

**Design Commission Meeting
Council Chambers
Gresham City Hall
January 3, 2018, 6:30 p.m.**

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the 3rd of January, 2018 at 6:30 p.m. in the Council Chambers, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Amanda Lunsford.

COMMISSIONERS PRESENT:

Bill Bailey
Camilla Cok
Rob Cook
Pat Lando
Tom Orth

COMMISSIONERS ABSENT:

Robert Hayden
Mike McKeel

COUNCILOR PRESENT:

Kirk French
David Widmark

STAFF:

David Berniker, Urban Design & Planning
Amanda Lunsford, Urban Design & Planning
David Ross, City Attorney's Office
Josh 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. 4th Street Townhomes Hearing: SW Corner of NE 4th St. and NE Beech Ave.

Order of Procedure

Chair Cook said that application DRE/SD/TR 17-26000291 is an application for Design Review for the proposed construction of 7 single-family attached row houses with associated site improvements, a Type II Subdivision to create seven lots, and Type II Tree Removal.

- Commissioner Orth disclosed that he used to own this property but has no current interest in the property.
- No member of the Commission needed to declare any contact, written, oral or otherwise, prior to the hearing with the applicant, any other party involved in the hearing, or any other source of information, such as newspaper articles, outside of staff concerning the subject of the hearing.

- Commissioners Bailey, Cok, Cook and Orth had visited the site.
- No person wished to object to the jurisdiction of the Commission to hear the matter.

Project Presentations

Staff presented the proposal to the Commission including the following discretionary items:

1. **Provision for Private Open Space for Single-Family Attached Complexes.** Staff recommended that this guideline was met.
2. **Dwelling Unit Offset.** Staff recommended that this guideline was met.
3. **Minimum Transparency for Street Facing Facades.** Staff recommended that this guideline was met.
4. **Ground-Floor Transparency by Street Type.** Staff recommended that this guideline was met.
5. **Building Façade Primary Materials.** Staff recommended that this guideline is met.
6. **Secondary Material Restriction.** Staff recommended that this guideline is met.

Staff recommended approval with conditions.

The applicant gave a presentation of the proposal including their excitement for the project and location.

The applicant and the Commission discussed exposed PTACs (none are proposed), depth of windows (the standard will be met; a detail was provided in the submittal packet), and location of wood material on the façade (wood elements on the façade will use cedar wood, per a condition of approval).

Public Comment

No person wished to speak in support of or in opposition to the proposal.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number DRE/SD/TR 17-26000291 based on the findings, conclusions and recommendations stated in the December 27, 2017 Staff Report.

Commissioner Bailey seconded the motion. The motion passed.

Chair Cook	Yes
Vice-Chair Orth	Yes
Commissioner Bailey	Yes
Commissioner Cok	Yes
Commissioner Lando	Yes

III. Adjourn

Other Commission Business


November 1, 2017 Design Commission Minutes

Commissioner Cook moved to approve the November 1, 2017 Design Commission minutes. Commissioner Bailey seconded the motion. The minutes passed unanimously.

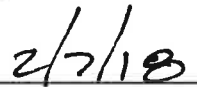
November 15, 2017 Design Commission Minutes

Commissioner Cook moved to approve the November 15, 2017 Design Commission minutes. Commissioner Bailey seconded the motion. The minutes passed unanimously.

The meeting adjourned at 7:10 p.m.



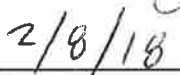
Chair



Date



Recording Secretary



Date

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

