

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the 21<sup>st</sup> of March, 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:**

Rob Cook  
Robert Hayden  
Mike McKeel  
Tom Orth

**COMMISSIONERS ABSENT:**

Bill Bailey  
Camilla Cok  
Pat Lando

**COUNCILOR PRESENT:**

David Widmark

**COUNCILOR ABSENT:**

Kirk French

**STAFF:**

David Berniker, Urban Design & Planning  
Amanda Lunsford, Urban Design & Planning  
GianPaolo Mammone, Urban Design & Planning  
David Ross, City Attorneys 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. Good Samaritan Skilled Care Center Continued Hearing: 3457 NE Division St.**

**Order of Procedure**

Chair Cook said that application DRE/LL/SUR/TR/VAR 17-26000242 is an application for Design Review for the construction of a 26,265 square-foot building expansion to the existing 30,463 square-foot Good Samaritan's skilled care facility. The proposal includes modifications and improvements to the existing/associated parking area and landscaping as well as a lot line adjustment.

- No member of the Design Commission wished to make any disclosure or abstain from participating or voting on the application.

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

### **Project Presentations**

Staff gave a presentation of the proposal including the following discretionary review items:

1. **Street Frontage and Building Orientation.** Staff recommended that the Design Commission find the guideline is met with Conditions of Approval #41, #42, and #43.
2. **Location of Parking.** Staff recommended that the Design Commission find the guideline is met with Conditions of Approval #41, #42, and #43.
3. & 4. **Building Massing & Façade Composition.** Staff recommended that the Commission find that the guideline is met with Condition of Approval #32a.
5. **Street Façade Transparency.** Staff recommended that the standard is met with Condition of Approval #32b.
6. **High Quality Material.** Staff recommended that the standard is met with Condition of Approval #32c.

~~Staff recommended Approval with Conditions.~~

The applicant gave a presentation on their proposal including the following Conditions of Approval that they discussed with the Commission:

1. #32 – Alternate Buffer
2. #32a and #32b – Massing Façade Composition, and Transparency
3. #32c – High Quality Materials
4. #34 – Utility lines along Division street
5. #40 – Bikes
6. #41 and #42 – Division Street Edge and screening of parking
7. #43 – Pedestrian Connection

### **Commission Comments**

The Commissioners and applicant discussed the following items:

- The Commission asked that the applicant clarify the alternatives to the Conditions of Approval that they do not agree with.
- The Commission stated that the stone façade needs to project from the vertical wall and that the applicant needed to show the details of that in their drawings.

- Commissioner Orth agreed with the applicant about the buffer on the east property line. He felt that it is sufficient and meets the intent of the guideline.
- The applicant stated that they will bring back detail of the trim around the windows.
- The Commission asked the applicant to return and provide feedback on staff's recommendations along with more detail on the drawings.

**Public Comment**

None

**Motion**

The Commission continued the hearing.

Commissioner Orth moved that the Commission continue the hearing to its meeting on Wednesday, April 18, 2018 at 6:30pm in Gresham City Council Chambers, as additional time is needed to consider application number DRE/LL/SUR/TR/VAR 17-26000242 before making a decision.

Commissioner Hayden seconded the motion. The motion passed.

Chair Cook	Yes
Vice-Chair Orth	Yes
Commissioner Hayden	Yes
Commissioner McKeel	Yes

**V. Other Commission Business**

**Downtown Rockwood Update**

Staff gave an update on the Rockwood Rising plaza design. The Commission and staffed discussed:

- Plaza design update
- Children's play area
- Electrical location
- Wall behind "kidney bean" and 187<sup>th</sup>

**February 7, 2018 Design Commission Minutes**

Commissioner Orth moved to approve the February 7, 2018 Design Commission minutes. Commissioner McKeel seconded the motion. The minutes passed unanimously.

**March 7, 2018 Design Commission Minutes**

Commissioner Orth moved to approve the March 7, 2018 Design Commission minutes. Commissioner McKeel seconded the motion. The minutes passed unanimously.

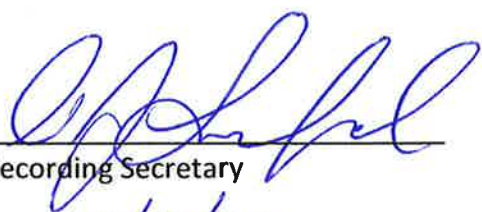
**The meeting adjourned at 8:01 p.m.**



Chair

4/18/18

Date



Recording Secretary

5/8/18

Date

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