

Design Commission Meeting
Zoom
Gresham City Hall
March 2 2022, 6:30 p.m.

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the **2nd of March 2022** at 6:33 p.m. (VIRTUAL), located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Carrie Osborn.

COMMISSIONERS PRESENT: Matthew Sugarbaker
Tom Orth
Pat Lando
Mike McKeel
Robert Hayden

COMMISSIONERS ABSENT: Rob Cook
Camilla Cok

STAFF: Kevin McConnell, City Attorney
John Heili, Associate Planner
Josh Williams, Senior Planner
Jay Higgins, Associate Transportation Planner
Carrie Osborn, Planning Technician

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

II. Hearing Opening Statement

Chair Sugarbaker reviewed the opening statement.

III. West Powell Apartments Hearing (DR-21-00639) (225 W Powell Blvd):

Type III Design Review E (DRE), Type II Minor Variance and Type II Tree Removal for construction of a 48-dwelling-unit, mixed-use residential and commercial project with two live-work units along the W Powell Boulevard frontage of the 3-story L-shaped apartment building and including a four-story building with two-story apartment units. The project features an interior courtyard with shared amenity spaces and a parking area with 42 stalls. The proposal includes the removal of 19 regulated trees.

Motion:

Commissioner McKeel moved to approve application number DR-21-00639 based on the findings, conclusions, and recommendations stated in the February 23, 2022 Staff Report with the following modifications and/or additions with Commissioner Lando seconding the motion:

- Delete Conditions #31, #32, and #34.
- Revise Condition of Approval #15 to read; Provide site drawings demonstrating the landscape planters do not extend in front of the storefront and entry door sidelites associated with the commercial spaces of the two live-work units.
- Revise Condition of Approval #33 to read; Provide drawing sheet A4.01 EXTERIOR ELEVATIONS detail 1 OVERALL NORTH ELEVATION revised to demonstrate an additional window on each floor of the 3-story building.
- Add a Condition of Approval to read; Provide revised landscape drawings that demonstrate an additional tree located in the sub-standard planter bay within the parking area.

The motion passed.

Chair Sugarbaker	YES	Commissioner Cook	ABSENT
Commissioner Hayden	ABSENT	Commissioner Lando	YES
Commissioner McKeel	YES	Commissioner Orth	ABSENT

IV. 165th & Burnside Apartment ODCC (DA-22-00080) (16519 E Burnside St)

Proposed development of a 92-unit multi-family apartments consisting of one-, two- and three-bedroom units.

The Commission responded favorably to the design. The Commission advised the applicant to look at specific elements of the building’s base, ensuring that the rules established by interactions between base and top around the building were consistent across the façade. The Commission also suggested that some of the balcony railings be more open/transparent in certain areas. Details for how materials transitioned (i.e., brick to hardie) at corners and in balconies/patios should be addressed more clearly.

V. Other Commission Business

June 3, 2020, May 19, 2021 & June 16, 2021 Design Commission Minutes

Commissioner McKeel moved to approve the June 3, 2020, May 19, 2021 & June 16, 2021 Design Commission Minutes. Commissioner Orth seconded the motion. The motion passed.

VI. Adjourn

The meeting adjourned at 9:34 pm.

Chair

Recording Secretary

Date

Date

For more information and to view the meeting recordings, please visit:

www.GreshamOregon.gov/DesignCommission