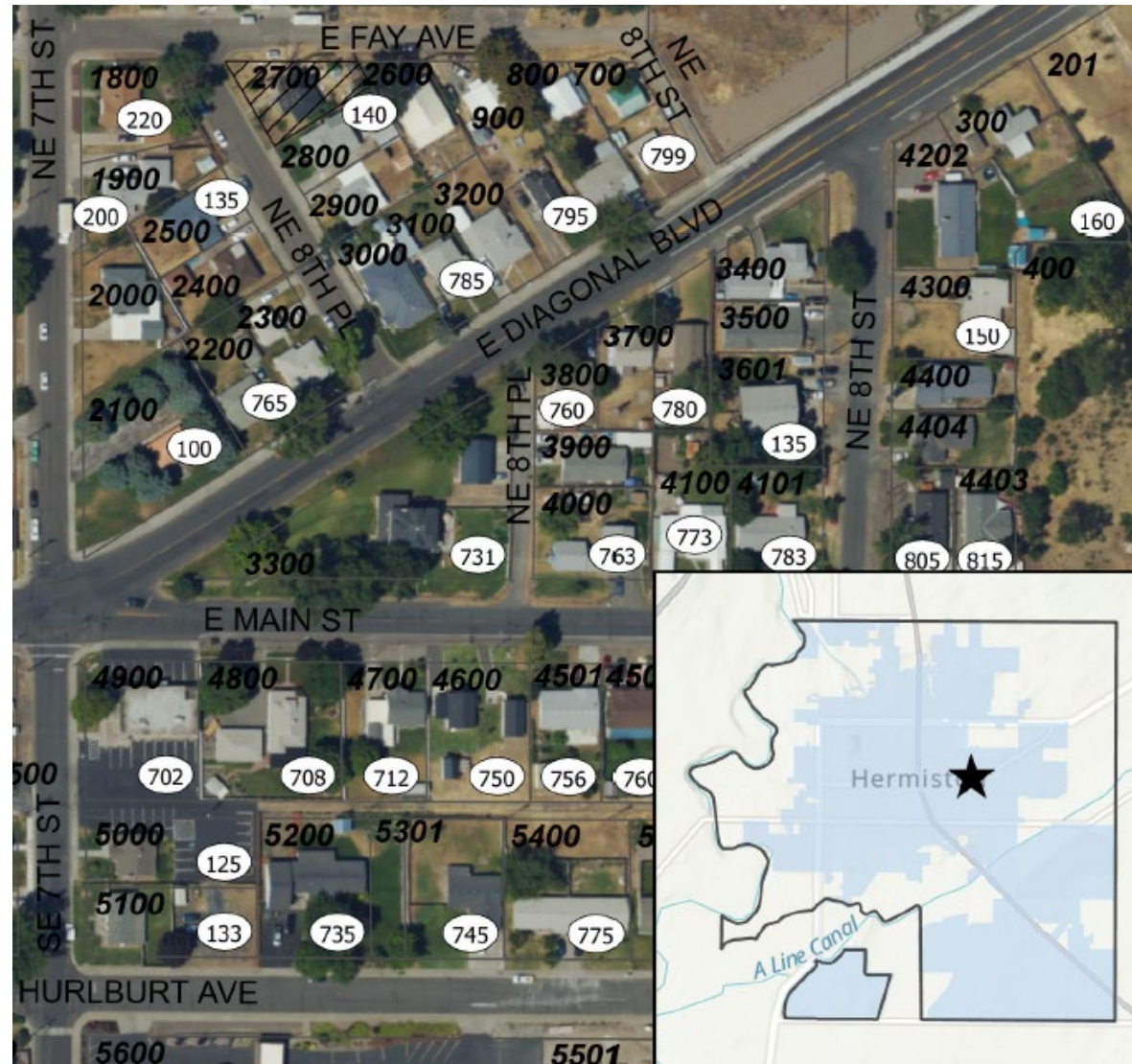
Hermiston Planning Commission

December 11, 2024



Conditional Use Umatilla Basin Properties

