

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
June 3, 2020**

Chairman Sherman called the meeting to order at 6:07 pm at the Wallace High School Cafeteria.

Roll Call: Commission members present: Gail Featherstone, Scott Lewis, Bill Hood, David Sherman, David Copelan, Sarah Murphy, Katie Watterson. Absent commission members: None

Minutes:

G. Featherstone made a motion to approve the minutes from the May 6, 2020 meeting. B. Hood seconded the motion. All in favor, no further discussion.

Business:

609 Bank Street - Awning

Bonnie Deroos, owner of 609 Bank Street, is requesting a certificate of appropriateness for the installation of 19' wide x 5' drop x 3' projection awning on the exterior front of the building. Discussion was held if the awning was original to the building and the materials to be used. D. Copelan made a motion to approve the proposed awning to Bonnie and Dave Deroos, owner of 609 Bank Street. Seconded by B. Hood. Roll call vote: Featherstone; aye, Lewis; aye, Hood; aye, Sherman; aye, Copelan; aye, Murphy; aye, Watterson; aye. All in favor, motion carries. No further discussion

10 High Street-2nd floor dormers to replace shed dormer, elevator shaft, back addition

Bernie Waldbillig, owner of 10 High Street, is requesting a certificate of appropriateness for the construction of dormers, elevator shaft and addition on his house. Discussion was held regarding the project description provided. (1.) Small gable roof at back of house replacing shed roof. (2.) New dormer will extend both sides of the house. (3.) Elevator shaft will serve all three floors. (4.) Addition at back of house. (5.) Cantilevered 10'x6' balcony at back of house. (6.) New deck will wrap around back and east side. Discussion was held regarding the round and half round windows, neighbors and if the elevator shaft was on the side facing Placer Creek. K. Watterson made a motion to award a certificate of appropriateness to Bernie Waldbillig, owner of 10 High Street, for the back addition, dormers, windows, elevator shaft, balcony and deck as submitted with application. Seconded by G. Featherstone. Roll call vote: Featherstone; aye, Lewis; aye, Hood; aye, Sherman; recused, Copelan; aye, Murphy; aye, Watterson; aye. All in favor, motion carries. No further discussion.

219 Sixth Street-Bike repair station

Rick Shaffer, representing Friends of the Coeur d'Alene Trails is requesting a certificate of appropriateness for the installation of a bike repair station with a free-standing kiosk. This station will sit on a concrete slab, have an informational map covered with plexiglass that indicates destination points in the City of Wallace. Discussion was held. D. Copelan made a motion to award a certificate of appropriateness to Rick Shaffer, representing the Friends of the Coeur d'Alene Trails, for the installation of a bike repair station with kiosk at 219 Sixth Street. Seconded by B. Hood. Roll call vote: Featherstone; aye, Lewis; aye, Hood; aye, Sherman; aye, Copelan; aye, Murphy; aye, Watterson; aye. All in favor, motion carries. No further discussion.

Dairy Lane Place – 5 lot sub-division

The county is considering the proposal to turn this property into a 5-lot sub-division and is seeking input from the Planning and Zoning Commission on whether this would adversely affect or have any impact on

the City. Discussion was held. This property is two miles outside of city limits. Motion was made by D. Copelan to write a response to the County stating that this property and sub-division plan will not adversely affect the City of Wallace. Seconded by K. Watterson. Roll call vote: Featherstone; aye, Lewis; aye, Hood; aye, Sherman; aye, Copelan; aye, Murphy; aye, Watterson; aye. All in favor, motion carries. No further discussion.

Historic Preservation Plan Draft

D. Sherman spoke to the commission and visitors present about the Historic Preservation Plan draft being available to the public and asked if there were any comments, concerns, additions or omissions. Sherman stated that the plan is not law, just ideas that guides the City Council on making changes to the plan. Any additional comments the public would like to make after tonight's meeting can submit them to City Hall which will forward them to North West Vernacular.

Dick Caron spoke and stated he thought the plan was exceptional and was impressed.

Tom Harman submitted corrections with references to the commission and gave his phone number and email for North West Vernacular.

Jim See spoke to some corrections that needed to be addressed. Spencer Howard from North West Vernacular responded to those and will correct them. Also, Jim was concerned with all of the recommendations of workshops, grants, implementation, and suggested participants of the Plan.

Tammy Copelan stated that she thought the draft was a good starting point. She firmly believes that the outdated Historic Preservation Plan was partly to blame for not qualifying for more grants.

Heather Branstetter wanted clarification in the draft who will be the enforcer of the code. She felt the wording was not clear enough. Spencer stated he will add a "plan of procedure" in the draft revision.

Informational:

Motion made by G. Featherstone to adjourn. Seconded by B. Hood. All in favor, motion carries. Meeting adjourned at 7:10 pm.



David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk