

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
June 5, 2019**

Chairman Sherman called the meeting to order at 6:00 pm in the council chambers.

Roll Call: Commission members present: David Bond, David Copelan, Sarah Murphy, David Sherman, Gail Featherstone, and Katie Watterson. Absent commission members: Bill Hood

Flag Salute

Minutes:

D. Bond made a motion to approve the minutes of the May 1, 2019 Planning and Zoning Meeting. Seconded by G. Featherstone. All in favor, motion carries.

Informational:

David Sherman wanted to inform the public that several commission members went to CAMP (Commission Assistance Mentorship Program) put on by the ID State Preservation Office, which was an all day seminar in Coeur d'Alene. Basically encouraged and instructed on how to be a better Preservation Commission.

Sherman was also asked to write up a Historically Compatible version FAQ of pole barns. Sherman says that he has and has handed them to the commission for their review.

Several months ago the commission voted not to regulate paint colors. Sherman stated that Mayor Lynn confirmed that with him that the Commission we will no longer regulate paint colors.

The regularly scheduled Planning and Zoning Meeting for Wednesday July 3, 2019 has been rescheduled for Tuesday July 9, 2019 at 6:00 pm.

Business:

19-22: 417 Second St. – Garage and dormer addition

Jon Ruggles, representing the owner of 417 Second St. is requesting a Certificate of Appropriateness for a dormer addition and garage. Sherman stated that after looking at the property, a variance hearing will be needed for the garage due to the fact that the property line appear to only be four feet away, which will require a variance application and other criteria that must be met. D. Bond made a motion to table until more information is forth coming. Discussion was held. Mr. Ruggles stated that the property line dispute is in litigation with present neighbor Ed Chilgren. Because of this, the commission cannot move forward with any decision regarding a variance. Mr. Ruggles was then asked if the application for the Certificate of Appropriateness can be amended to omit the garage and apply for just the dormer addition. Discussion was held. G. Featherstone made a motion to amend the certificate of appropriateness application to just consider the dormer addition. D. Copelan seconded the motion. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All in favor motion carries. G. Featherstone made a motion to award a certificate of appropriateness to Jon Ruggles, representing the owner 417 Second Street, for the second story dormer addition. D. Copelan seconded the motion. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All in favor, motion carries. No further discussion.

19-24: 800 Bank Street – Removal of awning and replace old sign

Jeff Mcleod owner of 800 Bank Street, Harvest Foods, is requesting a certificate of appropriateness for the removal of the torn and tattered awning along the building as well as remove and replace

homemade Harvest Foods sign. Discussion was held. K. Watterson made a motion to award a certificate of appropriateness to Jeff Mcleod, owner of 800 Bank Street, for the removal of awning that is ripped and faded on the north side of the building and the removal and replacement of "Harvest Foods" sign on the front/top of building. D. Bond seconded. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All were in favor, motion carries.

19-25: 112 Elm Street - Reside

Ryder Gauteraux is requesting a certificate of appropriateness for the residing of his property located at 112 Elm St. with the top portion as cedar shakes and the bottom portion with ribbed corrugated metal. Discussion was held. D. Bond made a motion to award a certificate of appropriateness to Ryder Gauteraux at 112 Elm Street for the residing of property. D. Copelan seconded the motion. Discussion was held. D. Bond asked to withdraw his motion. Ryder was asked if he would consider putting traditional horizontal siding on the building as opposed to vertical ribbed metal siding. Ryder explained that it would significantly more expensive to do so and he is not willing to change his design plans. D. Bond made a motion not to award a certificate of appropriateness to Ryder Gauteraux, owner of 112 Elm Street, for the residing of his building with vertical metal siding. Seconded by G. Featherstone. Roll call vote: Bond: aye, Copelan: no, Murphy: aye, Sherman: recuse, Featherstone: aye, Watterson: aye. Majority in favor, motion carries. Sherman asked if Ryder wanted to propose something different. Ryder said he did not. No further discussion

19-26: 605 Bank Street – Removal of existing wood façade to expose glass block

Ali Koski, tenant of 605 Bank Street, is requesting a certificate of appropriateness to remove the existing wood façade in front of the building to expose original glass block as well as remove faded and torn awning. Discussion was held. All were in favor of amending original application to not include replacing of sign. G. Featherstone made a motion to award a certificate of appropriateness to Ali Koski, tenant at 605 Bank Street, to remove T1-11 siding and awning to expose glass block. Seconded by K. Watterson. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All in favor, motion carries. No further discussion.

19-27: 424 Sixth Street – Replace window

Stuart and Barbara Strother, owners of 424 Sixth Street are requesting a certificate of appropriateness for the replacement of an arched window in the entry way of building. Discussion was held. K. Watterson made a motion to award a certificate of appropriateness to Barbara and Stuart Strothers for the installation of a fan shaped window in the front entry way of 424 Sixth Street. D. Bond Seconded the motion. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All in favor, motion carries. No further discussion.

Additional Informational:

Heather Branstetter, councilwoman for the City of Wallace is requesting to work with the P&Z Commission together with Wallace City Council, Shoshone County Commissioners, and interested citizens to set up a steering committee and begin the process of reconsidering and updating the City of Wallace Comprehensive Plan and Land Use Map, which were written in 1980. Heather stated that Idaho Code 67-6508 states that we keep our plan updated and current, and the City of Wallace Code states that the plan should be updated every five years. Heather also stated that the City of Wallace was the recipient of the CLG grant, which has yet to be approved by council, which will help with the Historic Preservation part of the plan. Discussion was held. D. Copelan made a motion to move forward in updating the Comprehensive Plan. S. Murphy seconded. Roll call vote: Bond: aye, Copelan: aye, Murphy: aye, Sherman: aye, Featherstone: aye, Watterson: aye. All in favor, motion carry.

K. Watterson made a motion to adjourn. G. Featherstone seconded. All in favor. Meeting adjourned at 7:12 pm.

A handwritten signature in black ink, appearing to read "David Sherman", written over a horizontal line.

David Sherman, Chairperson

Attest:

A handwritten signature in blue ink, appearing to read "Amanda Trogden", written over a horizontal line.

Amanda Trogden, Deputy City Clerk