Subject Property

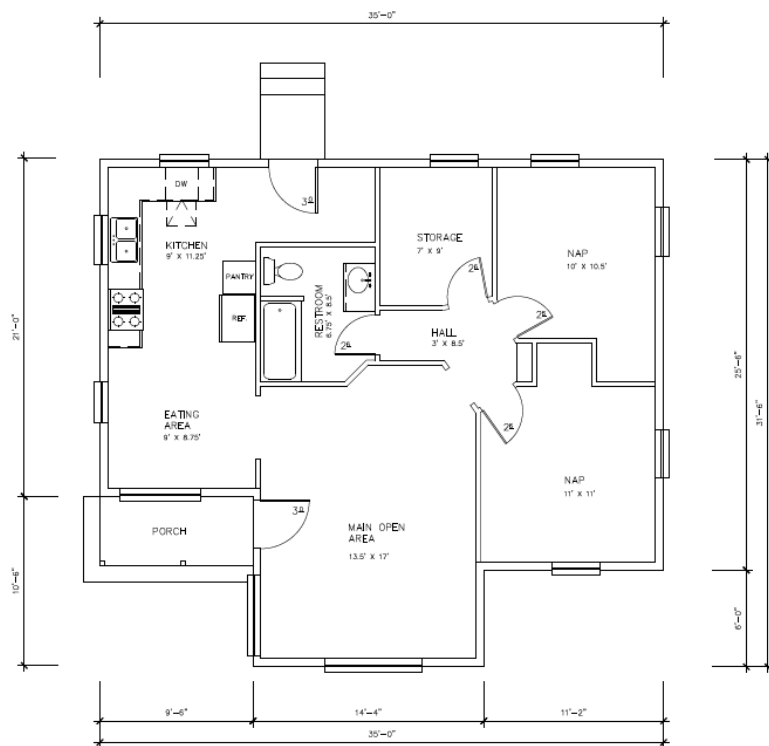


Conditional Use Umatilla Basin Properties

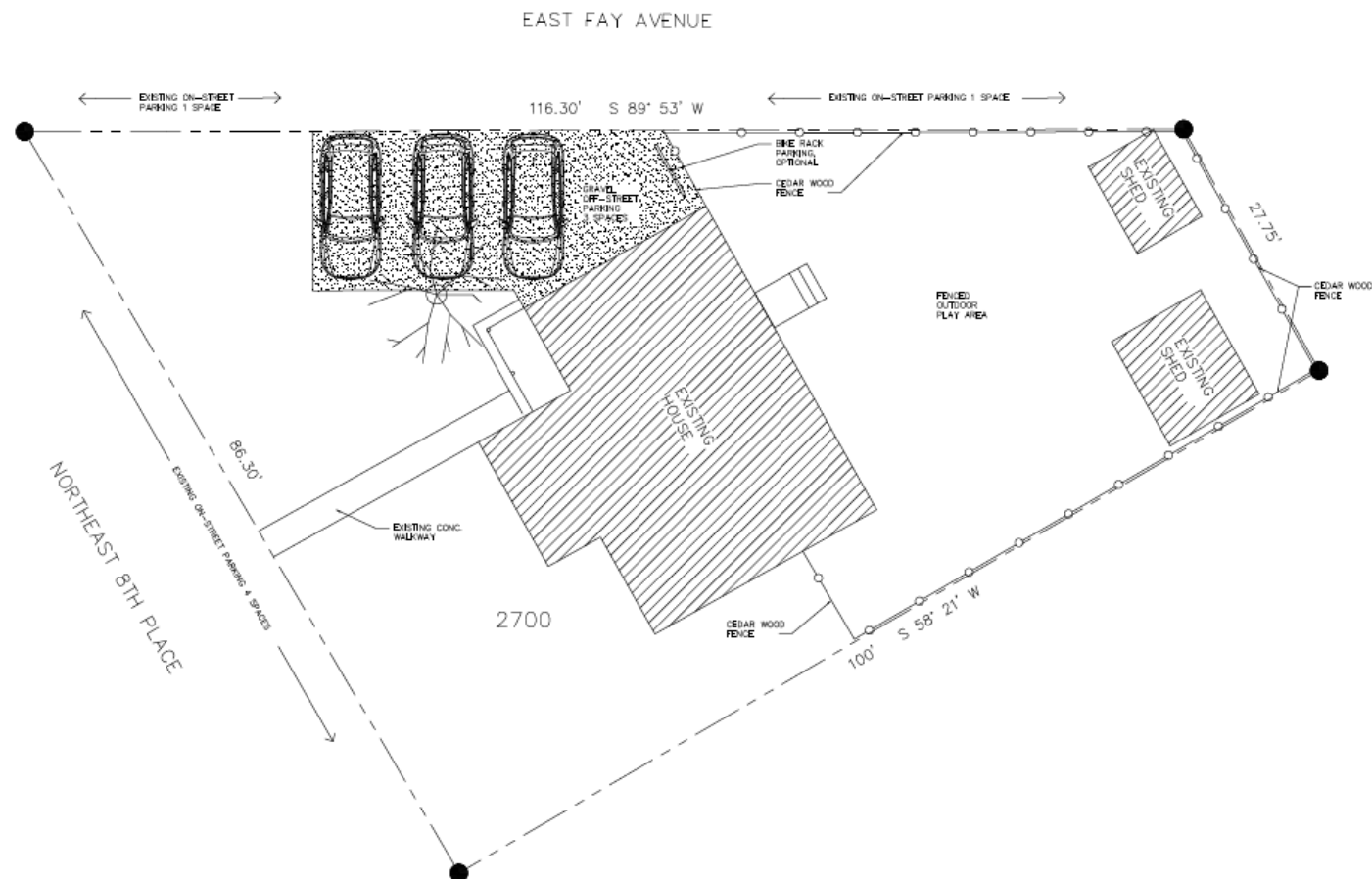
