

**Minutes**  
**Bend Landmarks Commission**  
**June 18, 2024**  
**6:00 PM Regular Meeting**  
**Virtual Zoom meeting platform and in person**  
**in the Council Chambers.**



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***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:**

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Kathy Nagel Hood	<i>Present</i>
Jim Figurski	<i>Present</i>
Heidi Slaybaugh	<i>Excused</i>
Andy Coughlin	<i>Present</i>
Tom Schmidt	<i>Present</i>

**Alternate**

**Commissioners:**

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Sean Quinlivan	<i>Present</i>
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**Staff Present:**

Heidi Kennedy	<i>Senior Planner</i>
Fenix Van Tassel	<i>Assistant Planner</i>

**1. Call to Order/ Roll Call.** Commissioner Coughlin 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 from the general public.

**3. PUBLIC HEARING: PLHIS20240150 - CONTINUED**

**APPLICANT:** Gary K. Johansen

**LOCATION:** 466 NW Kansas Avenue, Bend, OR 97703; 171232CB00700;

**LOT:** 7, **BLOCK:** 1, **PARK ADDITION TO BEND**

**REQUEST:** An application request seeking Landmarks Commission approval to expand the existing 200 square-foot single-car garage to the north and east, providing an additional attached 385 square-foot single-car garage with an attached 80 square-foot tool shed for additional on-site parking and storage area. Alterations

to the existing single-car garage also include changing the gable direction, replacing the existing garage door, and replacing one non-historic window. Additionally, a portion of the existing stone wall at the front of the subject property will be rebuilt. The subject property is located in the Standard Density Residential (RS) Zone and within the Drake Park Historic District.

**STAFF REVIEWER:** Fenix VanTassel, ASSISTANT PLANNER  
[fvantassel@bendoregon.gov](mailto:fvantassel@bendoregon.gov); (541) 323-5996

Commissioner Coughlin, read the public hearing preliminary statement for the public hearing scheduled and then started the continuation for the public hearing (File PLHIS20240150). Commissioner Coughlin asked Commissioners if they had any prehearing exparte contacts, biases, conflicts of interest to disclose regarding this application. Commissioners had nothing to declare. In addition, no one from the audience challenged any Commissioners.

Commissioner Coughlin asked Fenix VanTassel to provide a staff report or presentation. Following the presentation, Commissioners had questions for staff. Commissioner Coughlin proceeded with the public hearing. The applicant, Gary Johansen, provided testimony in support of the application PLHIS20240150. Commissioner Coughlin asked Commissioners if they had questions for the applicant. Commissioners asked the applicant questions. The property owner, Gary Hughes, provided additional comments in support of the application. No additional testimony was taken. Commissioner Coughlin asked if there were any closing comments from staff. Staff had not closing comments to present. Commissioner Coughlin closed the public hearing at approximately 6:34. Commissioner Coughlin started the Commissioner deliberation by making sure to answer any questions from Commissioners regarding this continued hearing and go over the Commissioner comments and feedback from the last months meeting. All the Commissioners provided comments and feedback on the new proposal presented this evening. Commissioner Schmidt requested clarification on the procedural errors that were not met including the staff comment that the elevations were not to scale and the property addresses were not provided with example photos. Staff had a conversation with the applicant prior to the meeting and believes these issues can be resolved with the future building permit process.

Commissioner Figurski made a motion to approve the application based on the revised submitted drawings uploaded to the City View file on 6/5/24 as well as the additional drawings presented this evening labeled 466 Kansas perspective and also including the additional conditions of approval as mentioned in the staff report dated May 21, 2024. Commissioner Coughlin seconded the motion. All voting members approved the motion. Commissioner Quinlivan abstained from voting due to there being a quorum of voting members.

4. Continued discussion of the Bend Historic Code audit project materials created by Peter Meijer Architect, PC – Staff recommended this agenda item be continued until next month until more Commissioners are present. Commissioner Coughlin moved to have this agenda item continued until July meeting.
5. Approval of Minutes: May draft Minutes.

Commissioner Figurski made a motion to approve draft minutes as presented. Commissioner Kathy Nagel Hood seconded the motion. All other Commissioners present at the May meeting approved the minutes.

**6. COMMUNICATIONS:**

7.1 Reports from Landmarks Commissioners. No reports were presented.

**7. Adjourn:** The meeting was adjourned at 6:57 pm.

Commissioner Coughlin made a motion to adjourn. All present approved the motion.