

MINUTES

Tuesday May 17, 2016 4:30 p.m.
Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

BEND LANDMARKS COMMISSION

Voting

Commissioners:

Robin Vora	<i>Present for a portion of the meeting</i>
Janel Chapman, Secretary	<i>Present for a portion of the meeting</i>
Heidi Slaybaugh, Chair	<i>Present for a portion of the meeting</i>
Jerry Sebestyen	<i>Present for the entire meeting</i>
Bill Olsen	<i>Present for a portion of the meeting</i>

Alternate

Commissioners:

Paul Claeysens	<i>Excused</i>
Jason S. Offutt	<i>Present for a portion of the meeting</i>

Staff Present:

Heidi Kennedy	<i>Senior Planner-Bend</i>
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MEETING (4:30 PM)

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

1. Call to Order/ Roll Call. Chair Slaybaugh called the meeting to order at 4:30 and made the announcement that due to the number of hearings that we have this evening there will be some shifts in Commissioners. Commissioner Slaybaugh mentioned that she needs to leave for the evening by 5:45 and then there will be another rotation of other Commissioners that come in to hear the other hearings. The plan is to try and complete the first three hearings before 5:45. Then the second rotation of Commissioners will hear the last two public hearings.

Roll call at the beginning of the meeting included Heidi Kennedy, Janel Chapman, Heidi Kennedy, Robin Vora and Jerry Sebestyen.

2. General comments and questions from the public. (Topics not on agenda). None.
3. Approval of Minutes: April Minutes. The minutes were not available for review.

Commissioner Slaybaugh asked for a show of hands of who was in attendance in the audience for the following application, PZ-16-0233 (Corso application), PZ-16-0239 (Murray application) and PZ-16-0245 (Taylor application). Commissioner Slaybaugh asked if anyone else would be coming for the Taylor application. The representative for the Taylor application, Erik Koslow, indicated that Ms. Taylor would not be in attendance this evening. Commissioner Slaybaugh was trying to determine if all the parties were in attendance so that the preliminary statement only had to be read

once this evening.

4. PUBLIC HEARING: PZ-16-0233

Applicant/Owner: Bend Design Group and John and Debi Corso

Address: 229 NW Florida Avenue

Request: Applicants are seeking approval to construct a new single family dwelling on a vacant lot. The proposed dwelling includes 1,548 square feet of living space and a 597 square foot garage on the first floor and 938 square feet of living space on the second floor. The dwelling includes a total of 2,486 square feet of living space and 597 square feet of garage space for a total building area of 3,083 square feet.

A public hearing was held for PZ-16-0233. Commissioner Slaybaugh read the preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0233. None were declared with the exception of Commissioner Slaybaugh declaring that she attended via a phone connection a meeting with the applicant and applicant's representative to discuss the project prior to submittal and no challenges from the audience were received. Staff presented a brief staff report and acknowledged receiving additional comments in support of this application and will enter the comments into the record as exhibits and pass them out to all the Commissioners. The Commissioners asked several questions of staff. Commissioner Slaybaugh asked that the applicant's representatives provide testimony in support of the application proposal. Testimony was received from the applicant's representatives, Erik Koslow. Commissioners asked questions of the applicant's representatives. Additional testimony was received from Mr. Ross in support of the project. Testimony in opposition to the proposal was received from Chuck Meyer regarding both historic landscaping including a mature tree that died and was removed prior to application submittal and the massing and size of the proposed building. The applicant's representative provided rebuttal testimony and John Corso also provided closing comments. Commissioner Slaybaugh asked if there were any other questions of staff. Commissioners asked some additional questions of staff. Staff had no additional comments. The hearing was closed and the Commissioners deliberated on the application request. Commissioner Chapman made a motion to approve with the following conditions listed below. Commissioner Vora seconded the motion. All the Commissioners present (Chapman, Vora, Sebestyen and Slaybaugh) voted in favor of the amended motion. Commissioner Olsen who arrived during the middle of the public hearing acknowledged that he did not participate in the motion creation or the eventual vote and abstains from the final vote.

