

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
July 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, Katie Watterson, Courtney Frieh, and David Sherman. Absent Commission members: David Copelan, Dave Kuns, & Scott Lewis

Minutes:

Discussion was held regarding a nay vote by D. Kuns on the Variance Hearing for June 2, 2021. Sherman stated he believed the minutes accurately reflected his nay vote. C. Frieh stated she will not make a motion on approval of the minutes due to the fact that she was an applicant at the June 2, 2021 meeting. S. Murphy made a motion to approve the minutes of the June 2, 2021 meeting. Seconded by K Watterson. All in favor, motion approved. No further Discussion.

Sherman stated that there will be procedural changes to how Planning and Zoning Meetings will be conducted going forward. After attending the ICRMP training, it was pressed on upon the Commission to have more structure during the meetings. There needs to be clarity, only one person at a time. No discussion from the audience, etc.

Business:

221 Pine Street-Garage expansion

Jamie Baker, owner of 221 Pine Street, is requesting certificate of appropriateness for the expansion of his garage from a single car to a double car garage. Sherman stated that from the drawings submitted, he is very concerned that a variance might be needed due to the closeness of the property line. Jamie stated that due to previous building done by his neighbor, the abutting structure in the back is extending past Jamie's property line. Jamie does not plan on expanding the garage past the existing side wall. He is expanding his garage the other direction of his property which will leave him plenty of space from the property line. Discussion was held. Jamie stated that he is going to side the garage with cedar shingles to match what is already existing, with the same color and roof line as the house, no windows.

K. Watterson made a motion to award a certificate of appropriateness to Jamie Baker, owner of 221 Pine Street, for the expansion of his single car garage to a double car garage. Seconded by C. Frieh.

Jamie Baker is in favor of the garage expansion of 221 Pine Street. There were none present from the public that opposed the garage expansion. There were no written comments from the public presented to the City of Wallace pertaining to the garage expansion.

Roll call vote: Murphy; aye, Watterson; aye, Frieh; aye, Sherman; aye. All in favor, none opposed. Motion carries. No further discussion.

411 High Street- tree removal, construction of retaining wall

Owner was not present to discuss the application request. Discussion was held. C. Frieh asked if the City of Wallace has authority over retaining walls. Sherman stated that the city does, because it is a structure within the city limits. Ryder Gauteraux present stated he is in favor of the approval of the removal of trees and to make room for off street parking. No other members of the public were present to oppose the request. No written documentation from the public was presented to City Hall in favor or in opposition pertaining to the application. S. Murphy asked if a certificate of appropriateness can be granted without the applicant being present. Sherman stated yes. S. Murphy made a motion to grant a certificate of appropriateness to the owner of 411 High Street for the removal of three trees, and to remove dirt for

the construction of a retaining wall to make room for more off-street parking in front of the property, pending proper dirt permits required by Panhandle Health Department. Seconded by K. Watterson. Roll call vote: Murphy; aye, Watterson; aye, Frieh; aye, Sherman; aye. All in favor, motion carries. No further discussion.

804 Residence-New metal roof, remove half wall, paint, add faux stone panels and replace windows

Sheena Braulick, owner of 804 Residence Street, is requesting a certificate of appropriateness for a new metal roof, removal of an exterior half wall that serves no purpose, replace all new windows, faux stone panels to lower portion of house, change size of front living room window to a smaller size. Sherman asked if the new windows are going to be vertical or horizontal sliding. She stated the windows have already been ordered and she will try and change them to vertical sliding. Sherman stated that if the order can be changed to vertical sliding that would be ok, but if for some reason the order cannot be changed, that she would have to come back to planning and zoning for a new application/exception for the windows. Paint colors, metal roof, and window repair/replace is already on the preapproved list. Discussion was held on the removal of the outside half wall. C. Frieh asked about the faux stone panels proposed on the application and if they were historic. Discussion was held. Connor Davis is in favor of Sheena Braulick's remodel. Jamie Baker is in favor of the remodel. No written comments were presented to City Hall in favor or in opposition to the application. Motion was made by S. Murphy to grant a certificate of appropriateness to 804 Residence Street as stated on the application for faux panels, removal of half wall, paint, including new windows contingent on the windows being vertical sliding with the modification of the front living room window to a smaller size, and new metal roof. Seconded by C. Frieh. Roll call vote: Murphy; yes, Watterson; yes, Frieh; yes, Sherman; yes. All in favor, motion carries. No further discussion.

Informational:

Sherman wanted everyone on the Commission to review the old Title 11 and the new proposed Title 11 pertaining to site development. Sherman stated that legal has reviewed and help with the revisions and will be an action item at the August 2021 Planning and Zoning Meeting.

Rules for public hearing provided by Shoshone County will be implemented moving forward stated Sherman. At this time, he did not want to put time restrictions on those who come to speak at hearings. Also, Sherman stated that after speaking with legal, people who give someone else's opinion/ or hearsay during a hearing is allowable, but that it should not bear much weight as actual testimony.

Motion to adjourn was made by C. Frieh. S. Murphy seconded the motion. All in favor, motion carries. Adjourned at 6:39 pm.



David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk