

**Design Commission Meeting
City Council Chambers
November 20, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 20 of November, 2019 at 6:30 pm in City Council Chambers, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Jamie Thomes.

COMMISSIONERS PRESENT: Camilla Cok
Rob Cook
Pat Lando
Mike McKeel
Tom Orth

COMMISSIONERS ABSENT: Robert Hayden
Matthew Sugarbaker

COUNCILOR PRESENT: David Widmark

STAFF: David Berniker, Urban Design & Planning
Kevin McConnell, City Attorney’s Office
Noah Myhrum, Urban Design & Planning
Mary Phillips, Urban Design & Planning
Jamie Thomes, Urban Design & Planning
Terra Wilcoxson, Urban Design & Planning
Joshua Williams, Urban Design & Planning

Chair Cook introduced staff and members of the Commission that were present as well as described how public comments could be provided.

II. Hearing Opening Statement

Chair Cook said that application DRE/FSP 19-26000322 is a Type III Design Review E with Future Street Plan application by Twelve Mile Crossing LLC. The Commission was to hold a public hearing on the application on Wednesday, November 20, 2019. The applicant has requested that the hearing be continued to Wednesday, December 4, 2019, and City staff concurs with this request.

Chair Cook declared the meeting open.

Commissioner Orth moved that the Commission continue the hearing to its meeting on December 4, 2019 at 6:30 pm in City Council Chambers. Commissioner McKeel seconded the motion. The motion passed unanimously.

III. Development Code and Process Update Policy Discussion

Staff provided a project summary, including reviewing the three phases of the project and explaining the Middle Housing Policy Housing phase, which will occur in the future.

7.0003 - Design Review Categories

Staff reviewed the current and draft Table 7.0003 Design Review Categories. The Commission and staff discussed information pertaining to quantitative thresholds and its location within the table.

Corridor Project

Staff provided a summary of the corridor project, which is to combine the Multifamily Design Guidelines and Standards and Corridor Design Guidelines and Standards. The goal of the project is to consolidate, simplify, and clarify the Code for the public, developers, Design Commission, and staff. Further, the updates will include a reformat of the Code. Larger Code updates will occur after Phase I of the project.

The Design Commission discussed:

- Methods with which frontage details and articulation could be provided in future Code updates.
- The requirement for landscaping that provides interest, including requiring plantings with context.
- The Commission asked about applicant response to the option to make conditions “subject to Manager approval” when they are unresolved with specific requirements at a hearing.
 - Staff felt applicants are generally favorable to the option and have found it helpful as it assists in producing a successful project as well as maintaining project timelines.
 - Staff relies on the Design Commission to provide clear direction and will ensure the applicant meets the intent of the direction as part of the post-approval and building permit review.
- The Commission also asked if the Code updates exclude any developers, homeowners, etc.
 - Staff felt the Code and any associated updates are equitable, especially since staff works with all applicants, especially those with smaller proposals that do not include a design professional.
 - In terms of equitably of resources, the Code updates will create a clearer path for small developers to develop in Gresham in terms of cost and overall effort.

- Simplifying the standards and overall process will work to eliminate a possible current barrier to development.
- Staff and the Commission discussed how current projects are an improvement from projects that have been built in the past as the expectation for design has evolved.
- Staff and the Commission also discussed future Code discussion meetings in January.
 - Staff specifically queried the Commission as to whether one meeting would allow for sufficient time to review all the Code updates or if the Commission would prefer that the materials be covered over two meetings.
 - Commissioners who could not attend the meeting can participate remotely, perhaps through a GoTo meeting or other method.

IV. Other Commission Business

Staff Check-In Item

Staff reviewed the upcoming meetings for the Design Commission for December 2019. These included a hearing and Optional Design Commission Consult on December 4 and an Optional Design Commission Consult on December 18.

Staff also introduced Noah Myhrum, Planning Technician, who will be working to support the Design Commission.

November 6, 2019 Design Commission Minutes

Commissioner McKeel moved to approve the November 6, 2019 Design Commission minutes. Commissioner Cok seconded the motion. The motion passed.

VI. Adjourn

The meeting adjourned at 7:39 pm.

Chair

Recording Secretary

Date

Date

For more information, please visit: www.GreshamOregon.gov/DesignCommission.