

**Design Commission Meeting
Gresham City Hall, Oregon Trail Room
May 29, 2019, 6:30 p.m.**

I. Opening/Citizen Comment

A special session of the Gresham Design Commission was called to order on the 29 of May, 2019 at 6:30 pm in the Oregon Trail Room of Gresham City Hall, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Jamie Thomes.

COMMISSIONERS PRESENT: Camilla Cok
Rob Cook
Robert Hayden
Mike McKeel
Tom Orth
Matthew Sugarbaker

COMMISSIONERS ABSENT: Pat Lando

COUNCILOR PRESENT: David Widmark

STAFF: David Berniker, Urban Design & Planning
John Heili, Urban Design & Planning
Kevin McConnell, City Attorney's Office
Melissa Pope, Urban Design & Planning
Jessica Snodgrass, Department of Environmental Services
Colin Stout, Department of Environmental Services
Jamie Thomes, Urban Design & Planning
Jim Wheeler, Urban Design & Planning
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. Hearing Opening Statement

Chair Cook reviewed the opening statement.

III. 5th Street Cottages Innovative Housing Hearing: NE 5th Street between NE Linden Avenue and NE Cleveland Avenue; R936401640 and R936401760

Order of Procedure

Application MIS 19-2600029 is an application for a Type III review of a proposed Innovative Housing development with seven single-family detached dwellings and one attached accessory dwelling unit, two accessory structures for storage and trash enclosure, and a central community garden shed with bike parking. Site improvements include associated site landscaping, 11 parking spaces, carport, and an outdoor fireplace. The proposal includes a Subdivision for seven single-family detached lots and two common tracts reviewed under the Type III Innovating Housing application.

- Commissioner McKeel recused himself from the hearing as he is the applicant for the project.

Commissioner Hayden noted that he was a consultant for a development project located directly north across the street from the proposal. The Commissioner did not have any financial interest in the Innovative Housing proposal and otherwise had no direct private interest in the proposal and felt he could be impartial.

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

Staff Presentation

Staff gave a presentation that included the following modification requests:

- Table 4.1130 - Minimum and Maximum Building Setbacks and Section 7.0324 - Dimensional Requirements
- Table 4.1130 - Minimum Lot Size, Lot Dimensions, and Minimum Street Frontage
- Section 9.0823(C)(2) - Parking Lot Landscaping Building Buffer and Section 9.0825(A) - Parking Lot Dimensional Standards
- Section 9.0823(C)(5)(d) - Interior Parking Lot Landscaping
- Section 7.0310(D)(2) and (3) - Sustainable Practices
- Section 9.0824(C) and (D) - Parking Lot Pedestrian Walkways
- Section 9.1023(B) - Street Tree Planting during Development

Applicant Presentation

The applicant described the proposal. Representatives included:

- Tamara DeRidder AICP, TDR & Associates

- Ross Chapin
- Sue O'Halloran, Kohler Meyers & O'Halloran, Inc.
- Mike Abbaté, Landscape Architect

Commission Comments

The Commission, staff, and the applicant discussed the following items:

- The applicant noted general support for the conditions of approval listed in the Staff Report with the exception of Conditions of Approval #21, #22, #23, and #25.
- Common areas and utilities and how those areas will be maintained, such as through a Homeowners' Association (HOA) and CC&Rs.
- Private property landscaping and fencing will be maintained individually. It was noted that there are areas adjacent to residences provided for personal landscaping; the remainder will be through the HOA.
- The heat source for the homes will be from a mini split heat pump supplemented with other methods.
- It was observed that the distance from Unit 3 to the trash enclosure may be considered excessive. The applicant noted that the distance should not be discouraging, and that the location allows for other amenities such as shared open space and gardens, which are desirable for residents.
- Street trees were discussed in detail:
 - The applicant is retaining three mature existing trees on the site. Any of those trees along the frontage within the right of way would be considered street trees and count toward the overall street tree requirement.
 - The proposed trees and their locations were noted.
 - The applicant is sculpting the street with the use of the existing large character canopy trees as well as the proposed street trees.
 - The applicant had no concern with paying the fee in lieu for any deficiency in the number of street trees and will provide a survey to demonstrate which existing and proposed trees will qualify as street trees.
- The Commission discussed the feasibility of a stronger northwest corner of the site through a wrap-around porch or additional window.
 - It was noted that space constraints would not allow for a wrap-around porch.
- The fencing material proposed is a natural cedar. The Commission and applicant discussed the durability and maintenance of the material.
- Roof pitch and the ratios selected for the project were discussed, including the standing seam metal roof on the tool shed.

