

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
April 7, 2021**

Chairman Sherman called the meeting to order at 6:00 pm at Wallace City Hall in the Council Chambers.

Roll Call: Commission members present: Sarah Murphy, David Copelan, Dave Kuns, David Sherman, Courtney Frieh, Katie Watterson and Scott Lewis. Absent Commission members: None.

Minutes:

Courtney Frieh made a motion to approve the minutes of the March 3, 2021 meeting. Seconded by K. Watterson. All in favor, motion approved. No further Discussion.

Business:

422 High Street-Enclosing exterior building

D. Sherman stated that the owner of 422 High Street requested to be taken off the agenda and to withdraw his application at this time. He will possibly resubmit at a later date.

218 Cedar Street- Garage addition

Chris Bischoff is requesting a certificate of appropriateness for an addition of a garage in place of an existing carport that is attached to a small garage behind the house. The garage addition will be attached to the house and existing garage and include a bonus room on the second floor of the addition. Discussion was held. D. Copelan asked the owner if she could change the window design to vertical opening. D. Copelan made a motion to award a certificate of appropriateness to Chris Bischoff, owner of 218 Cedar Street, for the addition of a garage, in place of the existing carport, with a bonus room on the second floor of the addition which will include vertical sliding windows. C. Frieh seconded the motion. Roll call vote: Murphy; aye, Copelan; aye, Kuns; aye, Sherman; aye, Frieh; aye, Watterson; aye, Lewis; aye. All in favor, motion carries. No further discussion.

519 Bank Street-Roof Access

Barb and Stu Strothers are requesting a certificate of appropriateness for the construction of a small shed-like structure that allows for roof access from inside the top floor of the building. Discussion was held regarding visibility, who will have access to the roof, and size. Motion was made by C. Frieh to award a certificate of appropriateness to Barb and Stu Strothers for the construction of a small structure on the roof to allow for access. Seconded by D. Kuns. Roll call vote: Murphy; aye, Copelan; aye, Kuns; aye, Sherman; aye, Frieh; aye, Watterson; aye, Lewis; aye. All in favor, motion carries. No further Discussion.

Conditional Use Permit-Silver Streak Zip Line

Shoshone County Planning and Zoning Commission received an application for an alteration to an existing conditional use permit that was issued to Silver Streak Zipline in 2012. The applicant/owner is requesting a change in use to include additional activities which requires further examination of the conditions for approval. The application amendment asked to include an expansion of a mountain bike park and related activities. The City of Wallace is within the jurisdiction of Silver Streak Zip Line and Shoshone County Planning and Zoning is asking for verification, potential conditions of approval, and any recommendations regarding the applicant's request. Discussion was held regarding parking. Jon Bell, located at 260 Nine Mile Road, as well as Bill and Maria Philp located at 240 Nine Mile Road were present to relay their concerns to the Commission. Specifically, they would be directly impacted by the

expansion through increased traffic, dust, and possible erosion. They are also very concerned about the potential of fire during their use of operation and the lack of access to the Zipline for emergency vehicles, as well as the lack of amenities. C. Frieh mentioned that there is an overall lack of information regarding the amendment to the application and cannot provide meaningful comments to the County. D. Sherman stated that he would write a letter to the Planning and Zoning Commission and relay all of the concerns that were discussed at tonight's meeting and send it to the County Planning and Zoning Commission before their next scheduled hearing regarding this matter.

810 Maple Street-Variance

A variance request to be considered, including setbacks, by the property owner, Heath Wiltse, located at 810 Maple Street, Wallace ID. Property description: Wallace Ediams Mt. View lots E ½ 4, all of 5 & 6, blk 4, 35-48-4 EBM, Shoshone County, ID. Variance description: Request that the garage and one-bedroom apartment on top of the garage be split from the larger parcel to accommodate the sale of the home and shop/garage located behind (up the hill) the garage/dwelling on Maple Street. Sherman stated that he received an opinion from the city attorney who stated that a variance procedure could be used to create non-conforming lot if the conditions are met set forth by the City of Wallace zoning code.

Discussion was held. Sherman stated that he wanted the minutes to include that the lower house does not meet current set-backs and that it is encroaching on the City right-of-way by 6.9 ft. This cannot be addressed at this meeting; it has to be dealt with by City Council by either an encroachment easement or a vacate. Sherman also stated that the current zoning code only allows for a lot size to be 4356 sq. ft. and that the set backs are to be 25 ft in the front, 5 feet on the sides. D. Caron commented on the size of the dwelling and asked could it be considered a home/residence.