Street View




Conditional Use Umatilla Basin Properties

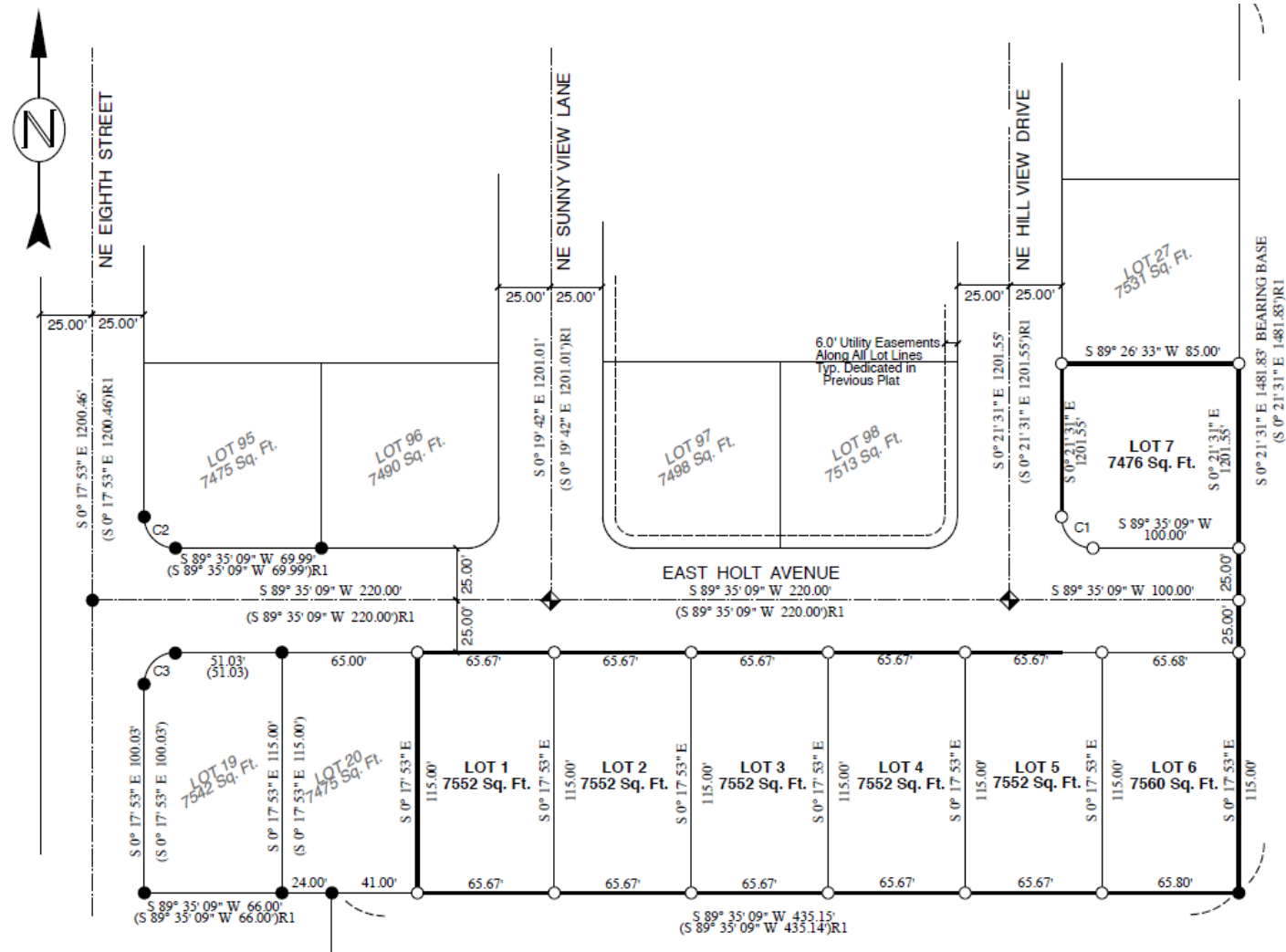


AS-BUILT FLOOR PLAN
1/4" = 1'-0"



