

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
December 1, 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, Emma Stayduhar, Dave Kuns, David Sherman, Courtney Frieh, Katie Watterson. Absent Commission members: Scott Lewis

**Minutes:**

S. Murphy made a motion to approve the minutes of the October 19, 2021 Planning and Zoning Special Meeting and the November 3, 2021 regular Planning and Zoning Meeting. Seconded by E. Stayduhar. All in favor, motion carries. No further discussion.

**Business:**

**610 Bank Street-Sign**

Rae'Lynn Howell, representing 610 Bank Street, is requesting a certificate of appropriateness for the replacement of their exterior sign. Rae'Lynn stated it was to be illuminated internally and constructed with a metal frame and plexiglass surrounding. Discussion was held. E. Stayduhar made a motion to grant a certificate of appropriateness to 610 Bank Street for the replacement of their exterior sign. Watterson seconded the motion. Roll call vote: Murphy; yes, Stayduhar; yes, Kuns; yes, Sherman; yes, Frieh; yes, Watterson; yes. All in favor, motion carries. No further discussion.

**Discussion on the designation of zone type for areas within City Limits designated as "Holding District" per the zoning map and City Code for the purpose for making recommendations to the City Council**

C. Frieh has provided a new map on the written description Sherman wrote based on the last Planning and Zoning meeting agreed upon designations. It is included and attached as part of the record. C. Frieh also stated that Sherman's description had omitted a section and she has included it with the map. Discussion was held. C. Frieh made a motion to send the finalized map with written description as agreed upon to City Council. S. Murphy seconded the motion. Roll call vote: Murphy; yes, Stayduhar; yes, Kuns; yes, Sherman; yes, Frieh; yes; Watterson; yes. All in favor, motion carries. No further discussion.

There being no further business to come before the Commission, K. Watterson made a motion to adjourn. C. Frieh seconded the motion. All in favor, motion carries. Adjourned at 6:09 pm.