- The layering and views into the main entrance are unique and well done.
- The Commission felt that Condition of Approval #21 should be retained.
- The Commission agreed that Condition of Approval #22 should be retained as bollards are necessary to protect the buildings. Further, the applicant could consider using dual purpose bollards, such as those that include lighting.
- The Commission agreed to strike Condition of Approval #23.
- The Commission asked that Condition of Approval #25 be modified such that the applicant shall be required to provide a document demonstrating the location of any existing trees being preserved, any proposed trees, which trees will be located within the right of way and, based on that number, pay the fee in lieu to the tree fund for any additional trees that would be required to result in the necessary eight street trees.
- The Commission requested a condition of approval be added that will require all mechanical system venting be through the roof and not through the sidewall.
- Many Commissioners noted the lack of privacy screening along the NE 5th Street frontage, specifically Units 3a, 3b, 4, 5 and 6. The Commission requested a condition of approval be added that will require partial landscape screening at the bedroom windows for all building facades that face NE 5th Street for both privacy and to soften the façade.

Staff Recommendation

Staff recommended approval with conditions of the Type III Miscellaneous permit with Subdivision for the 5th Street Cottages Innovative Housing development with seven single-family detached dwellings and one attached accessory dwelling, two accessory structures, and associated site, stormwater and right of way improvements with the following modifications to the conditions of approval:

- Strike Condition of Approval #23.
- Amend Condition of Approval #24 to include:
 - c. Demonstrate that landscaping along the NE 5th Street building facades provides at least partial visual screening of all street facing bedroom windows on these facades.
- Amend Condition of Approval #25 to read:

Demonstrate compliance with the standards to provide eight street trees by providing a detailed survey of the mature trees to remain that clearly indicates the number of existing trees that will be located within the expanded public right of way after the required street dedication. Those existing street trees, if any, and the five proposed street trees shall be deducted from the eight required street trees. For any remaining street tree deficit, the applicant shall submit an executed City of Gresham

Fee in Lieu of Street Tree form with the street improvements permit submittal for the deficient tree(s), and upon City approval notification provide the associated fee.

- Add a condition of approval to read:

Provide drawings that demonstrate all mechanical systems venting occurs up through the roof rather than as sidewall venting conditions for all dwellings.

Motion

The Commission closed the hearing.

Commissioner Orth moved that the Commission approve application number MIS 19-2600029 based on the findings, conclusions, and recommendations stated in the May 22, 2019 Staff Report with the following modifications and/or additions:

- Strike Condition of Approval #23.
- Amend Condition of Approval #24 to include:
 - c. Demonstrate that landscaping along the NE 5th Street building facades provides at least partial visual screening of all street facing bedroom windows on these facades.
- Amend Condition of Approval #25 to read:

Demonstrate compliance with the standards to provide eight street trees by providing a detailed survey of the mature trees to remain that clearly indicates the number of existing trees that will be located within the expanded public right of way after the required street dedication. Those existing street trees, if any, and the five proposed street trees shall be deducted from the eight required street trees. For any remaining street tree deficit, the applicant shall submit an executed City of Gresham Fee in Lieu of Street Tree form with the street improvements permit submittal for the deficient tree(s), and upon City approval notification provide the associated fee.
- Add a condition of approval to read:

Provide drawings that demonstrate all mechanical systems venting occurs up through the roof rather than as sidewall venting conditions for all dwellings.

Commissioner Hayden seconded the motion. The motion passed.

Commissioner Cok	Yes
Chair Cook	Yes
Commissioner Hayden	Yes
Commissioner Lando	Absent
Commissioner McKeel	Recuse
Vice-Chair Orth	Yes
Commissioner Sugarbaker	Yes

Other Commission Business

Announcements

Staff announced that Colin Stout will be retiring after 22 years with the City of Gresham.

Staff introduced Melissa Pope, a newly hired assistant planner with the Development Planning division of Urban Design & Planning.

Corridor and Multifamily Code Initiative

Staff provided a brief overview of the Corridor and Multifamily Code initiative which seeks to simplify both Codes and incorporate them together to a certain degree. The main objective of the initiative will be to allow projects along corridors (but not in the centers) to be processed with fewer discretionary reviews, meaning projects would have no more than three discretionary items.

It was noted that with this initiative, the Design Commission would ultimately focus on larger center projects while the corridor projects would be a staff level review and decision. Further, time efficiency for the Design Commission, staff and corridor applicants would be increased as reviews for corridor projects, such as hotels, would not require time intensive review and discussion as has occurred in the past.

Staff explained that work on this initiative will occur over the next year, and that staff will be bringing ideas and draft Code to the Design Commission for comments and feedback.

January 16, February 6, March 6 and March 20, 2019 Design Commission Minutes

Commissioner Orth moved to approve the January 16, February 6, March 6 and March 20, 2019 Design Commission minutes. Commissioner Hayden seconded the motion. The motion passed unanimously.

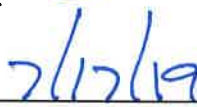
III. Adjourn

The meeting adjourned at 8:25 pm.



Chair

Recording Secretary



Date

Date

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