DECISION: *The Landmarks Commission approves the proposed new dwelling as presented at the May 17th public hearing with the conditions of approval listed below.*

Conditions of approval:

Condition #1. *The applicants 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.*

Condition #2. *The applicants shall submit detailed fencing information to staff for review and approval prior to fence construction.*

Condition #3. *The front and east facing windows shall be centered in the office room.*

Condition #4. *The garage door shall be painted.*

Condition #5. *The exterior light fixture shall be the light fixture described as applicant's first choice..*

Condition #6. *The applicant shall provide documentation that staff reviewed and approved removal of the Douglas fir tree from the property.*

Condition #7. *Details on the square footages, lot coverages and footprints of the properties in support of the dwelling shall be consolidated into one location or document by the applicant.*

Condition #8. *A street tree shall be planted in the front yard of the property facing NW Florida Avenue.*

5. PUBLIC HEARING: PZ-16-0239

Applicant/Owner: Bend Design Group/Nicholas and McKenzie Murray

Address: 306 Delaware Avenue

Request: The applicants are seeking approval to remodel the existing main dwelling on the property. The project description includes adding a basement, expanding and restoring the attic to ½ story and removing the laundry room.

A public hearing was held for PZ-16-0239. Commissioner Slaybaugh left the public meeting for the evening. Commissioners Bill Olsen and Jason Offutt arrived for the evening and were not in attendance during the first hearing. Commissioner Olsen read the preliminary public hearing statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0239. None were declared. Commissioner Vora made the request to be excused for this public hearing as it appears that the meeting will go on for a long time and rather than leave early he asked to be able to leave for this hearing to take care of some personal business. Commissioner Olsen determined that there was a quorum without Commissioner Vora and asked that he come back for the last three public hearings for the evening. Commissioner Olsen asked if anyone from the audience wished to challenge any challenges from the audience and none were received. Staff presented a brief staff report. Commissioner Olsen asked that the applicants provide testimony in support of the application proposal. Testimony was received from the applicant's representative Erik Koslow. Commissioner Olsen asked if there were other proponents that wished to speak. Ms. Smiley, 443 NW Delaware Avenue provided testimony in support. The owner Nick Murray provided testimony in support. Commissioner Olsen asked for any additional testimony. Ms. Nunzie Gould provided additional testimony and expressed the need for a complete plan to be brought to the Commission for review. Mr. Meyer provided additional testimony regarding this application and was supportive of Ms. Nunzie's comments and expressed the importance of keeping the details and character of the

original house with any changes. The applicant's representative provided final arguments. The Commissioners asked several more questions of Mr. Koslow. Mr. Koslow provided additional comments. Staff had no additional comments. The hearing was closed and Commissioners discussed the project and deliberated on the application and found the proposed alterations to the dwelling do not meet the Preservation Code. Commissioner Olsen entrained a motion to deny subject to both staff and Landmark Commission comments. Commissioner Chapman made that motion to deny the application as submitted. Commission Offutt seconded the motion. Commissioners Chapman, Offutt and Olsen voted in favor of the motion. Commissioner Sebestyen voted against the motion. Commissioner Vora who returned to the meeting part way through the public hearing abstained from voting.

LANDMARKS COMMISSION DECISION: *The Bend Landmarks Commission denies the application as submitted.*

6. PUBLIC HEARING: PZ-16-0245

Applicant/Owner: Bend Design Group/Kim Taylor

Address: 255 NW Sisemore Street

Request: Applicant is seeking approval to construct a second dwelling on the subject property. There is a single family dwelling and a garage located on the property currently. The proposed dwelling includes 922 square feet of living space on the first floor and 433 square feet of living space on the second floor. The new dwelling includes a total building area of 1,355 square feet.

