

**Design Commission Meeting**  
**Zoom**  
**Gresham City Hall**  
February 19, 2025, 6:30 p.m.

**I. Opening/Citizen Comment**

A regular session of the Gresham Design Commission was called to order on the **19<sup>th</sup> day of February 2025** at 6:31 p.m. (VIRTUAL), located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and scribed by Carrie Osborn.

**COMMISSIONERS PRESENT:**

Chair Michael McKeel  
Aaron West  
Brent Shelby  
David Thruston  
Krestina Aziz

**COMMISSIONERS ABSENT:**

Sean Newberry  
Vice-Chair Matthew Sugarbaker

**STAFF:**

Josh Willaim, Senior Planner  
GianPaolo Mammone, Planner 2  
Carrie Osborn, Planning Technician  
Helen Toloza, Deputy City Attorney

Chair McKeel introduced staff and members of the Commission that were present and opened the agenda items.

**II. Introduction of Councilor Kayla Brown**

Councilor Brown introduced herself. She is a small business owner in downtown Gresham. She has been on the Planning Commission for the last year and half.

**III. Ash & Pine Affordable Housing (DA-25-00020) (18221 SE PINE ST PORTLAND, OR 97233)**

**Discussion Topic: questions and responses**

**1. Section 7.0503.A2.S1-S2: Minimum Building Setback:**

The Commissioners were not too concerned about building setback but they raised some concern about the landscaping. Treatment of the building entrance (double stairs and the double ramp) feels unresolved and could be tied together better. The design could use a bit more study to give the access features a more cohesive look / feeling. Screening the transformer would also help, but the Commissioners also they warned against “screening” too much for safety reasons.

**2. Section 7.0503.A2.S3: Minimum Building Frontage:**

There seemed to be a consensus among the Commissioners that a reduced building frontage would

be okay. Because of given constraints, and with the intent to maximize the landscape to provide screening for a usable open space. The reduced frontage would actually create opportunities to establish a more complete and cohesive building entry and a more sophisticated building elevation that is more elaborate.

**3. Section 7.0103.A4.S8: Individual Storage facilities for outdoor articles:**

The overall consensus was that only having 10 units with a storage closet does not seem enough, considering also that storage is always an issue

**4. Section 7.0103.A6.S14: Landscaped Setbacks:**

The consensus among the Commissioners about the opportunity to use smaller trees, and not larger canopy trees.

**5. Section 7.0103.B1.S4: Building massing:**

As proposed, the building's massing, and the introduced recesses, appear to be appropriate. The Commissioners were satisfied with the building color palette, and with the building rhythm. The building massing reads as less monolithic, more resolved and subtle, due to color/material changes and fenestration. As such, the masses look more "broken up".

**6. Section 7.0103.B4.G4: Earth Advantage Certification:**

The Commissioner's consensus was that the design needed to be benchmarked against LEED standards (to make sure it met the required quality), but not necessarily achieve LEED certification.

**IV. DCPU Work Session #2**

Project goals is to reduce barriers in housing. With that guidance we're looking to simplify and clarify development code language which we hope will result in consistent language for standards across our design districts with our consultants at MIG, the main focus is on making sure our standards are clear and objective, particularly for standards that impact housing development.

**V. Other Commission Business**

No hearings are scheduled at this time.

**VI. Adjourn**

**The meeting adjourned at 8:45 pm.**

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Chair

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Recording Secretary

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Date

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Date

For more information and to view the meeting recordings, please visit:

[www.GreshamOregon.gov/DesignCommission](http://www.GreshamOregon.gov/DesignCommission)