 SITE PLAN
1/8" = 1'-0"

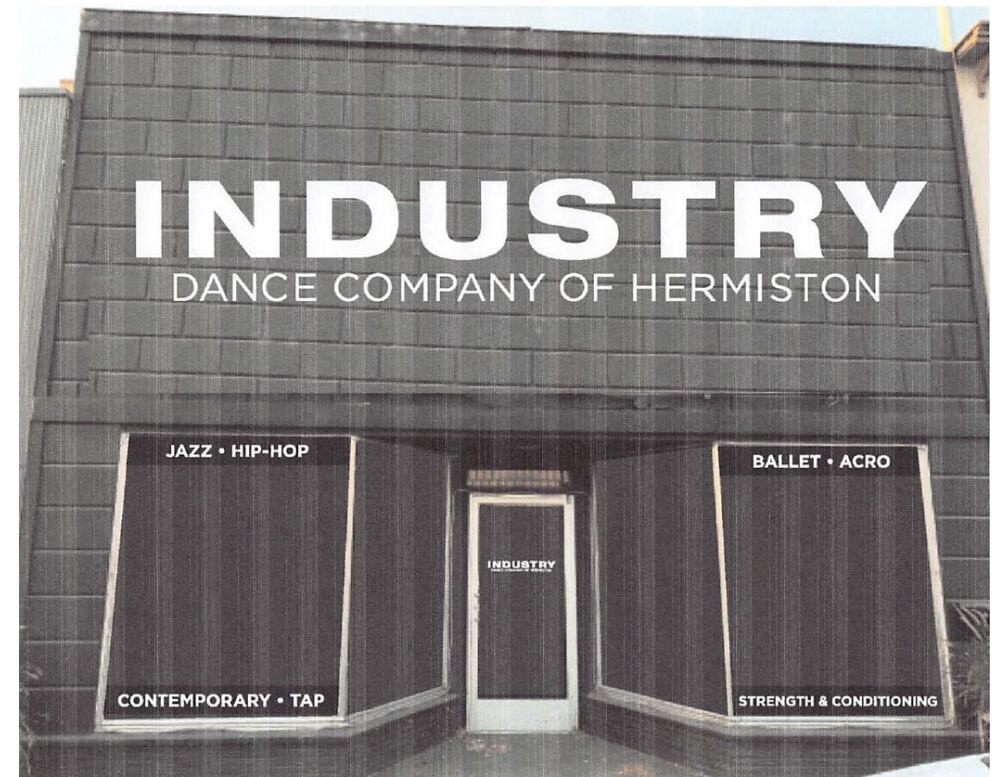
Final Replat Terra Nova Terrace

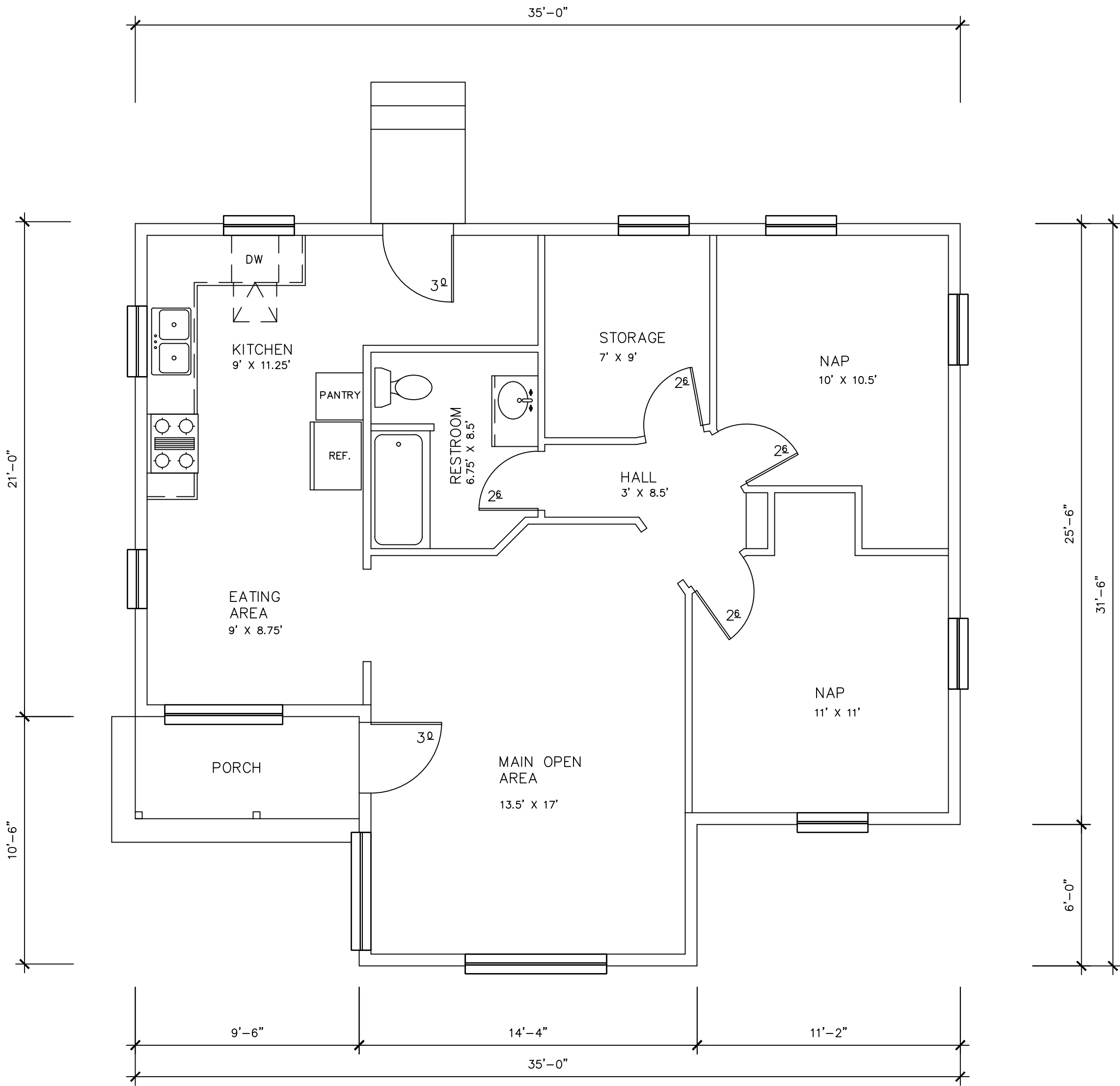


Façade Grant 555 S Hwy 395

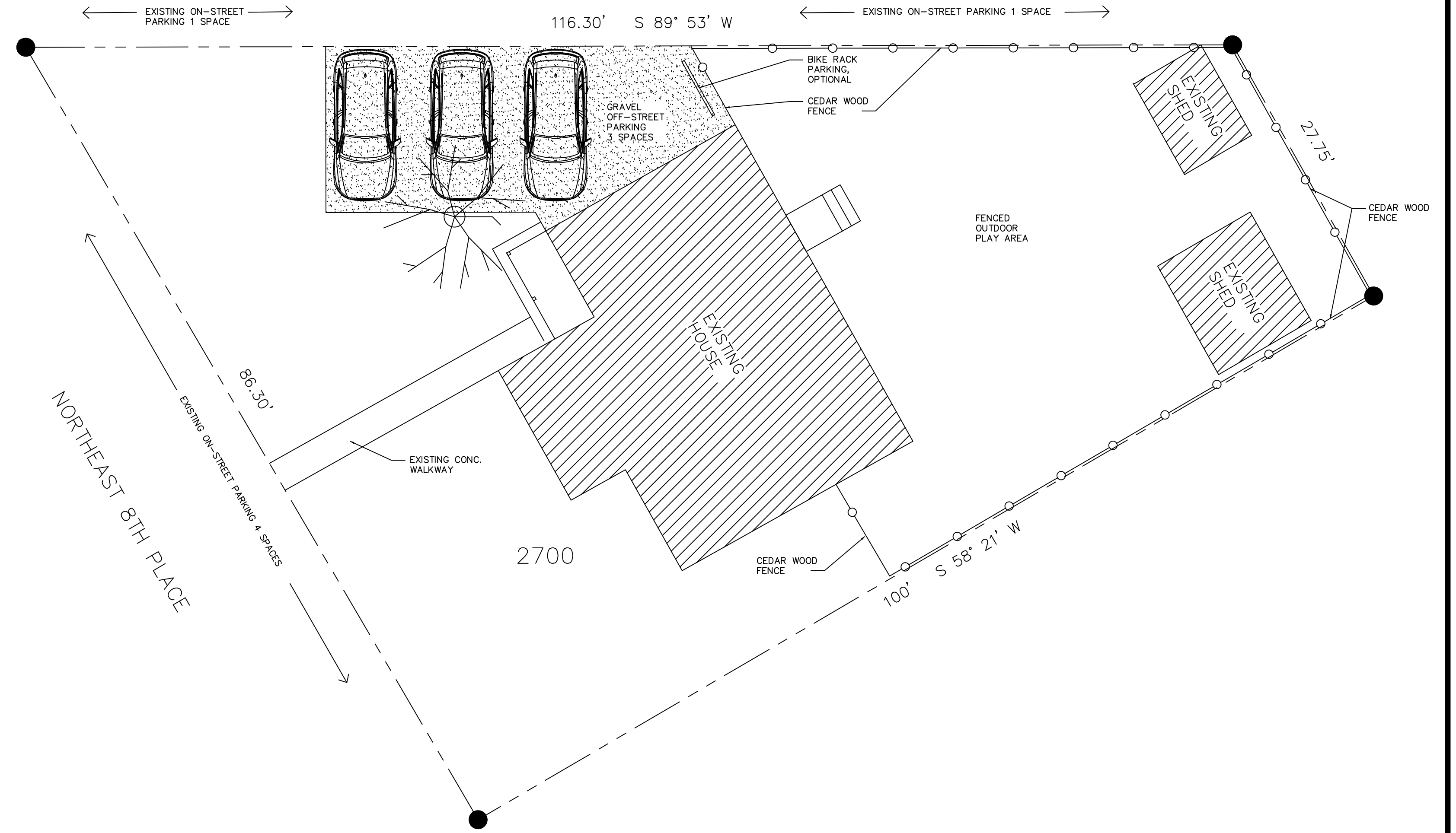


Façade Grant 182 E Main St





AS-BUILT FLOOR PLAN
1/4" = 1'-0"

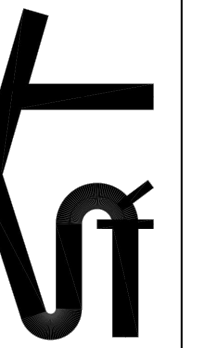


SITE PLAN
1/8" = 1'-0"



VICINITY MAP

STEVE R. THOMA, DESIGNER
5 W. CEDAR DR.
HERMISTON, OREGON 97838
(541) 314-5911 E-MAIL: sthoma.designs@gmail.com



ADDITIONS AND ALTERATIONS FOR
UMATILLA BASIN PROPERTIES LLC
HERMISTON, OR 97838

DESIGN PHASE	OCT 2024
PERMIT SET	
CONSTRUCTION DOCUMENTS	
REVISION DATE	12/10/24
PLOT DATE	10/30/24



The Hermiston Chamber of Commerce acknowledges the vital role that quality childcare plays in enhancing the business landscape of our community. Over the years, we have received numerous inquiries regarding childcare options; however, we find ourselves limited in guidance due to the scarcity of providers, many of whom are at full capacity. Our members require childcare solutions for their employees, and the lack of available daycare facilities hinders our efforts to attract new businesses to the area. We value Umatilla Basin Properties' commitment to our community and, with support from our board, we kindly request your approval of their request for conditional approval.

