

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
Wallace City Hall-Council Chambers
June 7, 2023**

COMMISSIONERS PRESENT:

Emma Stayduhar, Chairman
Courtney Frieh
Dave Kuns
Scott Lewis

STAFF MEMBERS PRESENT:

Britney Jacobs, City Attorney
Keith Teeters, Building Official

COMMISSIONERS ABSENT:

Sarah Murphy, Vice Chairman

CALL TO ORDER:

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

FLAG SALUTE:

APPROVAL OF MINUTES:

Motion by C. Frieh, seconded by S. Lewis to approve the May 3, 2023 minutes of the Regular Meeting Wallace Planning and Zoning Historic Preservation Commission as written. Motion approved.

STAFF COMMENTS:

Keith Teeters, City of Wallace Building Official, addressed the commissioners and those present and wanted to discuss ways to improve the partnership and communication with himself and the city to ensure buildings that have improvements are being done to the building code standards. Briefly spoke about projects that would require a permit and how going forward, the P&Z packets would be emailed to him as well as the fire chief to help determine if a building permit would be required if approved.

COMMISSION COMMENTS:

Chairman Stayduhar addressed the commission and those present and stated that she attended the May city council meeting and that they have approved the COA fee schedule which will be in effect as soon as everything is finalized.

Also, Stayduhar stated that to help with public awareness about Historic Preservation and to improve compliance, a revision of the FAQ trifold will be updated and sent out in the sewer quarterly billing statements.

Stayduhar briefly discussed her meeting with the mayor, city staff, and attorneys regarding improving the working relationship with the building official Keith Teeters.

Stayduhar informed the commission about events that transpired on June 3, 2023, regarding the installation of an unapproved sign at 515 Bank Street by Mr. Ryder Gauteraux and the current status of that incident, and the history of the application.

Chairman Stayduhar discussed meeting Tanner Marshall, the contractor for 525 Cedar Street, about the stucco/plaster falling off the building while repairing work on the upper deck.

PUBLIC HEARING:

- 1. Applicant:** Ryder Gauteraux
Location: 515 Bank Street
Request: Certificate of Appropriateness – Removal and replacement of the existing Gauteraux and Co. sign with a new sign

Ryder Gauteraux provided the following comments.

- Requesting a certificate of appropriateness for the already installed 1920's neon-looking sign "Country Girl Clay" located at 515 Bank Street.
- Removed Gauteraux and Co. sign.

Mr. Gauteraux concluded his presentation.

Commission Comments:

D. Kuns asked Mr. Gauteraux to confirm that he put the sign up without approval.

Mr. Gauteraux stated that he did and the new sign is slightly smaller and is closer to the building and he used the same hardware. Mr. Gauteraux also stated that he got a call from Mr. Teeters, the building official, asking about the installation.

Chairman Stayduhar stated that Mr. Teeters emailed her and the city about his discussion and that when she spoke to Mr. Gauteraux on June 3, 2023, he needed the sign installed for the opening of the business that Monday.

Chairman Stayduhar then asked Mr. Gauteraux if the business had been opened yet.

He stated it was not open yet.

D. Kuns asked if the commission can even vote on approval of the sign pending a citation for the violation.

Chairman Stayduhar stated that the commission is here to discuss the look of the sign. The events that took place on June 3, 2023, are for the appropriate authorities to deal with.

C. Frieh stated she is unsure about making a decision tonight if it will affect the prosecution of the pending violation.

Britney Jacobs, city attorney, addressed the commission and stated that Emma is correct in what she said and this application is isolated in how it conforms from the W.C.C. and there is no restriction on whether or not there is a previous alleged violation and it should not affect your decision on whether or not this sign can be approved. As far as potential violations, the violation happens on the day it occurs. If the alleged violation took place prior, and the sign gets approved now, that doesn't negate that there are violations on the prior date. So, the allegations of criminal conduct or violations of a city code are separate from the decision tonight. There is nothing in the code that keeps the commission from making a decision for this application today that would affect anything regarding those complaints.

C. Frieh stated she was concerned that from a policy standpoint, it doesn't seem like a good idea to approve anything that has a pending violation, especially considering that the applicant told the commission at the last meeting that he was going to break the law and he followed through with it and stated she feels as though we are rewarding bad behavior if we vote to approve his sign.

Ryder Gauteraux stated he believes that there are some personal issues regarding this and not to bring it into the vote and that a special meeting was asked for and was available for three weeks last month, but the meeting was not able to happen.

Dave Kuns stated he takes offense to Mr. Gauteraux stating that this is personal, he doesn't even know the applicant, and that his issue with this application is that he doesn't like things being done totally outside of the scope of what the commission is set up to keep from occurring and he cannot vote yes for something because it was done with the foreknowledge that the applicant was going to do what he wanted regardless of the commission's approval.

D. Kuns stated that the commission is here once a month on time and it's not the commission's fault that the applicant was not on time at the last meeting.