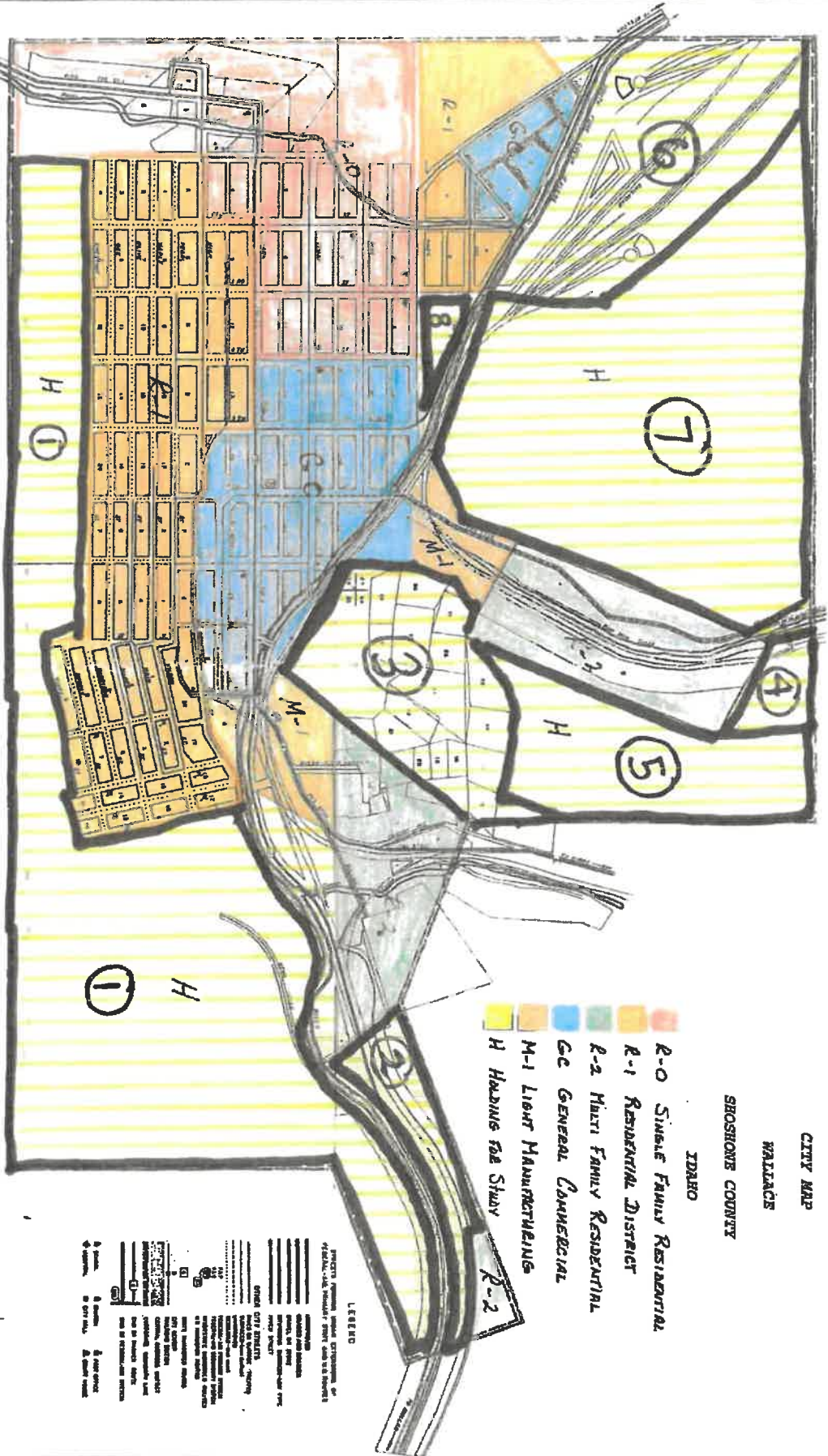


David Sherman, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk



**CITY MAP**  
**WALLACE**  
**SPOKANE COUNTY**  
**IDAHO**

- R-0 Single Family Residential
- R-1 Residential District
- R-2 Multi Family Residential
- GC General Commercial
- M-1 Light Manufacturing
- H Holdings for Sliver

**LEGEND**

**PROPERTY OWNERS:** (List of names and addresses)

**STREET NAMES:** (List of street names)

**LOT NUMBERS:** (List of lot numbers)

**PLANNING DEPARTMENT:** (Contact information)

Proposed legal description of zones as per 11/3/21 P&Z meeting. Note that this is based off the existing color-coded zoning map, of which we don't have a clear written legal description. I recommend creating a written description of that map using centerlines of streets as much as possible, and parcel number boundaries (as with the Historic District legal description) when necessary. But for now, we'll start with the current zoning map boundaries as the basis for the P&Z commission recommendations for designating zoning for the current H (holding) zone. Zones are bounded by the city limits in all cases.

① "South hill": All current H zone south of the South Fork Coeur d'Alene river is recommended to be zoned as NR (Natural Resources)

② "Bentham's Road": All current H zone north of the South Fork Coeur d'Alene river and east of Canyon Creek is recommended to be zoned as NR.

③ "Buena Vista": All current H zone between Ninemile Creek and Canyon Creek, south of a generally east-west line defined as the predominately south lines of parcels RPB0150001001AA and RPB02000160000A is recommended to be zoned as R1.

④ "Ninemile Extension": Parcels RPB00000265425A, RPB00000265400A, and RPB00000265600A are recommended to be zoned as R2.

⑤ "Northeast corner": All H zoned land between Ninemile Creek and Canyon Creek, not otherwise described above, north of the South Fork Coeur d'Alene river, is recommended to be zoned as NR.

⑥ "Northwest corner": A parcel bounded on the southwest side by Front Street (South Frontage Road), on the northeast side by the north<sup>east</sup> line of parcel RPB00000278500A, and on the east side by a northward extension of the center-line of 2<sup>nd</sup> Street, is recommended to be zoned as M1.

⑦ "North hill": All H zoned land north of the South Fork Coeur d'Alene river and west of Ninemile Creek, not included in the "Northwest corner" zone described above, is recommended to be zoned as NR.

If it's better to use highways rather than natural features as descriptors, replace "South Fork Coeur d'Alene River" with "Interstate 90", "Canyon Creek" with "Burke Road (State Highway 4)", and "Ninemile Creek" with "Nine Mile Creek Road" in the above descriptions.

⑧ triangle bounded by River Street, Front Street, and 3<sup>rd</sup> Street  
is recommended to be zoned as R-2