

**BEND LANDMARKS COMMISSION**  
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**MINUTES**

Tuesday January 19, 2016 6:00 p.m.  
Bend City Council Chambers, 710 NW Wall Street,  
Bend OR 97701

***BEND LANDMARKS COMMISSION***

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**Voting**

**Commissioners:**

Robin Vora	<i>Excused</i>
Janel Chapman, Secretary	<i>Present</i>
Heidi Slaybaugh, Chair	<i>Present</i>
Jerry Sebestyen	<i>Excused</i>
Bill Olsen	<i>Present</i>

**Alternate**

**Commissioners:**

Paul Claeysens	<i>Present</i>
Jason S. Offutt	<i>Present</i>

**Staff Present:**

Heidi Kennedy

*Senior Planner-Bend*

**REGULAR MEETING 6:00 PM**

1. Call to Order/ Roll Call.
2. General comments and questions from the public. (Topics not on agenda.) Nunzie Gould, Rondo Boozell and Julia Olsen all provided testimony/comments in support of keeping Troy Field as it currently is today.
3. Approval of Minutes from December meeting. Staff was unable to complete December minutes before the meeting. No minutes to review or approve.
4. **PUBLIC HEARING PZ-15-1003**  
**Applicant:** Kirk Ermisch  
**Address:** 502 NW Arizona Avenue  
**Request:** Applicant is seeking approval to construct a new, three story, mixed-use or combination retail, office and residential building on the subject property. The existing dwelling and garage on the property will be demolished.

A public hearing was held for PZ-15-1003. Commissioner Slaybaugh read the preliminary statement. Commissioner Slaybaugh asked the Commissioners if they have had any prehearing contacts, biases, conflicts of interest to disclose regarding public hearing application PZ-15-1003. Several Commissioners acknowledged being at public hearings in the past in which the applicant asked for general guidance during the General comments and questions from the public section of the monthly

meetings in addition to a previous public hearing for demolition of the dwelling on the property. Commissioner Slaybaugh asked the audience if any party wished to challenge any of the Commissioners on any ex parte contacts, biases or conflicts of interest. No challenges from the audience were received. Heidi Kennedy provided a brief staff report. The Commissioners asked a few questions of staff. The applicant and the applicant's representative provided a presentation and testimony in support of the new building as well as provided revised drawings of the building. The Commissioners asked several questions of the applicant. Commissioner Slaybaugh asked if there were any other proponents or opponents that wished to speak regarding the application. Nunzie Gould, provided testimony in opposition to the proposal.

Commissioner Slaybaugh asked the applicant for rebuttal testimony. Staff provided additional comments. Several Commissioners expressed concerns with the proposed application and the revised documents and changes presented tonight. Commissioner Offutt asked staff to clarify for the applicant how height is measured per the Code.

Commissioner Slaybaugh suggested that the public hearing be continued to next month to provide time for the Commissioners to review the new submitted information. Commissioner Offutt moved to continue the hearing to allow time to review the additional information provided this evening. Commissioner Claeysens seconded the continuance motion. Commissioners requested that the applicant to provide the new submitted plans for the Commissioners to review, additional details or cut sheets for the proposed doors and windows so the Commissioners have a complete packet to review. Commission Olsen seconded motion. Staff recommended that additional arguments in support of the new information be provided at next month's meeting. The applicant also agreed to put the application on hold until the next scheduled Landmarks Commission hearing in February.

Commission Claeysens revised his motion to include staff recommendation that the applicant provide additional supporting arguments/documentation for the submitted revised drawings. Commissioner Olsen seconded the revised motion. All the Commissioners voted in favor of the motion.

## **5. PUBLIC HEARING PZ-15-1055**

**Applicant:** Terri McDonald

**Address:** 28 NW Tumalo

**Request:** The applicant is seeking approval to remodel the existing dwelling on the property. The proposed alterations include adding an uncovered deck to the side of the dwelling and replacing two windows with new windows and replacing a third window with an exterior door in order to provide exterior access to the proposed deck.

A public hearing was held for PZ-15-1055. Commissioner Slaybaugh asked if everyone in attendance for this hearing were in attendance at the beginning of the meeting and heard the reading of the preliminary statement. The audience acknowledged hearing the statement at the beginning of the meeting. Commissioner Slaybaugh gave an abbreviated statement regarding this application request and asked Commissioners if they had any prehearing contacts, biases, conflicts of

interest to disclose regarding public hearing application PZ-15-1055. None declared and no challenges from the audience were received. Heidi Kennedy provided a brief staff report. The Commissioners had no questions for staff. Commissioner Slaybaugh asked that the applicant or contractor to provide testimony. Testimony was received from the applicant and the applicant's representative. Commissioners asked questions of the applicant and their representative. Additional testimony was received from Nunzie Gould regarding the applicant's request. Ms. Gould has several suggestions/comments regarding the design. The applicant provided closing testimony. Commissioners asked questions of the applicant and their representative. Commissioner Slaybaugh asked if there were any other questions of staff. Staff had no additional comments. The hearing was closed and the Commissioners deliberated on the application request. Commissioner Offutt made a motion to approve with the following conditions listed below. Commissioner Olsen seconded the motion. All the Commissioners present voted in favor of the motion.

***DECISION:*** *The Bend Landmarks Commission approves the proposed alterations which includes adding an uncovered deck to the side of the dwelling and replacing two windows with new windows and replacing a third window with an exterior door in order to provide exterior access to the proposed deck with the following conditions:*

***Condition #1.*** *The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.*

***Condition #2.*** *The deck framing layout shall be amended to allow the proposed Timbertech composite decking boards to run perpendicular to the home.*

***Condition #3.*** *As appropriate, the applicant shall install a skirt underneath the deck to within 8 inches of grade per Code or as required.*

***Condition #4.*** *The deck handrail design shall be amended to provide double sided detailing at the top and bottom of the pickets.*

**6. Communications: Report from Staff.**

Staff provided an update on Grant proposal. Staff is still working on the grant program paperwork.

Staff provided an update on Troy Field. Staff could not find evidence that staff drafted a letter from the Commission to sign last year regarding Troy Field. Commissioners discussed Troy Field and the history on why Troy Field was not included in the Old Town Historic District. Nunzie Gould provided additional comments regarding Troy Field as part of the Commissioner discussion. The Commissioners directed Commissioner Olsen to draft a letter regarding Troy Field to be sent to the School District and the City Council by the end of January. Commissioners asked Nunzie Gould to provide a list of potential resources that are currently not protected. There was additional discussion among Commissioner regarding possible grant work in the future.

**7. Meeting Adjourned at 9:40 P.M.**