

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
May 5, 2021**

Chairman Sherman called the meeting to order at 6:02 pm at Wallace City Hall in the Council Chambers.

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

Minutes:

S. Murphy made a motion to approve the minutes of the April 7, 2021 meeting. Seconded by S. Lewis. All in favor, motion approved. No further Discussion.

Business:

209 Bank Street-Porch addition

Randy Kindya, owner of 209 Bank Street, is requesting a certificate of appropriateness for the addition of a 5'x16' porch on the southeast side of his house. Discussion was held. D. Copelan made a motion to award a certificate of appropriateness for the 5'x16' porch addition on the southeast side of 209 Bank Street house. Seconded by K. Watterson. Roll call vote: Kuns; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Frieh; aye, Lewis; aye. All in favor, motion carries. No further discussion.

611 & 613 Cedar Street-Awning removal

Courtney Frieh, owner of 611 & 613 Cedar Street, is requesting a certificate of appropriateness for the removal of the awnings in front of the buildings. She stated that they offer no structural purpose, nor do they hold water and are not original to the building and would like them removed. Discussion was held. Motion made by S. Lewis to award a certificate of appropriateness to C. Frieh, owner of 611 & 613 Cedar Street, for the removal of the awnings in the front of the buildings. Second by D. Kuns. Roll call vote: Kuns; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Frieh; abstained; Lewis; aye. All in favor, motion carries. No further discussion.

Petition to Amend the Comprehensive Plan Text

A request to propose text amendments, modifications and revisions to portions of the 1980 City of Wallace Comprehensive Plan. The proposed amendments establish goals and policies that protect and enhance views of the surrounding mountains and regulate development for the protection of natural and scenic resources.

D. Sherman gave an overview of how the Planning and Zoning Commission would proceed with regards to the amendment process per the request of the City of Wallace Council during the February 10, 2021 Council Meeting. He also spoke as to the public comments that were submitted to the City as well as County in overwhelming support of the Comp Plan Amendment. D. Sherman read the amendment language.

Amendment #1:

Under Chapter Two, "History, Demography and Geology of Wallace" (pg. 3):

Modify second paragraph by adding:

"Wallace lies on a very narrow strip of land along the river, from which the mountains rise quite sharply. Most of the city is built upon the bottom and lower slopes of the mountains. *The steep mountain setting and natural hillsides contribute to a high quality of life in Wallace, complement the*

City's federally recognized historic architecture, increase property values, enhance the visual quality of the area and attract visitors. Captain John Mullan..."

Amendment #2:

Under Chapter 4, "Land Use," Section 1 (pgs. 10-11):

Insert Subsection "f":

f. Establish policies and regulations governing hillside development for natural and scenic resource reasons and to preserve historic Wallace's unique mountain setting through adoption of a mountain overlay district.

K. Zanetti spoke and asked if this amendment included the Area of City Impact or just the City of Wallace.

C. Friehe stated that the Comprehensive Plan only applies to the area within the city limits.

Leigh Ligenza stated that she is opposed and doesn't want restrictions and more regulations. Even though she doesn't live within the city limits, she is concerned about the City's Area of Impact affecting her.

C. Friehe spoke to Leigh regarding that issue and stated that what was being discussed today at the meeting is broad policy making which allows for a vision in the future.

L. Ligenza asked who decides what the vision will be in the future.

C. Friehe stated that the general public comments are what determines the vision. That comes at a later date which would require a public hearing process in itself.

L. Ligenza asked what today's hearing is for.

The P&Z Commission then handed L. Ligenza a copy of Amendment #1 and Amendment #2.

C. Friehe spoke and gave a brief description as to what the Comp Plan is and the purpose of it and that the City of Wallace needs to revise and update the one on file because it is 40 years old.

L. Ligenza then spoke to the population in Wallace and how historically, there were more people living in Wallace with more home's available years ago. Why would the City now want to limit housing especially with a housing shortage/crisis in the area?

C. Friehe stated that the Comp Plan Amendment does not speak to limit houses, it is simply adding language to the existing Comp Plan to allow the City to have authority on what people build in the undeveloped hillside area so as not to impact the views from the City below.

Sherman spoke and stated that what is being proposed addresses the unbuilt/undeveloped land now. Only affects the forested areas inside city limits.

L. Ligenza stated that she owns property just outside city limits. She is concerned that what the City does, the County will follow and will restrict them from building.

R. Gauteraux asked if a cost analysis to the proposed changes has been done.

Sherman stated no, there hasn't been a cost analysis.