A public hearing was held for PZ-16-245. Commissioner Janel Chapman had to leave public meeting for the evening. Commissioner Olsen mentioned that the preliminary statement had already been read earlier in the meeting for this application when the parties to this application were present and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0245. None were declared and no challenges from the audience were received. Staff presented a brief staff report. The Commissioners had questions for staff. Commissioner Olsen asked that the applicants provide testimony in support of the application proposal. Testimony was received from the applicant's representative Erik Koslow. Commissioners asked questions of the applicant. Ms. Nunzie Gould provided additional testimony. The applicant's representative provided final arguments. The Commissioners asked several more questions of Mr. Koslow. Mr. Koslow provided additional comments. Staff had no additional comments. The hearing was closed and Commissioners discussed the project and deliberated on the application. Commissioner Olsen entrained a motion to deny subject to both staff and Landmark Commission comments. Commissioner Vora made that motion to deny. Commission Offutt seconded the motion. All the Commissioners present (Vora, Offutt, Sebestyen and Olsen) voted in favor of the motion.

LANDMARKS COMMISSION DECISION: *The Bend Landmarks Commission denies the proposed new dwelling application as submitted.*

7. PUBLIC HEARING: PZ-16-0111

Applicant/Owner: Bill McLaughlin & Wendi Erwin

Address: 232 NW Florida Avenue

Request: Applicant is seeking approval to construct a new single family, two story 2,925 square foot dwelling. The request also includes minor alterations to the existing dwelling on the property (front window replacement and columns on the existing posts). The existing garage will be retained.

A public hearing was held for PZ-16-111. Commissioner Offutt recused himself from the public hearing and left the room. Commissioner Olsen mentioned that the preliminary statement had already been read earlier in the meeting for this application and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0111. None were declared and no challenges from the audience were received with the exception of Commissioner Offutt who recused himself and left the Council Chambers for the entirety of the public hearing. Staff presented a brief staff report. The Commissioners had questions for staff. Commissioner Olsen asked that the applicants provide testimony in support of the application proposal. Testimony was received from the applicant. Commissioners asked questions of the applicant. Ms. Nunzie Gould provided additional testimony. Staff had no additional comments. The hearing was closed and Commissioners discussed the project and deliberated on the application. Commissioner Vora made a motion to approve the application with staff's recommended conditions of approval. Commissioner Sebestyen seconded the motion with the amendments. All the Commissioners present voted in favor of the motion.

LANDMARKS COMMISSION DECISION: *The Bend Landmarks Commission approves the proposed new dwelling and modifications to the existing garage and second dwelling as submitted with the following condition:*

Condition #1. *The applicants 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.*

8. PUBLIC HEARING: PZ-16-0253

Applicant/Owner: Albert Wehrman

Address: 493 State Street

Request: The applicant is seeking approval to remodel the existing dwelling on the property. The proposed alterations include removing a center-roof chimney, removing a palladium-style window and replacing with two rectangular windows on the north elevation of the home and removing a door and stairway and replacing the door with a window on the west elevation of the home.

A public hearing was held for PZ-16-0253. Staff provided a brief staff report. The Commissioners had no questions for staff. Commissioner Olsen asked that the applicants provide testimony in support of the application. Testimony was received from the applicant. Commissioners asked questions of the applicant. Ms. Nunzie Gould provided additional testimony including asking the age of the home. Staff had no additional comments. The hearing was closed and Commissioner Olsen stated he would entertain a motion to approve the application with staff's recommended conditions of approval. Commissioner Vora made a motion to approve with the following conditions listed below. Commissioner Offutt seconded the motion with the amendments. All the Commissioners present voted in favor of the motion.

LANDMARKS COMMISSION DECISION: *The Bend Landmarks Commission approves the proposed modifications including new windows, door and chimney removal subject to 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 siding repair work proposed for the two facades shall include the weaving in of the replacement siding boards in order to minimize the visibility of the repair work.*

9. Commissioner Slaybaugh adjourned the meeting. Meeting Adjourned at 9:28 P.M.