

**RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 28, 2025**

CALL TO ORDER

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:05 p.m.

Present were Commissioners Angeloff, Knight, Arsenault, and Millington. Absent was Commissioner Gurney (excused).

Others present were Community Development Director Caldwell and City Clerk Dunham.

CONSENT CALENDAR

Approve Minutes of the November 26, 2024 Regular Meeting

Millington/Arsenault made a motion to approve the Consent Calendar including approval of the November 26, 2024 regular meeting minutes. Motion carried 4-0.

PUBLIC PRESENTATIONS

Commissioner Angeloff called for public comment on any matter not on the agenda. No public comment was received.

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Review and Consideration of the Rio Dell Laundromat Façade Improvement Program (FIP) Grant Application

Community Development Director Caldwell provided a staff report and said that the City received a Façade Improvement Program grant application from John and Davina Gray for the Rio Dell Laundromat building. The Façade Improvement Program is a reimbursement grant provided to businesses and/or property owners to improve existing commercial buildings.

He referred to photos of the building in Attachment 3 of the staff report and said that the proposed improvements include replacing the siding on the front of the building, new windows and doors, the awning, new signage, and paint, which are all eligible activities under the program.

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Community Development Director Caldwell explained that the Planning Commission must make a finding that the project would result in significant aesthetic improvements to the commercial area in which the property is located.

He noted that the City retained the services of Sarah Atkins to provide renderings of various design options for the building along with eight options by city staff. The owner's preferred option was circled in red under Attachment 4 of the staff report.

Community Development Director Caldwell provided the Commissioners with supplemental information, including a detailed cost estimate for the proposed improvements totaling \$48,794.

He commented that the applicant must provide copies of receipts and checks for the purchase of materials and labor costs and submit them to the City for reimbursement. The program provides a matching grant of 50% of the façade improvement costs up to a maximum amount of \$15,000.

Commissioner Arsenault referred to the signage on the building, which was shown in one of the pictures.

Community Development Director Caldwell clarified that the sign would be a flat sign with acrylic letters rather than a blade sign he was referring to.

Commissioner Angeloff called for questions or comments from the applicants. No further questions or comments were made.

Arsenault/Millington made a motion to approve the Rio Dell Laundromat Façade Improvement Program grant application for John and Davina Gray. Motion carried 4-0.

STAFF COMMUNICATIONS/UPDATES

Community Development Director Caldwell said he had hoped to have the Annual Progress Report on this agenda but had been extremely busy with grant applications. He reported that he met with a member of the Wildlife Conservation Board who supports the City's proposed project for an ADA ramp at Davis Street for the Eel River Trail. He said the City also submitted a grant application through Redwood Region Rise for feasibility and technical studies for a regional food collaborative including a meat processing facility at

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the Humboldt Rio Dell Business Park. He said that with the recent closure of Redwood Meat Co. in Eureka, the project would help to fill that void. He explained that the City would design the facility and have the project shovel-ready for the next round of funding. A NOFA grant was also submitted for improvements to Second Ave. and Pacific Ave.

The next agenda would include the Annual Progress Report, an update on the Housing Element, and possibly a modification to a cannabis permit.

ADJOURNMENT

Arsenault/Knight made a motion to adjourn the meeting at 6:35 p.m. to the February 25, 2025, regular meeting.

Nick Angeloff, Chair

Attest:

Karen Dunham, City Clerk