

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
Wallace City Hall-Council Chambers
November 1, 2023**

COMMISSIONERS PRESENT:

Emma Marlow, Chairman
Sarah Murphy, Vice Chairman
Courtney Frieh

STAFF MEMBERS PRESENT:

COMMISSIONERS ABSENT:

Dave Kuns
Scott Lewis

CALL TO ORDER:

Chairman Marlow called the meeting to order at 6:00 p.m. at Wallace City Hall in the Council Chambers.

FLAG SALUTE:

APPROVAL OF MINUTES: (*Action Item*)

C. Frieh motioned, S. Murphy seconded approval of the October 4, 2023, Regular Meeting.

ROLL CALL:

Commissioner Murphy	Voted	Yes
Commissioner Frieh	Voted	Yes
Chairman Marlow	Voted	Yes

Motion to approve carried.

STAFF COMMENTS:

Chairman Marlow addressed the commission and those present and stated that P&Z will implement a procedure for emailing back or making available to the applicants the approved COA applications, to hopefully alleviate any questions or confusion on applications as well as applicants having a hard copy of the signed, approved document.

COMMISSION COMMENTS:

PUBLIC HEARING

- 1. Applicant:** Evan Tollefson
Location: 117 River Street

Request: Certificate of Appropriateness – Installation of fence (*Action Item*)

Commission Comments:

Chairman Marlow stated that the applicant was not here to present the application.

S. Murphy stated that there is nothing on the application indicating what the request is.

Chairman Marlow confirmed that the clerk had reached out to the applicant to provide additional information.

D. Clerk Trogden stated that she emailed and called and he assured her that he would provide what was needed.

Discussion was held regarding tabling or denying.

Public Testimony Open:

Public Testimony Closed:

Commission Comments:

C. Frieh motioned, seconded by S. Murphy to deny the application by Evan Tollefson located at 117 River Street due to a lack of documentation for the project.

ROLL CALL:

Commissioner Murphy	Voted	Yes
Commissioner Frieh	Voted	Yes
Chairman Marlow	Voted	Yes

Motion to approve carried by a 3 to 0 vote.

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2. **Applicant:** Carolyn Taylor
Location: 321 Pine Street
Request: Certificate of Appropriateness – foundation repair and reconstruction of front dormer and garage (*Action Item*)

Chairman Marlow stated she reached out to the applicant clarifying what the commission is looking for in regards to Historic Preservation and encouraged the applicant to come before the commission and explain what has been done and what is to be done in the future.

Carolyn Taylor provided the following comments.

- Currently own the house on 317 Pine Street
- Bought 321 Pine Street house for overflow when family visits
- Gave a brief history of the house and issues with the house
- Found a contractor who was willing to perform the needed repairs/restoration of foundation

Public Testimony Open:

Cory, the contractor for the Taylors, stated that to date, they have removed the front dormer, rear dormer, and garage for safety purposes. Two of the front posts were not even contacting the concrete

slab and those needed to be removed for repair work to begin as well. Stated that he and one of his workers have completed the ICP class to be compliant with Panhandle Health and up to this point, they are just doing foundation repair which is the first stage of the project. Stated that the Taylors want to keep everything Historic looking.

Commission Comments:

C. Frieh asked if any pictures could show the work that is being done or what is planned to be done in the future.

Carolyn Taylor stated that at this time, they do not, but when they begin the next phase of the project, they will come back to the Commission with the appropriate documentation and ask for permission.

C. Frieh asked that since the garage has been taken down, how will the commission know what it looked like prior?

Cory, the contractor stated that the garage should be called a back lean-to based on the structure.

C. Frieh stated that when the applicant comes back to rebuild the structure, please provide pictures showing what the structure looked like before demolition as well as future design plans.

Chairman Marlow stated that the garage or porch doesn't need to be rebuilt to how it was before, it just needs to be consistent with the mandate of the code which City Hall can assist in identifying those portions in the code which would speak to design.

Cory, the contractor, wanted to confirm that in addition to the IRC building code, the city of Wallace has additional codes that must be met as well.

Chairman Marlow confirmed and stated the W.C.C. is on the city website.

Chairman Marlow stated to the commission that she didn't think the foundation repair was in the scope of what they could approve for a C of A, stating that it has to deal with structural and safety. In regards to the demolition, that is something that should be discussed and approved by the commission.

Discussion was held on retroactive approval as well as if it was stated correctly on the application.

Public Testimony Closed:

Commission Comments:

S. Murphy motioned, seconded by C. Frieh to approve the reconstruction and repair of the foundation wall at 321 Pine Street.

ROLL CALL:

Commissioner Murphy	Voted	Yes
Commissioner Frieh	Voted	Yes
Chairman Marlow	Voted	Yes

Motion to approve carried by a 3 to 0 vote.

Public Testimony Open:

Chairman Marlow addressed those present in the room and asked if there were any additional comments for either application as she forgot to call for public comment prior.

Cindy Lien asked if the first application is referring to a fence that has already been built on the property.

S. Murphy stated she is unaware and does not know based on the lack of information on the application.

Chairman Marlow asked if there are any other comments pertaining to application #2.

Cindy Lien said the application is "great".

Public Testimony Closed:

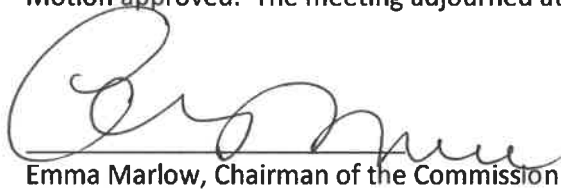
Public Hearing Closed

ADMINISTRATIVE/BUSINESS: (Action Item)

None

There being no further business to come before the Commission, C. Frieh motioned, seconded by S. Murphy to adjourn.

Motion approved. The meeting adjourned at 6:21 p.m.



Emma Marlow, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk