

**Design Commission Meeting  
Zoom  
January 20, 2021, 6:30 p.m.**

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the 20 of January, 2021 at 6:30 pm via Zoom. The meeting was recorded and scribed by Jamie Thomes.

**COMMISSIONERS PRESENT:** Camilla Cok  
Rob Cook  
Robert Hayden  
Pat Lando  
Mike McKeel  
Matthew Sugarbaker

**COMMISSIONERS ABSENT:** Tom Orth

**STAFF:** John Heili, Urban Design & Planning  
Jamie Thomes, Urban Design & Planning  
Jim Wheeler, Urban Design & Planning  
Joshua Williams, Urban Design & Planning

Chair Sugarbaker introduced staff and members of the Commission that were present.

**II. Request for Hearing Continuance**

Application No. DRE/TR 20-26000305 is a Type III Design Review E and Type II Tree Removal for construction of a 49-dwelling-unit, mixed-use residential and commercial project consisting of two buildings: one mixed-use building on W Powell Boulevard with 16 dwelling units and 2,268 square feet of commercial space, and one residential building on NW 1st Street with 33 dwelling units. The project features an interior courtyard parking lot with 49 stalls, pedestrian plaza, stormwater and landscaping features, and pedestrian-scaled lighting and includes the removal of 18 regulated trees. The initial hearing on January 6 was continued by the Commission to January 20.

The applicant, Lisac Brothers Construction Inc., requested that the hearing be continued to February 3, 2021 and City staff concurred with the request.

Chair Sugarbaker opened the hearing and noted that the City of Gresham had received one request to provide public comment during the hearing. The failure to raise an issue accompanied by statements or evidence sufficient to afford the Design Commission and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

**Public Comment: James Buck**

Mr. Buck noted that he is Chair of the Urban Forestry Subcommittee (UFS). For the Design Commission hearing, however, his comments are submitted not on behalf of the UFS but as a private citizen.

Mr. Buck noted the tree species proposed by the applicant, the Chanticleer Pear, is already prominent in Downtown Gresham, including on the site located directly east of the project site. Given the prominence of the Chanticleer Pear in Downtown, Mr. Buck felt that a different variety of tree would be beneficial to the proposed development.

Further, Mr. Buck had spoken with a representative of Schmidt Nursey for recommendations of a different tree species. Mr. Buck noted that, should the Chanticleer Pear species fall victim to a tree disease, it would negatively affect the aesthetic of Downtown Gresham to a great degree given the lack of tree species diversity.

Mr. Buck suggested the following three tree species as possible substitutes for the Chanticleer Pear:

- Parrotia “Vanessa”
- Nyssa “Afterburner” (a tupelo)
- Ulmus “Frontier” (an elm)

Utilizing one or more of these tree species would not only work to ensure the health of trees in Downtown Gresham, but also offer a greater variety.

Mr. Buck also noted that the UFS will be discussing and possibly recommending the removal of the Chanticleer Pear species from the City’s Recommended Tree List, at least for the Downtown area, in order to better increase tree species diversity and ensure for a sustainable healthy urban canopy.

The Commission directed staff to share these recommendations with the applicant. One Commissioner noted surprise that the Chanticleer Pear was still on the City’s Recommended Tree List and explained that during the spring with the tree is flowering, the allergic effects on the Gresham populace is obvious. Further, the Commissioner agreed with Mr. Buck that the diversity of tree species within Gresham should be expanded.

**Motion**

Commissioner Cook moved that the Design Commission continue the hearing to its meeting on February 3, 2021 at 6:30 pm via Zoom. Commissioners Hayden and Cok seconded the motion. The motion passed.

Vice-chair Cok	Yes
Commissioner Cook	Yes
Commissioner Hayden	Yes
Commissioner Lando	Yes
Commissioner McKeel	Yes

Commissioner Orth	Absent
Chair Sugarbaker	Yes

**III. Other Commission Business**

Staff reviewed the agenda for the February 3 Design Commission meeting. Agenda items included:

- West Powell Apartments continued hearing.
- My Place Hotel check-in.
- EnerGov introduction.

**V. Adjourn**

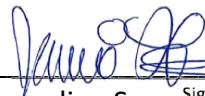
**The meeting adjourned at 6:41 pm.**



Chair

2/8/2021

Date



Recording Secretary

February 8, 2021

Date

For more information, please visit: [www.GreshamOregon.gov/DesignCommission](http://www.GreshamOregon.gov/DesignCommission).