

Minutes
Bend Landmarks Commission
December 19, 2023
6:00 PM Regular Meeting
Virtual Zoom meeting platform and in person
in the Council Chambers.



Minutes shall be prepared with sufficient detail to meet their intended uses. Verbatim minutes are not required.

REGULAR MEETING 6:00 p.m.

A. Roll Call:

Voting

Commissioners:

Jerry Sebestyen	<i>Present</i>
Jim Figurski	<i>Present</i>
Derek Stevens	<i>Present</i>
Andy Coughlin	<i>Present</i>
Tom Schmidt	<i>Present</i>

Alternate

Commissioners:

Heidi Slaybaugh	<i>Present</i>
Kathy Nagel Hood	<i>Present</i>

City Councilor

Mike Riley	<i>Present</i>
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Staff Present:

Heidi Kennedy	<i>Senior Planner</i>
Beth La Fleur, AICP	<i>Senior Planner</i>

1. Call to Order/ Roll Call. Commissioner Sebestyen called the meeting to order at approximately 6:00 PM and conducted roll call.

2. General comments and questions from public. (Topics not on agenda)

No comments were received.

3. Approval of Minutes: November 2023 draft Minutes.

Commissioner Coughlin identified a typo in the draft minutes. Recuse was spelled incorrectly. Commissioner Figurski made a motion to approve draft minutes with the spelling correction and Commissioner Coughlin seconded the motion. All Commissioners present approved the minutes.

4. PUBLIC HEARING: PLHIS20230552

APPLICANT: David Lutz

LOCATION: 316 NW Delaware Avenue; Lot 11, Block 9, Plat of Staats Addition to Bend subdivision; Tax Lot 07100 of Deschutes County Assessor map 17-12-32DC.

REQUEST: A Type III Historic New Construction application to construct a new 503 square foot detached accessory dwelling unit (ADU) at 316 NW Delaware Avenue.

STAFF REVIEWER: Beth La Fleur, AICP, Senior Planner
541-330-4019; elafleur@bendoregon.gov

Commissioner Sebestyen read the public hearing preliminary statement for the public hearing scheduled and then started the public hearing for file PLHIS20230552. Commissioner Sebestyen asked Commissioners if they had any prehearing exparte contacts, biases, conflicts of interest to disclose regarding this application. Commissioner Kathy Nagel Hood declared that she had walked by the property today. However, she felt that walking by the property would not prevent her on ruling on the evidence in this public hearing. No other Commissioners had anything to declare. In addition, no one from the audience challenged any Commissioners.

Commissioner Sebestyen asked Beth La Fleur to provide a staff report. Following the staff presentation, Commissioners had no specific questions for staff. Commissioner Sebestyen proceeded with the public hearing. The applicant, David Lutz, owner of 316 NW Delaware, provided testimony in support of the application PLHIS20230552. Commissioners asked the owner questions about the project including questions on the cut sheets and landscaping and requested clarification on several items proposed for the project. Additional questions included requesting information on the on-site parking plan and proposed exterior light fixtures. The applicant provided clarification to the Commissioners. Commissioner Slaybaugh complimented the applicant on the design of the proposal. Commissioner Sebestyen asked if there were any last minute questions of the applicant or if the applicant has any final comments. No other comments were received during the public hearing. Staff had no final comments.

Commissioner Sebestyen closed the public hearing at 6:24 pm. Then there was deliberation between the Commissioners. Topics including solid to voids on the one façade, door trim details and the possibility of knee braces on the gables. Following discussion Commissioner Sebestyen asked for a motion. Commissioner Stevens made a motion to approve the application with the staff recommended conditions and with the following additional conditions: 1. The applicant must upload a landscape plan depicting the planned landscaping for the areas north and west of the proposed building. 2. The building is approved with or without knee braces, and 3. The door trim must run the length of the abutting door jambs. Commissioner Figurski seconded the motion. All Commissioners voted in support of the motion.

5. Communications: Reports from Landmarks Commissioners.

No reports were provided by Commissioners.

6. Adjourn: The meeting was adjourned at 6:43 pm.