

Design Commission Meeting
Zoom
Gresham City Hall
November 1, 2023, 6:30 p.m.

I. Opening/Citizen Comment

A regular session of the Gresham Design Commission was called to order on the **1st of November 2023** at 6:30 p.m. (VIRTUAL), located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Carrie Osborn.

COMMISSIONERS PRESENT: Matthew Sugarbaker
Brent Shelby
Sean Newberry
Tom Orth
Mike McKeel

COMMISSIONERS ABSENT: Robert Hayden
Pat Lando

STAFF: Josh Willaim, Senior Planner
John Heili, Planner II
Carrie Osborn, Planning Technician
Helen Toloza, City Attorney

Chair Sugarbaker introduced staff and members of the Commission that were present and opened the agenda items, Domino's Pizza, application DR-23-00228.

II. Domino's Pizza (DR-23-00228) (2323 SE 182nd Ave)

Type III Design Review E (DRE) and Type II Minor Variance for construction of a single-story 3,158 square-foot multi-tenant restaurant use with a drive-through. The proposal includes demolition of the existing single-story building, removal of 3 regulated trees and construction of 20 off-street surface parking stalls including 1 fleet vehicle stall, and associated site improvements.

The Design Commission approves with conditions the Type III Design Review E (DRE) and a Type II Minor Variance as contained in Application DR-23-00228 based on the standards, findings, conclusions, and recommendations in the staff report dated October 25, 2023 with the following modifications:

- Rename Conditions of Approval 28 - 31 to Conditions of Approval 29 - 32.
- Add a new Condition of Approval 28.
"Provide drawings that demonstrate a minimum 3-foot 5-inch depth solid canopy is provided above both entry doors on the east façade facing the NE 182nd Avenue frontage."

III. Eco Carwash Update

Eco Carwash was originally submitted back in 2016. In 2023, during the final Planning inspection, it was found that several built conditions did not comply with approved permit documents. Staff worked with the architects, contractor, and the owner to get the field conditions corrected so that the final inspection could be approved, and the Certificate of Occupancy has been issued. Staff wanted the Design Commission to know that inspections are being conducted to enforce the design criteria.

IV. Other Commission Business

January 18, 2023 and March 1, 2023 Commission Minutes

Commissioner Orth moved to approve the January 18, 2024 and March 1, 2024 Design Commission Minutes. Commissioner McKeel seconded the motion. The motion passed.

Staff informed the Design Commission of the new policy regarding the length of meetings. The policy states that meetings should be no longer than 2 hours. If a meeting comes to the 2-hour time period, it prescribes that there would need to be a vote of the Commissioners to continue the meeting and the discussion or to table the meeting to a later date.

V. Adjourn

The meeting adjourned at 7:56 pm.

Chair

Recording Secretary

Date

Date

For more information and to view the meeting recordings, please visit:
www.GreshamOregon.gov/DesignCommission