



MEETING MINUTES

Landmarks Commission

Tuesday, February 17, 2026, 6:00 p.m. Monthly Meeting

The hybrid meeting started at 6:00 p.m., in-person and online. The public was invited to watch online at: [Landmarks Commission | City of Bend](#)

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

1. Call to Order/Roll Call:

Commissioner Coughlin called the meeting to order at approximately 6:00 p.m. and conducted roll call.

Voting Commissioners:

- Andy Coughlin (Chair)
- Jim Figurski (Vice Chair)
- Kathy Nagel Hood (attended virtually)
- Tom Schmidt
- Heidi Slaybaugh

Alternate Commissioners:

- Sean Quinlivan (attended virtually)
- Frances Mann

Commissioners Present: All Commissioners were present except Tom Schmidt who was excused.

City Councilor Present: Councilor Platt (attended virtually)

Staff Present: Maggie St Onge, Planning Technician II, Alexa Repko, Associate Planner and Heidi Kennedy, Senior Planner

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

No comments from the general public were received.

3. Quasi-Judicial Public Hearing:

3.1 PLHIS20250542

Property Location: 144 NW Delaware Avenue



Request: Historic Review application for a one and a half story addition, including 775 square feet between both floors, in the Residential Medium Density Zone and the Old Town Historic District. (Type III Historic Review - Landmarks Commission Public Hearing)

Staff: Alexa Repko, Associate Planner, arepko@bendoregon.gov

Chair Coughlin convened the hearing at 6:05 p.m. and read the public hearing preliminary statement. Chair Coughlin asked Commissioners if they had any prehearing ex parte contacts, biases or conflicts of interest to declare. Commissioner Coughlin declared that he has had ex parte contacts with the homeowners. Commissioner Coughlin recused himself from the public hearing. Commissioner Coughlin continued to run the meeting for the good of the order. However, Commissioner Coughlin did not participate in the hearing. No other Commissioners had anything to declare. No one in the audience challenged any Commissioners.

Associate Planner Alexa Repko gave her presentation. Staff recommended approval with proposed conditions of approval. Following the presentation, there were a few questions for staff.

Greg Ross, property owner, provided additional information in support of the application. Austin Ross and Amy Bathen, residence of the home, also provided information in support of the application.

Commissioners asked the applicant and presenters several questions.

No other testimony was received during the public testimony portion of the hearing either online or in person.

Chair Coughlin closed the public hearing at approximately 6:35 p.m. and the Commissioners deliberated. Commissioners had several questions for staff and the property owners as well. Commissioner Coughlin did not participate in the discussion but facilitated the meeting. Commissioner Slaybaugh made a motion to approve PLHIS20250542 at approximately 6:56 to approve the proposed addition with recommended conditions of approval as listed in the staff report on page 20 of 21 with the following amendments – Condition #2 should be amended to require cut sheets be submitted to Landmarks Commission staff for review and approval prior to issuance of a building permit. Condition #3 should be changed to require window cut sheet information be submitted to Landmarks Commission staff for review and approval prior to issuance of a building permit in order to verify compliance with BDC 10.20.130.E. Condition #4 should remain as proposed in the staff report. Condition #5 should be amended to allow the applicant to provide photos of specific details if they don't have a drawn detail of a condition. Add a Condition #6 to provide indication of all siding materials and details even if calling out everywhere "to match existing" on all four elevations of the building addition. Commissioner Mann seconded the motion after clarification that the conditions of approval will be reviewed by staff and will not require the applicant to come back in front of the Commission next month. Commissioner Quinlivan made a



recommendation to the applicant not related to the motion. Commissioner Quinlivan recommended the applicant move their drainage pits away farther away from the building. Commissioner Coughlin conducted a roll call vote of the motion. All Commissioners approved the motion with the exception of Commissioner Coughlin who abstained. Commissioners Mann and Quinlivan did not vote as an Alternate Commissioner.

4. Presentation

~~Franklin Undercrossing Project Update.~~

Staff: Todd Johnson, Senior Project Engineer, tjohnson@bendoregon.gov

**** This item was cancelled and not presented at this meeting.**

5. Work Session

Commissioners to discuss Commission goals and action items for the future.

Staff: Heidi Kennedy, Senior Planner, hkennedy@bendoregon.gov

Staff included this item on the agenda as an outcome of the meeting in January with the City Attorney regarding following up on the Preservation related Comprehensive Plan policies and the need to discuss how the policies fit into the overall City Council policies and goals. There was a general discussion among the Commissioners and staff. This agenda item will be continued to future Landmarks Commission meetings. The Commission goals include making modifications to the Preservation Code language in order to try and minimize the amount of uncertainty for applicants. Updated code language would hopefully provide clarity and minimize risks for future applicants. There was acknowledgement that there is difficulty in meeting residential density standards, affordability goals and preservation design goals concurrently. Wildfire resilience was another topic discussed among the Commissioners. The recommendation is that when City Council is looking at code language changes in different City Code's they ask for Landmarks Commission feedback in order to minimize any potential conflicts. Councilor Platt provided support for the Landmarks Commission efforts and reminded everyone about the upcoming Council summit.

6. Approval of Minutes: January 20, 2026 Draft Minutes.

Commissioner Slaybaugh made a motion to approve draft minutes as presented. Commissioner Figurski seconded the motion. All other Commissioners present approved the minutes. Commissioner Caughlin and Commissioner Nagel Hood abstained since they were not present.

7. Communications: Reports from Landmarks Commissioners.

Commissioner Slaybaugh discussed being a volunteer on the Restore Oregon organization and what the organization is working on currently. If there are concerns or issues that come up please pass them along to Commissioner Slaybaugh so she can bring them up during future Restore Oregon meetings. Restore Oregon is the State's main preservation advocate group.



Oregon State Advisory Committee on Historic Preservation meeting is coming up February 19-20, 2026. Commissioner Slaybaugh has been working on more advocacy work as part of the Committee goals. Commissioner Slaybaugh hopes to meet with Councilor Platt soon to discuss ways to advocate for more properties to being listed either locally or nationally. There is a general concern that significant, historic buildings such as the City of Bend and Prineville court houses are not listed. The State of Oregon is available to provide support/guidance for the Commission in the way of attending one of the Bend Landmarks Commission meetings on any desired historic topics of concern.

Staff reminded the Commission that the 2026 Oregon Heritage Conference is coming up April 29 – May 2, 2026 and the City of Bend has grant funds to support attendance. Staff will pass on the information and encourages Commissioners to attend.

8. Adjourn: The meeting was adjourned at 6:40 p.m.

Commissioner Coughlin made a motion to adjourn and Commissioner Slaybaugh seconded the motion.



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