

**REGULAR MEETINGS OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
Wallace City Hall-Council Chambers
December 7, 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, Emma Stayduhar, Scott Lewis, and Courtney Friehe via phone.

Dave Kuns was present at 6:02 pm.

Absent members: none

Flag Salute:

Minutes: Motion made by C. Friehe to approve November 2, 2022, Regular Meeting Wallace Planning and Zoning Historic Preservation Commission. Seconded by S. Lewis. Roll Call: Friehe; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries.

Motion made by S. Murphy to approve November 4, 2022, Special Meeting Public Hearing of the Wallace Planning and Zoning Historic Preservation Commission. Seconded by S. Lewis. Roll Call: Murphy; yes, Friehe; abstained, Stayduhar; yes, Lewis; yes. All in favor, motion carries. No further discussion.

Business:

Chairman Stayduhar addressed all who were present and stated that the Public Hearing procedures printed on the back of the agenda for the Certificate of Appropriateness applications will be followed.

528 Cedar Street- installation of the exterior awning on the east side of the building, ground floor exterior windows and doors upgrade, and restoration of exterior ground floor facade.

Mark Latham, architect for 528 Cedar Street gave a brief description of the proposed changes along with information regarding the history of the building. He stated that the drawing submitted is a computerized illustration and it is not an exact rendering of what is proposed. Nothing will be done on the north side of the building except basic maintenance of addressing peeling paint, weatherproofing, etc. Stated nothing is to be done to the 2nd and 3rd floor east side of the building as well, except where refurbishing the windows may require replacement if needed. Stated that the corner ground floor door is not historic, dated possibly to the 1960ish as well as the east side ground floor windows and doors. Stated it is brushed aluminum and not historic. The idea behind the proposed plan was to emulate old historic photographs and restore the building.

After the application presentation, Stayduhar stated we would now hear written public comments submitted to Wallace City Hall before the meeting. Deputy Clerk Trogden read into the record written public comments in support of labeled exhibits B-1 thru B-7. Commissioner S. Murphy read into the record written public comments in opposition labeled exhibits A-1 thru A-8.

Public testimony in support was now heard.

Tanner Marshall-512 Bank Street

In support of the proposed application. Believes it can add much to the community.

Corki Mattila-525 Cedar Street

In support. Stated she would like to see it both ways. She would like to see people who live here adhere to the code and would like to see the proposed plan happen to the building. Stated we need to let people restore the buildings so that they are not lost to disrepair. Wants to see our town become a vibrant thriving community.

Kathy Zanetti-Owner of several Wallace buildings

Stated she agrees with Corki's statement. Believes there needs to be a balance going forward. Stated it is very costly to repair/restore buildings with constant upkeep. Stated that in that upkeep, sometimes replicating a window size is no longer code. As a town, need to make it work so that the buildings can remain true to the historic look, but also can be fruitful for new owners who want to invest in the town.

Public testimony in opposition was now heard.

Jim See- 107 Cedar Street

In opposition-defer speaking to Dick Caron

Amy Lynn-112 King Street

In opposition-read from a prepared letter.

Dick Caron-416 ½ Sixth Street

In opposition. Stated he agrees with Corki Mattila and Kathy Zanetti. Spoke briefly about his role in putting the town on the Nation Register of Historic Places and how as such, the people need to comply with the code. Thanked the owners of 528 Cedar Street for their drawings. Recommended that the P&Z Commission table the application until better renderings can be made addressing the issues that were brought up at tonight's meeting about code compliance.

Jeremy Watterson-514 Cedar Street

In opposition. Stated he is echoing what others said. Recommends that the P&Z Commission table the application until better drawings can be provided. Stated that he doesn't think the Commission is equipped with enough information to decide on the east side of the building. Stated he's not opposed to the applicant's interior plans of housing, and ground floor retail business, but if the owners are going to go to that length of reconstruction, make the doorways, entryways, windows, and awning conform to the Wallace Code.

E. Stayduhar asked the representative Mark Latham to come and answer questions the Commission may have. E. Stayduhar asked what the intention of the building is. Mr. Latham stated that the ground floor would be retail, 2nd and 3rd floor would be housing. E. Stayduhar also asked what an accordion-style door is and where they are proposed to be placed on the building. More discussion was held about materials to be used, placement of doors, window restoration, etc. S. Lewis asked if there needs to be a historic picture that the Commission and the owners can agree upon that can be utilized going forward as the historic template of what the exterior should look like. More discussion was held. C. Friehe spoke and wanted confirmation that the owners are not going to remove the stone arch over the front corner entryway of the building or the arch to the far west on Cedar Street. Mark Latham stated that is correct, they are not proposing to remove any of the arches. Further discussion was held with regard to the specific guidelines the W.C.C. states regarding storefronts, doorways, windows, and the rhythm that

should be maintained. More discussion was held. Jeff Jurow, one of the owners of 528 Cedar Street, asked to speak to address the Commission. Stated that after hearing all of the discussion pertaining to the proposed plan, he would voluntarily table the application. He stated appreciated all the feedback and that the plan warrants some changes in the design. E. Stayduhar read from W.C.C. 155.135 Guidelines. John Doyle spoke and stated he was grateful for all of the feedback. C. Frieh made a motion in light of the applicant's request to table the application that the Commission table the application. S. Murphy seconded the motion. Roll call: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. All in favor, motion carries. No further discussion.

Chairman Stayduhar concluded the Public Hearing portion of the regular meeting. Stated that due to time, the Commission was only going to address two more items on the agenda.

Finalize and implement the Pre-Approved Guidelines sheet for the public informational handout

After discussion was held, S. Murphy made a motion to approve the Pre-Approved Guidelines informational handout with modifications discussed. S. Lewis seconded the motion. Roll call: Murphy; yes, Kuns; yes, Stayduhar; yes, Lewis; yes, Frieh; yes. All in favor, motion carries.

Workshop to consider, discuss and plan the implementation of a separate Planning and Zoning Complaint Form

Discussion was held. Adapted from Shoshone County's complaint form. Suggested to add to the list of non-compliance: Failure to obtain a permit. D. Kuns asked how was the citizen to know how to get this, or if they will have City follow-thru. Asked what was the intent behind this form and how would the City respond. Discussion was held. All were in agreement that once a complaint form is received, the clerk will stamp "received", date it, and make a copy for the complainant.

There being no further business to come before the Commission, S. Lewis motioned to adjourn. S. Murphy seconded the motion. All in favor, motion carried. Meeting adjourned at 8:11 pm.



Emma Stayduhar, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk

