

PUBLIC COMMENT OPPORTUNITY

Please check the City of Gresham website calendar event at <https://greshamoregon.gov/Design-Commission/> for details on how to attend closer to the meeting date. Persons unable to access the meeting remotely must contact Carrie Osborn at Carrie.Osborn@GreshamOregon.gov or the Planner on Duty at 503-618-2780 at least 24 hours in advance of the hearing so that the City can provide alternate arrangements.

NOTICE OF A PUBLIC HEARING before the
Design Commission regarding a proposal for:

Pine & Ash Multifamily

File: DR-25-00139

Location: 18221 SE Pine St., Portland

State ID: 1S3E04DA 01202 & 1S3E04DA 01203

Project: The proposed development will be an affordable housing building, including 56 units in a four-story structure and the consolidation of three lots into a single lot.

District: Rockwood Town Center (RTC)

Applicant: East County Housing

City Staff Representative: John Floyd, Planner 2
503-618-2801, John.Floyd@GreshamOregon.gov

Review: Design Review using the discretionary track process. The applicant must meet Design Guidelines and other Code Standards.

Comments: All persons interested in accessing the hearing must contact Carrie Osborn at Carrie.Osborn@GreshamOregon.gov for hearing information and instructions. **Any persons wishing to provide oral comments during the hearing must register by sending their name, email, phone number, and the subject matter of their comment to Carrie Osborn at least 24 hours before the hearing. Any person may submit comments in writing at least 24 hours before the hearing.** Only people participating orally or in writing may appeal. Hearing testimony and evidence must address applicable criteria or other criteria a person believes apply. Failure to specify criteria you are addressing or provide specific information to allow the decision authority to respond may preclude appeal based on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in sufficient detail to allow the Design Commission to respond may preclude action for damages in circuit court.

Hearing Process:

- City staff presents a staff report
- Applicant presents their proposal
- Public testimony is taken
- Commission deliberates and decides on the application

Visit www.GreshamOregon.gov or contact staff for more information.

Meeting Details:

Wednesday, August 6, 2025

6:30 p.m.

Remote Zoom Hearing

Applicable Code Review**Criteria:**

Procedures: 11.0100, 11.0200, 11.0500, 11.0800, 11.0900.

Standards:

- **Definitions/Classifications** - Article 3;
- **Rockwood Town Center** - 4.0410;
- **Land Division** – 6.0100
- **Design Review** - 7.0001 - 7.0003, 7.0200, 7.0500;
- **Other:**
 - Clear Vision** – 9.0200;
 - Easements** - 9.0300;
 - Fencing** - 9.0400;
 - Grading/Drainage/Stormwater** - 9.0500;
 - Neighborhood Circulation and Future Street Plans** – 9.0700
 - Parking** - 9.0800;
 - Tree Regulations** - 9.1000;
- **Public Facilities** - Appendix 5.000.

Application Materials:

Staff report is available seven days before the hearing at no cost. Application and evidence submitted by the applicant are available for review. Copies may be obtained at cost.