C. Frieh asked specifically what is being asked of by the Planning and Zoning Commission. Sherman stated the variance request is for the minimum lot size requirement to accommodate the proposed approximate 2000 sq. ft. lot and a variance request to meet the current set-backs from the existing buildings/structures to the proposed new property lines in the front and sides. D. Copelan asked if granting this request would create a liability for others wanting to have a smaller lot size. Sherman stated that it doesn't create any precedent. Sherman also wanted to make sure that all commission members read and understand the four-points Mr. Wiltse addressed as to why he requesting the variance. C. Frieh made a motion to grant a variance request Per Code 13-12-5, for 810 Maple Street, Wallace Ediams Mt. View lots E ½ 4, all of 5 & 6, blk 4, 35-48-4 EBM, Shoshone County, ID for the minimum lot size of 4356 sq. ft. More discussion was held. D. Caron asked why this wouldn't create a precedent. C. Frieh stated that what is being considered is the lot size so that the property can be sold. The commission is not considering anything that has to do with what is built there, or what can be built there or what can be built in the future. Seconded by K. Watterson. Roll call vote: Murphy; aye, Copelan; aye, Kuns; aye; Sherman; aye, Frieh; aye, Watterson; aye, Lewis; aye. All in favor. Motion carries, no further discussion. C. Frieh made a motion to grant a variance Per Code 13-12-5, for the set-back requirements that conform to the existing configuration of the upper house and Silver Street, and between the shop/garage and the front of the 810 Maple Street and Silver Street pertaining to that portion of 810 Maple Street, Wallace Ediams Mt. View lots E ½ 4, all of 5 & 6, blk 4, 35-48-4 EBM, Shoshone County, ID. Seconded by D. Copelan. Roll call vote: Murphy; aye, Copelan; aye, Kuns; aye, Sherman; aye, Frieh; aye, Watterson; aye, Lewis; aye. All in favor, motion carries. No further discussion.

Informational

S. Murphy wanted to inform the commission that she had reached out to her Realtor representative for the Silver Valley to the Coeur d'Alene Association of Realtors and relayed the Commission's concerns and comments to them regarding Wallace being designated as a Historic District. Most from the Coeur d'Alene Realtors Association stated that they were unaware of the designation. Going forward the local

realtors in the Silver Valley were in agreement to attaching the FAQs of the Wallace Historic Preservation and Planning and Zoning District to the listing and having it initialed when an offer is made.

Courtney Frieh spoke to the status of Wallace Comprehensive Plan Amendment for the Mountain Overlay District brought forth at the February 10, 2021 City Council Meeting. The City Council has directed City Planning and Zoning Commission to formulate amendments to the 1980 Wallace Comprehensive Plan with the intention of adopting a Mountain Overlay District. The Mountain Overlay District will include development/design review standards for any new structure built on the City of Wallace hillsides to mitigate visual impacts to scenic/mountain views. The Shoshone County Planning and Zoning Commission started the same process back in the Fall of 2020 to protect the City of Wallace hillsides. Frieh stated that public input is critical to the planning because it defines the community's goals and shapes future development. At the May 5, 2021 Planning and Zoning Meeting, the actual amendment language will be introduced and a public hearing will be held. The P&Z Commission at this meeting will then vote on approving or rejecting the proposed language. Based on the voting results, P&Z will then formulate a recommendation to the City Council. Sherman has also brought possible talking points/questions to be raised for the Mountain Overlay hearing at the May 5, 2021 hearing.

D. Sherman has drafted a Certificate of Appropriateness check-list he would like the Commission to review for the purpose of ensuring all points are met before items are put on the P&Z Agenda to be considered for approval.

D. Copelan stated he had been in contact with the Head of the Historic Preservation Program in Astoria, OR Lucien Swerdloff and stated that he would be willing to come up to Wallace and provide a workshop at the Fall for History Event.

Motion to adjourn was made by S. Murphy. C. Frieh seconded the motion. All in favor, motion carries. Adjourned at 7:32 pm.


David Sherman, Chairman of Commission

Attest:

Amanda Trogden, Deputy City Clerk