

MINUTES

Tuesday June 21, 2016 6:00 p.m.
Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

BEND LANDMARKS COMMISSION

Voting

Commissioners:

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

Alternate

Commissioners:

| | |
|---|----------------|
| Paul Claeysens (acting chair for the meeting) | <i>Present</i> |
| Jason S. Offutt | <i>Excused</i> |

Staff Present:

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

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

- 1. Call to Order/ Roll Call.** Acting Chair Claeysens called the meeting to order at 6:00 PM. Roll call at the beginning of the meeting included Heidi Kennedy, Paul Claeysens, Robin Vora and Jerry Sebestyen.
- 2. General comments and questions from the public.** (Topics not on agenda). John Fisher and Jim Lord from Ashley Vance Engineering approached the Commission to discuss general ideas regarding expanding their business at 37 NW Franklin. Mr. Fisher and Mr. Lord discussed some of their possible ideas for expansion and the Commission provided general feedback and comments.
- 3. Approval of May Minutes.** Commissioner Vora made a motion to approve the May minutes. Commissioner Sebestyen seconded the motion. All present approved the motion.
- 4. PUBLIC HEARING: PZ-16-0247**
Applicant/Owner: Jason Todd Home Design LLC/Bill and Jane Perez
Address: 235 NW Delaware Avenue
Request: The applicant is seeking approval to demolish an existing non-historic addition (140 square feet) and construct a new addition (447 square feet) at the rear of the home. The new addition will consist of a bedroom and bathroom. A detached non-historic shed is also proposed to be removed.

A public hearing was held for PZ-16-0247. Commissioner Claeysens read the Minutes – June 21, 2016

preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0247. Commissioner Sebestyen and Vora both mentioned they drove by the home prior to the meeting. Commissioner Claeysens asked if there were any challenges from the audience. Hearing none, staff, Karen Swenson, presented a brief staff report. The Commissioners had no questions for staff. Commissioner Claeysens asked the applicants to provide testimony. Testimony was received from the applicants, Bill and Jane Perez. Commissioners asked questions of the applicant's representatives. Additional testimony was received from Mr. Fisher, 105 NW Delaware, in support of the project. Testimony in support to the proposal was also received from Larry Huhn, 225 NW Delaware. The hearing was closed and the Commissioners deliberated on the application request. There was some general comments among the Commissioners. Commissioner Vora made a motion to approve with the following conditions listed in the staff report. Commissioner Sebestyen seconded the motion. There was no discussion. All the Commissioners present voted in favor of the motion.

DECISION: *The Landmarks Commission approves the proposed additions 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 proposed new building.*

5. COMMUNICATIONS: Report from Staff

- Landmarks Commission Roles & Responsibilities
- Applications:
 - Process
 - Completeness check
 - Submittal Requirements
- Possible Code amendments
- Public way improvement standards
- Possible use of iPads at the monthly public hearings and elimination of paper packets.

Staff recommended the Commissioners postpone detailed discussion of these items until more Commissioners are present. Staff discussed each item briefly including updating the Commission on the fact that staff has had preliminary comments with the City Attorney about possible code amendments to the Preservation Code. Staff asked Commissioners to provide her with a list of any sections of the Code that they would like to see clarified or amended and staff would discuss them with the Attorney. Commissioner Claeysens asked for a separate work session meeting be setup for any future public meeting regarding changes to the Preservation Code. Commissioner Vora asked staff to discuss with the City Attorney Design Review Criteria D. *New additions shall be articulated in such a manner that no single element is visually larger than the existing historic building.* The question is does visually larger mean as seen

from the street view or does it mean overall whether or not it is visible from the street. Commissioner Sebestyen would like the criteria to be more quantifiable if possible. This is difficult because different architectural styles have real different design details. With regards to public way improvement standards, staff outlined the Development Code standard that is used to identify when a property owner is required to install sidewalks abutting their property. Staff talked about how the City is moving towards providing iPads to Commissioner for use in the Council Chambers during public hearings. Staff asked for general comments or feedback. Commissioner Sebestyen mentioned that there is sometimes difficulties with adobe programs and iPads which could be a stumbling block. Staff will send out a test email to see if Commissioners can get into eplans to review a project. Commissioner Vora mentioned he liked to bring his packet with him while doing a site visit. If the software works, Commissioner Sebestyen offered to use his own iPad.

Commissioner Claeysens asked how all the Preservation Month festivities went. Staff thought it went well overall. Commissioner Vora asked if there were anything further on the comments received regarding the long meeting in May. Staff is working on response comments with both Commissioner Chapman and Slaybaugh who both ran the meeting at different times. As soon as staff is able to compile the comments from the Commissioners, staff will respond via email to the comments received. Staff has been busy working on writing the final Commission decisions for the five public hearings held in May and working with the City Attorney on the LUBA case for the Commission decision PZ-15-0778 for 400 Sisemore (McMorris). Commissioners had a general discussion on if it is possible to put a time limit for presentations at public hearings. Staff will discuss this with the City Attorney.

6. Commissioner Claeysens adjourned the meeting. Meeting Adjourned at 6:50 P.M.