

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
June 1, 2022**

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

**Roll Call:** Commission members present: Sara Murphy, Dave Kuns, Emma Stayduhar. Absent members: Courtney Friehe and Scott Lewis.

Chairman Stayduhar entertained a motion to amend the agenda to address and approve the Findings of Fact and Decision from the May 4, 2022 Planning and Zoning Regular Meeting pertaining to 510 Pine Street. S. Murphy made a motion to amend the agenda of the June 1, 2022 Planning and Zoning Historic Preservation Commission Meeting to address and approve the Findings of Fact and Decision. Seconded by D. Kuns. All in favor, motion carries. E. Stayduhar read into the record the Findings of Fact and Decision Re: application for approval of American Flag Mural on west facing wall of 510 Pine Street, Wallace. S. Murphy made a motion to accept the Findings of Facts and Conclusions of Law as presented with correction of two typos. D. Kuns seconded the motion with the understanding that this is to assist Jim Hendrixson in furthering his cause. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries.

**Minutes:**

S. Murphy made a motion to approve the minutes of the May 4, 2022 regular Planning and Zoning Historic Preservation Meeting as presented. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries. No further discussion.

**Business:**

**10 High Street-Tree removal**

Bernie Waldbillig, owner of 10 High Street, spoke and stated he is asking permission to remove the tree because of the concern of the tree being diseased and potentially falling onto the house and neighboring property as well as the root system causing damage to the Placer Creek Wall. Discussion was held. S. Murphy made a motion to approve the removal of the tree at 10 High Street at the SE corner of property to prevent the damage to the property or Placer Creek Wall by professional tree service or arborist. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries. No further discussion.

**408 High Bank Street-reactivation of demolition permit**

Thomas Latham, owner of 408 High Bank Street, is requesting to re-activate a previously approved demolition permit for the garage structure at the front (North street-facing) of the home, as well as the later added shed-style addition at the back (South hillside) of the home. Both the garage and the shed are unsuitable for habitation and are a safety danger. They are unable to economically be salvaged in any way. It is the owner's opinion that these two additions do not add to the historic value of the home, and in fact, detract from the Queen Anne style as they were added at a later time and constructed in a non-matching style. Mr. Latham spoke and stated that he has been in contact with the utilities and they have been stubbed and cut temporarily till the demolition is complete and will be re-connected when ready to renovate. Discussion was held. S. Murphy made a motion to approve the re-activation of the demolition

permit that was previously granted. D. Kuns seconded the motion. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries. No further discussion.

**816 Maple Street-repair and replace deteriorating retaining wall**

Kevin Bausch is requesting a Site Disturbance Permit for the placement of Eco Blocks to repair and replace deteriorating retaining wall by adding two additional walls on the south side of the house to eliminate snow buildup on house wall. Also, an additional wall on the NE side of property along side of Maple Street to create space for future structure which will be approximately 15'x20' style barn, and replace old roadside that is falling over. Discussion was held. S. Murphy made a motion to approve 816 Maple Street a site disturbance permit for the replacement and repair of the current retaining wall that is falling in, as well as the movement of the current staircase to the left a few feet to accommodate where the corner of the new walls will meet, as well as reusing the already remediated wall spoils to add to phase 1. Wall. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries. No further discussion.

**314 High Bank Street-replace front of house footings and stem wall**

Dick Caron, owner of 314 High Bank Street, is requesting a certificate of appropriateness to replace the front of the house footings and stem wall with new materials. D. Caron is asking for permission to continue the siding on the front of the house down approximately five feet with the addition of a small access door in the front of the house to the basement. Discussion was held. S. Murphy made a motion to approve a certificate of appropriateness at 314 High Bank Street for the replacement of footings and stem wall on front side of the building as well as adding an access door contingent on Building Inspector approval. Seconded by D. Kuns. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries. No further discussion.

**Review and adopt new Certificate of Appropriateness application form**

Chairman Stayduhar addressed the Commission pertaining to the review and adoption the certificate of appropriateness application. The application before the Commission presently is just a draft, but will be adopted once agreed upon and that this is a re-designed and updated form used by Planning and Zoning with the ultimate goal of ensuring consistency with all the forms used by the Commission. Discussion was held. D. Kuns made a motion approve the certificate of appropriateness application with changes. S. Murphy seconded it. Roll call vote: Murphy; yes, Kuns; yes, Stayduhar; yes. All in favor, motion carries.

There being no further business to come before the Commission, D. Kuns made a motion to adjourn. S. Murphy seconded the motion. All in favor. Meeting adjourned at 6:56 p.m.



Emma Stayduhar, Chairman of Commission

Attest:



Amanda Trogden, Deputy City Clerk