

Minutes
Bend Landmarks Commission
January 20, 2026
6:00 PM Regular Meeting
Virtual Zoom meeting platform and in person
in the Council Chambers.



CITY OF BEND

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:

Kathy Nagel Hood
Jim Figurski
Heidi Slaybaugh
Andy Coughlin
Tom Schmidt

Excused
Present
Present
Excused
Present

Alternate

Commissioners:

Sean Quinlivan
Frances Mann

Excused
Present

Staff Present:

Heidi Kennedy
Ian Leitheiser

Senior Planner
City Attorney

- 1. Call to Order/ Roll Call.** Commissioner Figurski called the meeting to order at approximately 6:05 PM and conducted roll call.
- 2. General comments and questions from public.** (Topics not on agenda) Note: Public Presentations and Oral Testimony may be limited to five minutes.

No comments from the general public received.

3. WORK SESSION 6:00PM

Review of Land Use Processes and Procedures – Ian Leitheiser

Ian Leitheiser provided a presentation regarding the land use process and procedures for the Landmarks Commission. Mr. Leitheiser covered public meetings, public records and ethics topics. Commissioners and staff asked several questions of Mr. Leitheiser.

4. Regular Meeting 7:00 PM

Commissioner Figurski called the regular meeting to order at 7:00.

5. QUASI-JUDICIAL PUBLIC HEARING

PLMOD20250620

PROPERTY LOCATION: 530 and 536 NW Arizona Avenue; Lots 2 and 3 of Block 4 Deschutes Subdivision; Tax lots 16001 and 16101 of Deschutes County Assessor Map 17-12-32CD.

REQUEST: Modification of the Landmarks Commission approval for City File PLHIS20250050, to retain an 800 square foot Marquee tent currently on the property instead of constructing the approved 1,668 square foot addition to the rear of the existing Podski building. (Type III Quasi-Judicial Review – Landmarks Commission)

Commissioner Figurski read the public hearing preliminary statement for the public hearing and then opened the public hearing for file PLOMOD20250620.

Commissioner Figurski asked staff, Heidi Kennedy, to provide a staff report or presentation. Following the presentation, there were a few questions for staff. The applicant, Mikel Lomsky, provided testimony in support of the application PLOMOD20250620. Commissioners asked the applicant several questions. Public testimony was received in support of the application proposal from Stephanie Reese, Mary Lee Williams, Ryan Williams and Matthew Steven. No comments in opposition were received from the audience either in person or online. Commissioner Figurski closed the public hearing at 7:28 and asked for Commissioner deliberation. Commissioners had questions for staff. Commissioners deliberated on the project details. Commissioner Slaybaugh made a motion to approve PLOMOD20250620 the retaining an 800 square foot Marquee tent that is currently on the property instead of the constructing the approved 1,668 square foot addition to the rear of the existing Podski building with the two conditions of approval listed in the staff report on page 12. Commission Mann seconded the motion. There was no discussion on the motion. Commissioner Figurski conducted a roll call vote and all voting members present approved the motion. The application has been approved. The applicant asked questions of staff and the Commissioners. There was discussion of the verbiage for the approval. Staff will review the details on the approval with the City's attorney on the exact language for the approval prior to issuing the final Landmarks Approval. The applicant indicated he is fine with the decision language as approved and applying for a new Landmarks application in the future if he wants to construct a building addition.

6. Approval of Minutes: September 2025 draft Minutes.

Commissioner Mann made a motion to approve draft minutes as presented.

Commissioner Slaybaugh seconded the motion. Commissioner Figurski conducted a

roll call vote and all Commissioners present approved the minutes.

7. Election of Chair and Vice-Chair from 2025.

The Commissioners discussed electing a chair and vice-chair for 2025. Commissioner Slaybaugh made a motion to nominate Commissioner Coughlin for the Chair position. Commissioner Schmidt seconded the motion. Commissioner Slaybaugh nominated Commissioner Figurski for the Vice Chair position. Commissioner Schmidt seconded the motion. All present were in favor of the nominations. Commissioner Figurski recused himself from the Vice Chair vote.

8. Communications: Reports from Landmarks Commissioners.

Staff asked Commissioners if they have had any more difficulties with the City issued email addresses. Commissioner Slaybaugh and Mann have still not got the City issued email addresses resolved. Staff will follow up with the City's IT Department to make sure the issues are resolved.

Councilor Steve Platt, Landmarks Commission liaison, expressed thanks for all the efforts of the Commissioners.

Commissioner Slaybaugh would like staff to follow up and set up a meeting with the City's attorney to go over ideas on how the Landmarks Commission can be more active in supporting the Comprehensive Plan policies related to Historic Preservation. Possible ideas include using Landmarks Commission grant funds to support getting more buildings listed on the National Register. Is there the possibility for the Bend Downtown Association to adopt design guidelines for the businesses downtown or a common theme for details in the downtown area in the public right of way including lighting, flower planters, etc? Staff mentioned that there are currently Design Review Standards for the downtown area currently and will email Commissioners a link to the Bend Development Code section regarding the standards for downtown area. Commissioner Mann suggested we come up with a proposal for ideas to achieve goals. Commissioner Slaybaugh suggested starting with a meeting with Ian and then having a work session at next month's meeting to go over Commission goals and come up with some action items for the future. Commissioner Schmidt asked where the City was in reviewing the recommended Landmarks Commission code changes. Staff said it is still on the list of items that need to be reviewed by the City Attorney's office before we can go out for public comment and hold some formal work sessions and public hearings for any Preservation Code text amendments. Commissioner Slaybaugh asked staff to email out any notices on the next City Council Advisory body summit. Staff anticipates that there will be a February Landmarks Commission meeting.

9. Adjourn: The meeting was adjourned at 7:54 pm.

Commissioner Slaybaugh made a motion to adjourn and Commissioner Mann seconded the motion. All present approved the motion.