Sincerely,

Val Hoxie

Val Hoxie
Hermiston Chamber of Commerce
Executive Director
PO Box 185
Hermiston, OR
97838
541.567.6151



December 10, 2024

Hermiston Planning Commission

**Re: 150 NE 8th Place
Hermiston, OR 97838**

Dear Planning Commission,

My name is Bennett Christianson and I am the principal broker with Christianson Realty Group in Hermiston.

I am writing on behalf of Umatilla Basin Properties, LLC (UBP) and their desire to seek a conditional use permit for the subject property located at 150 NE 8th Place in Hermiston. While I understand this property currently has a residential zoning, I believe it would be in the community's best interest to allow this property to be used for their intended vision as a daycare facility.

As a business professional in the area, I have witnessed first-hand the shortage of daycare providers and opportunities. I have had clients looking to move to Hermiston and have reconsidered specifically due to not being able to find care providers for their kids. As a parent, I have also experienced direct difficulties in finding care for my own children. We ended up having to move family to the area to help with our kids.

Hermiston is a growing and thriving community. As we continue to do so, it becomes critical to take the necessary steps to accommodate that growth. There is clearly a shortage of daycare opportunities currently in town and I believe that addressing this issue should be a crucial prerogative for us to adopt. This opportunity to support Umatilla Basin Properties, LLC (UBP) and the project they are working on is definitely a step in the right direction. I am happy to place my name and backing behind their mission as well as their application for the Hermiston Planning Commission's blessing and approval of their request.

Sincerely,


Bennett Christianson

**Principal Broker/Owner
Christianson Realty Group
702 E. Main St/PO Box 808
Hermiston, OR 97838
Cell: (971) 237-1403 - Email: bchrist85@gmail.com
Licensed in the State of Oregon & Washington**

BUSINESS RESOURCE CENTER

December 9, 2024

City of Hermiston
215 E. Main Street
Hermiston, OR. 97838

Subject: Letter of Support for Umatilla Basin Properties, LLC's Request for change of Occupancy

Dear Members of the City Planning Commission,

I am writing to express my full support for the request by Umatilla Basin Properties, LLC, to allow a change in occupancy to a Day Care Home in a Residential zone in Hermiston. This initiative will significantly benefit our community and provide important services to families in the area.