Stu Strother stated that he has a PhD in Urban Planning/Studies, and a feasibility study could be accomplished by him, at his market rate and went on to speak of how a study could be accomplished. Discussion was held.

Barbara Strother was in agreement that a minor study could be accomplished. She then asked why new regulations are needed for regulating properties in the proposed Mt. Overlay District. Are they not already included in the Historic District for the City of Wallace?

Sherman stated that the whole city is not in the Historic District. At a future date, if the City chooses, could include new construction in those unbuilt areas to comply with the Historic District design guidelines.

Discussion was held.

B. Strothers asked that if a person is of the opinion that there should be no more regulations for Planning and Zoning, Mt. Overlay District/Holding District, or the Historic District, this is the time to speak up.

Sherman stated yes.

R. Gauteraux believes and stated that there is a plan being utilized as a template from the City of Ketchum.

C. Friehe stated that she has used that as a model for language and the process, which is a common practice for cities and attorneys. However, there hasn't been a plan that has been presented to the city. Discussion was held.

D. Caron is in favor of the amendment.

Brian Kramer said he is not for or against the amendment plan, he just wanted to come and hear what was being proposed.

Rick Shaffer, stated that the viewshed of Wallace has Historical significance as well as significance to our residents and economy. The Comp Plan, regardless of what is decided here, needs to be updated. Its last revision was done in 1980 and recommends that the public be involved in the hearing regulation making process if approved.

Alan Williams, resident of Wallace, spoke to the beauty of the Wallace hillsides and he just wanted to come the meeting to find out what is going on. Doesn't have an opinion either way.

R. Gauteraux stated he is opposed to these changes/amendments to the comp plan at this time.

Kevin Pickolick stated that he thinks the comprehensive plan needs to be updated with the proposed items.

Randy Kindya wants the plan updated with the proposed items.

Kathy Zanetti stated that this meeting was a fact-finding evening. She agrees with concerns on both sides and stated that changes are difficult. She is also concerned about restrictions on property development, especially since the hillsides are surrounding the entire Silver Valley area. The concerns are high. She doesn't want to see anybody being persecuted or bullied, or have a sense that their liberties are being taken away because of regulations. She hopes that this process will be done in a way that people will move forward with civility and have the mindset to make decisions for what's best for the Planning and Zoning of the City, the area of impact and county which she believes will take compromise.

Stuart Strothers spoke to the amendments that are being presented tonight are the first step, and then if it is approved, will be recommended to the City Council. Stu stated he owns property on the hillsides and is very concerned about what was presented to the Wallace Planning and Zoning regarding possible regulations and feels it would lower the economic value of his land and stated he is opposed the amendments presented.

Chris Liliacamp spoke and stated that it goes both ways for civil liberties. She stated that the complete lack of respect that has been shown to her family due to their property bordering others on the South Hill. She stated her family has been subjected to threats, intimidation, trespassing, vandalism, and is very concerned about her safety up there due to the increased tensions from bordering neighbors within city limits that have land-locked property. She stated she is in agreement with the proposed amendments and regulations regarding the Mt. Overlay District for the City of Wallace.

Jill Liliacamp stated she is in favor of the amendments to the Comp Plan.

Barbara Strothers stated she came to listen and has already spoken in opposition to more regulations within the county. She stated she is concerned about the details of those regulations in the next step of this process. Agrees that comp plans do need to be updated regularly, but that the existing regulations are sufficient and address the issues that the city is concerned about.

Alan Williams spoke and stated he is in support with the comp plan amendments.

Discussion was held.

Motion was made by K. Watterson to recommend to Wallace City Council the City of Wallace Comprehensive Plan amendments proposed for adoption as written under Chapter Two, "History, Demography and Geology of Wallace" (pg. 3), modify second paragraph by adding: *"The steep mountain setting and natural hillsides contribute to a high quality of life in Wallace, complement the City's federally recognized historic architecture, increase property values, enhance the visual quality of the area and attract visitors."* and Chapter four, "land Use", Section 1 (pgs. 10-11) insert subsection "P": *Establish policies and regulations governing hillside development for natural and scenic resource reasons and to preserve historic Wallace's unique mountain setting through adoption of a mountain overlay district.* Seconded by S. Murphy. Roll call vote: Kuns; aye, Copelan; aye, Murphy; aye, Sherman; aye, Watterson; aye, Frieh; abstained, Lewis; aye. All in favor, motion carries.

Informational:

Preapprovals:

- 113 & 115 King Street-siding

Motion to adjourn was made by D. Copelan. Seconded by C. Frieh. All in favor, motion carries. Meeting adjourned at 7:23 pm.



David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk