

MINUTES

Tuesday February 16, 2016 6:00 p.m.
Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

BEND LANDMARKS COMMISSION

Voting

Commissioners:

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

Alternate

Commissioners:

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

Staff Present:

Heidi Kennedy	<i>Senior Planner-Bend</i>
Karen Swenson	<i>Senior Planner – Bend</i>

REGULAR MEETING (6:00 PM)

Note: Public Presentations and Oral Testimony may be limited to five minutes.

1. Call to Order/ Roll Call.
2. General comments and questions from the public. (Topics not on agenda). None.
3. Approval of Minutes from December and January meetings.

Commissioner Sebestyen made a motion to approve the December minutes. Commissioner Slaybaugh seconded the motion. All present approved the motion with Commissioners Chapman and Offutt abstaining as they were not present at the December meeting.

Commissioner Chapman made a motion to approve the January minutes. Commissioner Slaybaugh seconded the motion. All present approved the motion with Commissioners Sebestyen and Offutt abstaining.

4. PUBLIC HEARING: PZ-15-01003 - continuation

Applicant/Owner: 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.

The public hearing was continued from last month for PZ-15-1003. Commissioner Slaybaugh outlined the process for the continuance. The Commissioners had no questions for staff. Commissioner Slaybaugh asked that the applicant's representatives provide testimony in support of the revised drawings submitted at last month's hearing. Testimony was received from the applicant's representatives. Commissioners asked questions of the applicant's representatives. 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 Claeysens made a motion to approve with the following conditions listed below. Commissioner Offutt offered some friendly amendments or modifications to the motion. Commissioner Slaybaugh seconded the motion with the amendments. All the Commissioners present voted in favor of the amended motion.

DECISION: *The Landmarks Commission approves the proposed building subject to the following conditions.*

Conditions of approval:

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

Condition #2. *The applicant shall revise the window plan for the building. The windows shall be either aluminum or wood windows.*

Condition #3. *The building design shall be modified to provide brick siding on the north side of the building as shown on the submitted 3D rendering. The building's brick veneer shall return on west elevation by two to three feet on each end. The cornice shall continue with the pilaster on the west side elevation. The applicant shall provide additional details on the proposed faux windows on the west elevation for review and approval by the Bend Landmarks Commission.*

Condition #4. *Submit an application for site plan review to the Planning Division concurrently with or prior to applying for a building permit to construct the building. In the event that exterior changes are required to the building or site as part of the Site Plan Review process, the required changes shall also be reviewed by the Bend Landmarks Commission.*

5. PUBLIC HEARING: PZ-16-0063

Applicant/Owner: Bend La Pine School District

Address: 437 Wall Street

Request: Applicant is seeking approval to construct a one-story addition to the north side of the auditorium to be used as a kitchen for the school. This alteration request includes replacing two windows on the north side of the auditorium, reducing their height to accommodate the addition, replacing dilapidated and non-compatible exterior doors to match originals and providing a new screened trash enclosure on the west end of the addition.

A public hearing was held for PZ-15-0063. Commission Slaybaugh stepped down from the Commission and recused herself from the remainder of the meeting.

Commissioner Chapman read the preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding public hearing application PZ-15-0063. None were declared and no challenges from the audience were received. Karen Swenson provided a brief staff report. The Commissioners had no questions for staff. Commissioner Chapman asked the applicant and representative to provide testimony. Testimony was received from the applicant and the applicant's representative regarding the proposed project. Commissioners asked questions of the applicant and their representative. The applicant's representative provided closing testimony. Commissioner Chapman 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 Claeysens seconded the motion. All the Commissioners present voted in favor of the motion.

DECISION: *The Landmarks Commission approves the proposed addition and replacement doors with the following recommendations:*

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 addition and building changes required by the Building Division and prior to any exterior remodeling.*

Condition #2. *If rooftop mechanical equipment is visible from the street, such equipment shall be screened as appropriate.*

6. PUBLIC HEARING: PZ-16-0062

Applicant/Owner: Bend La Pine School District

Address: 501 Wall Street

Request: Applicant is seeking approval to remove the non-historic maintenance building that was constructed in the 1960's. Concurrently submitted with this application is the request for permission to construct a new maintenance building on the property.

A public hearing was held for PZ-15-0062. Commissioner Chapman asked if everyone in attendance for this hearing were in attendance at the beginning of the school district hearings and heard the reading of the preliminary statement. The audience acknowledged hearing the statement. Commissioner Chapman asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding public hearing application PZ-15-0062. None were declared and no challenges from the audience were received. Heidi Kennedy provided a brief staff report. The Commissioners had no questions for staff. Commissioner Chapman 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. The applicant and applicant's representative provided closing testimony. Commissioner Chapman 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 Claeysens made a motion to approve with the following conditions listed below. Commissioner Sebestyen seconded the motion. All the Commissioners present voted in favor of the motion.

DECISION: *The Bend Landmarks Commission approves this demolition request with the following recommended condition of approval:*

1. Apply for and receive approval for a demolition permit through the Building Division prior to demolition of the maintenance shop on the property. Prior to demolition approval, the applicant shall apply for and receive approval from the Landmarks Commission for future development of the maintenance shop site.

7. PUBLIC HEARING: PZ-16-0061

Applicant/Owner: Bend La Pine School District

Address: 501 Wall Street

Request: Applicant is seeking approval to replace a dilapidated entry door on the north side and replace dilapidated carriage doors on the south side of the rear addition to the Bend Amateur Athletic Club building. The Bend La Pine School District uses this addition for their maintenance offices and as a boiler room.

A public hearing was held for PZ-15-0061. Commissioner Chapman asked if everyone in attendance for this hearing were in attendance at the beginning of the school district hearings and heard the reading of the preliminary statement. The audience acknowledged hearing the statement. Commissioner Chapman asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding public hearing application PZ-15-0061. None were declared and no challenges from the audience were received. Heidi Kennedy provided a brief staff report. The Commissioners had no questions for staff. Commissioner Chapman asked that the applicant and representative to provide testimony. Testimony was received from the applicant and the applicant's representative. Commissioners asked questions of the applicant and their representative. The applicant and applicant's representative provided closing testimony. Commissioner Chapman 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 Chapman seconded the motion. All the Commissioners present voted in favor of the motion.

DECISION: *The Bend Landmarks Commission approves the request to install a 12 panel overhead door with no lites on the south side of the building and to install a slab style door on the north side of the building.*

8. PUBLIC HEARING: PZ-16-0060

Applicant/Owner: Bend La Pine School District

Address: 4501 Wall Street

Request: Applicant is seeking approval to construct a new maintenance shop that will replace the existing maintenance shop on the property. Concurrently submitted with this application is the request for permission to demolish the existing non-historic maintenance shop.

A public hearing was held for PZ-16-0060. Commissioner Chapman asked if everyone in attendance for this hearing were in attendance at the beginning of the original school district hearing and heard the reading of the preliminary statement. The audience acknowledged hearing the statement. Commissioner Chapman 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-15-0060. 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 Chapman asked that the applicant and their representative to provide testimony. Testimony was received from the applicant and the applicant's representative. Commissioners asked questions of the applicant and their representative. The applicant and applicant's representative provided closing testimony. Commissioners asked questions of the applicant and their representative. Commissioner Chapman 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 Claeysens seconded the motion. All the Commissioners present voted in favor of the motion.

DECISION: *The Landmarks Commission approves the proposed building and screen wall as submitted 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 all building permit(s) required by the Building Division for the proposed new building and screen wall.*

Condition #2. *The applicant shall add additional landscaping screening at site screen walls and outdoor equipment location and shall add pilasters to match the proposed details as shown on drawing 5 A5.0 along the screen wall at the control joint locations and at the end cap or south corner of the screen wall.*

6. **COMMUNICATIONS:** No reports provided by Staff. Commissioner Offutt asked for a Community Garage update. It appears that more than 20% of the garage has been removed in violation of the Landmarks approval. Staff is working on determining what is being done on the site.
4. Commissioner Offutt made a motion to adjourn the meeting. The motion was seconded by both Commissioner Sebestyen and Claeysens. All present approved the motion. Meeting Adjourned at 9:10 P.M.