As you know, access to quality childcare is a pressing need for many families in Hermiston. In our recent research, we discovered that the lack of childcare facilities is a far greater obstacle for families than previously anticipated, with one facility reporting a waiting list of over 60 families. By granting Umatilla Basin Properties request, we can support local working parents by providing safe, nurturing environments for their children. The change in occupancy will not only improve the availability of childcare services but also foster a sense of community by welcoming a family-friendly business into the residential area.

Further research revealed that when a spot became available, the associated cost was so high that it made it financially unfeasible for the parent to work. This led to dual-income families losing one source of income or single-income households facing severe financial strain. Approving Umatilla Basin Properties' request will provide an affordable option that is urgently needed in the Hermiston area.

Umatilla Basin Properties has shown commitment to operating responsibly and in compliance with local regulations. Their proposal is well aligned with Hermiston's goals for responsible growth and the development of services that enhance the quality of life for all residents. Furthermore, the property in question is suitable for the intended use, and there is strong community support for increasing childcare options in the area.

UCC UMATILLA
ELECTRIC
COOPERATIVE

1475 N 1st Street
Hermiston, Oregon 97838
(541) 289-3000
uecbrc@gmail.com

BUSINESS RESOURCE CENTER

I encourage you to approve of this change in occupancy as it will contribute to the well-being of families in Hermiston and further the city's growth in a positive and sustainable direction.

Thank you for considering my support. If you have any questions or would like further input, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Smith", with a large, stylized "S" and "M" that loop together.

Greg Smith
UEC Business Resource Center/ Executive Advisor
uecbrc@gmail.com
541-289-3000

UEC UMATILLA
ELECTRIC
COOPERATIVE

1475 N 1st Street
Hermiston, Oregon 97838
(541) 289-3000
uecbrc@gmail.com

HERMISTON IRRIGATION DISTRICT



366 E. Hurlburt Ave.
Hermiston, OR 97838
Phone: (541) 567-3024
Fax: (541) 564-1069
E-mail: Manager@HermistonID.org

December 9, 2024

City of Hermiston
Planning Department
Clint Spencer, Planning Director
180 NE 2nd St
Hermiston, OR 97838

RE: Conditional Use Permit – Casey Zollman 4N2811DB 2700

Mr. Spencer,

Hermiston Irrigation District has reviewed the Conditional Use Permit information and has no objections to the application submitted by Umatilla Basin Properties, LLC. This property is located within the HID boundary, however, there are no water rights or Federal easements.

Thank you for the opportunity to comment on this request.

Sincerely,

Karra

Karra Van Fossen
Water Rights Specialist

Façade Grant Application Review

Applicant STACKHOUSE + SEIBEL / INDUSTRY DANCE
Review Date Dec 11, 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	4
Does the proposal add new aesthetic elements beyond the existing site conditions?	2
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	4
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	4
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	4
Total	20

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER DOHERTY

Facade Grant Application Review

Applicant INDUSTRY DANCE COMPANY
Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	4
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	7
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	7
Total	30

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER SAYLOR

Façade Grant Application Review

Applicant Industry Dance Co.

Review Date 11 Dec 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	8
Does the proposal add new aesthetic elements beyond the existing site conditions?	5
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	9
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	8
Total	38

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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11-20 points: 20% match

1-10 points: 10% match

CHAIRMAN FIALKA

Façade Grant Application Review

Applicant Stackhouse & Seibel
Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	49

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER COLLINS

Façade Grant Application Review

Applicant Industry Dance Co

Review Date 12-11-24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	5
Total	40

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER MISNER

Façade Grant Application Review

Applicant Stackhouse & Seibel

Review Date Dec 11, 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	5
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	6
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	6
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	6
Total	28

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER HAMM

Façade Grant Application Review

Applicant Industra, Dance Co

Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	5
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	5
Total	35

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER GUERRERO

Façade Grant Application Review

Applicant Stackhouse / Seibel
Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	5 7
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	3
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	3
Total	25

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER CAPLINGER

Facade Grant Application Review

Applicant Orien Flander / Club 24

Review Date Dec 11, 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	9
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	9
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	47

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

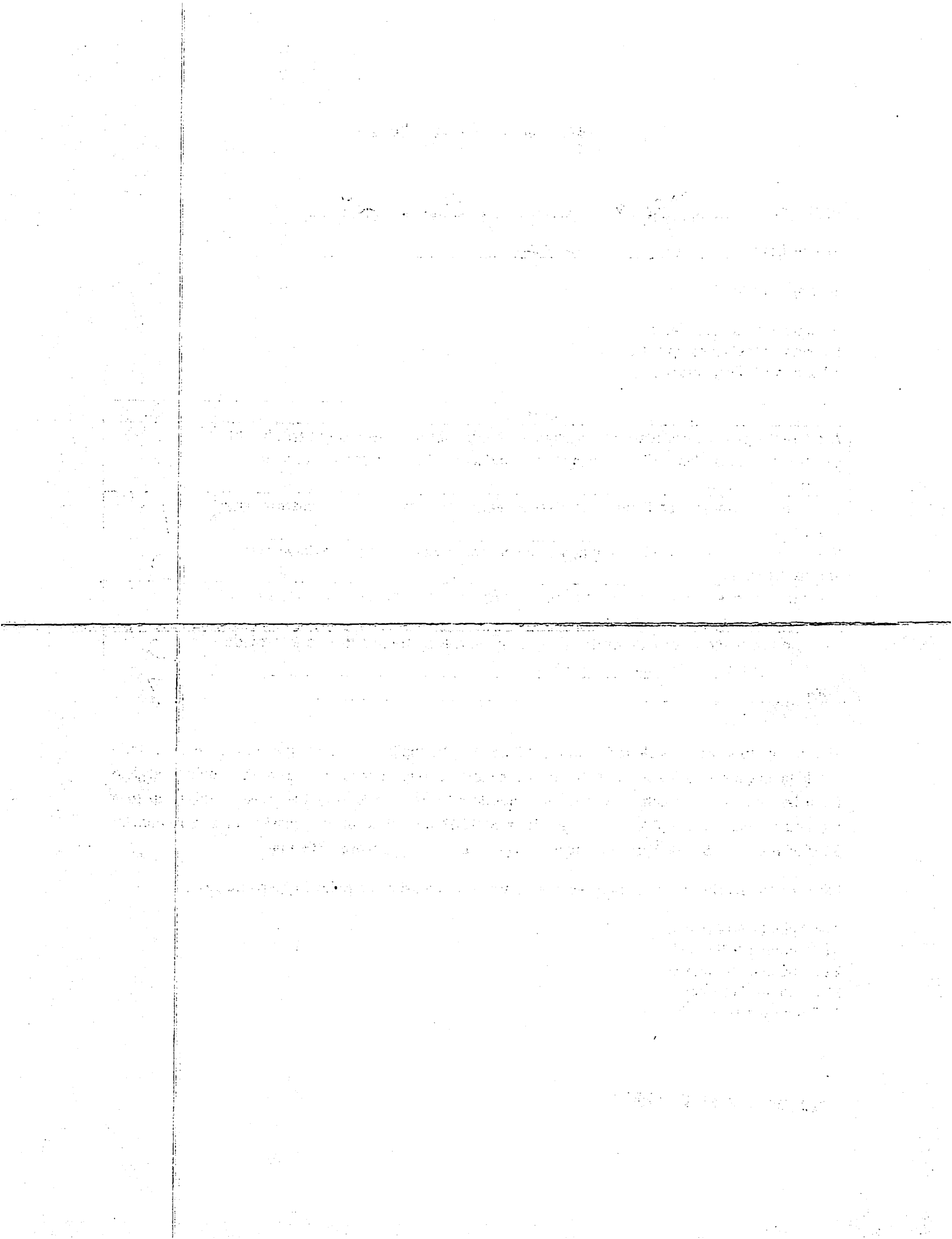
31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER DOHERTY



Facade Grant Application Review

Applicant ~~Hammer~~ Club 24

Review Date Dec 11, 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	7
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	9
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	9
Total	42

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

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31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER HAMM

Façade Grant Application Review

Applicant Club 24

Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	50

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

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31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER CAPLINGER

Facade Grant Application Review

Applicant CLUB 24

Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	5
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	7
Total	39

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER SAYLOR

Facade Grant Application Review

Applicant Alub 29

Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	5
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	45

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER GUERRERO

Façade Grant Application Review

Applicant Orien Fiander - Club 24

Review Date 12/11/24

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	9
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	9
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	47

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER COLLINS

Facade Grant Application Review

Applicant Orien Fizer Club 24

Review Date 11 Dec 2024

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

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10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	6
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	7
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	9
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	8
Total	39

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

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1-10 points: 10% match

CHAIRMAN FIALKA

Façade Grant Application Review

Applicant Club 24
Review Date 12-11-24

Scoring 0 pts to 10 pts

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10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	5
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11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER MISNER