Britney Jacobs, city attorney, stated again that these issues are separated and the penalty section of the W.C.C. is what dictates the issues the commission has from a couple of days ago. The standards and procedures dictate the decision tonight, so on the back end of this, the penalties will be dealt with through the sheriff's department and our office when we review a request for charges. For approving or disapproving a certificate of appropriateness, it needs to be done to the standards in the code and the penalties will be dealt with under a separate code.

Mr. Gauteraux again address the commission and asked that the commission not go down some personal "rabbit hole" and approve the sign.

C. Frieh stated it wasn't personal, and that if anyone else did this, the commission would have the same issue.

Chairman Stayduhar stated that she was going to put a stop to the comments and asked for a motion.

Public Testimony Open:

No public comments were received

Commission Comments:

Public Testimony Closed:

S. Lewis motioned, seconded by C. Frieh to grant a certificate of appropriateness to Ryder Gauteraux, for the installation of an exterior sign located at 515 Bank Street.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	No
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 3 to 1 vote.

2. Applicant: Molly McGee
Location: 524 High Street

Request: Certificate of Appropriateness - Construction of 3' retaining wall northwest and northeast corners of back/side house, installation of 8'15' resin storage shed

Commission Comments:

The applicant was not present to speak about the application. Chairman Stayduhar entertained a motion to table the application by the commission and stated that if the applicant was available before the close of the public hearing, they would hear the application.

Public Testimony Open:

No public comments were received

Commission Comments:

Public Testimony Closed:

C. Friehe motioned, seconded by S. Lewis to table the application.

ROLL CALL:

Commissioner Friehe	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

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- 3. Applicant: Emma Stayduhar**
Location: 143 King Street
Request: Certificate of Appropriateness - Construction of enclosed 12'x15' porch located at the back of house

Chairman Stayduhar recused herself from the commission panel to present her application and appointed S. Lewis as the vice-chair in Sarah Murphy's absence to conduct the meeting.

Emma Stayduhar gave the following comments.

- Requesting a certificate of appropriateness for the construction of a 12'x15' covered porch
- Will be placed at the back of her property on the far side of the creek across the bridge
- Will be free-standing and not attached to any building/house
- Will consist of a metal slanted roof at approximately 25°, horizontal siding up four feet from the ground to keep snow out of the structure during winter, no windows
- Will be visible from the backyard and from the neighbors

- Will not require a building permit because it is less than 200 sq ft²

Emma Stayduhar concluded her presentation.

Commission Comments:

C. Frieh asked if it was going to look like an enclosed porch, standing alone.
 E. Stayduhar stated it does stand alone and won't be connected to anything and will be an estimated five feet from the property lines based on existing fence lines from the neighbors in the back of the property. Also, talked to the neighbors about the installation of the structure and they were ok with it.
 C. Frieh asked if it's basically going to be a box with four feet of horizontal siding screened in or open air.
 E. Stayduhar stated it will be screened.
 C. Frieh confirmed it would be a lean-to with a slanted roof.
 E. Stayduhar stated it would be slanted with 60" height at the back and 128" height in the front with a standard rectangular framed roof. The ground is somewhat irregular so the plan is to build a slightly elevated deck floor. Basically, a covered deck.
 C. Frieh asked if she was going to paint the project the same color as the house.
 E. Stayduhar stated she was going to paint it hunter green so that it's not very innocuous and blends in with the forested area, also the metal roof and the little bit of siding will be hunter green as well. Will choose the color from the preapproved color chart.
 C. Frieh stated that there a quite a few little structures at the back of properties up King Street, not out of the ordinary.

Public Comments:

Keith Teeters, Building Official, asked if the walkway over Placer Creek behind the house as indicated in the images provided was completed.
 Emma Stayduhar stated that the walkway was completed.
 Mr. Teeters then stated that he would need to come by and do the final inspection to sign off on the building permit.

Commission Comments:

Public Testimony Closed:

C. Frieh motioned, seconded by D. Kuns to grant a certificate of appropriateness to Emma Stayduhar located at 143 King Street for the construction of an enclosed porch according to her application at the back of the property.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

- 4. Applicant: Matt Clair**
Location: 525 Cedar Street
Request: Certificate of Appropriateness - Removal of loose stucco over brick

Chairman Stayduhar stated that she has had communication with Tanner Marshall who was aware of the work that needed to be done and also asked for advice on how to deal with the issue and what was the protocol moving forward. Chairman Stayduhar stated she recommended the owner come in and apply, but because of the safety concerns, the owner could proceed in remedying the safety violation.

Matt Clair gave the following comments.

- Requesting a certificate of appropriateness at the request of Chairman Stayduhar and city hall for the removal of the stucco that is crumbling and falling off over the brick.
- Stated that the decking is finally getting done on the upper deck
- In preparation for the flashing, large sections/sheets of stucco started flaking off onto himself and to the ground below
- Decided to remove the stucco prior to installation of the decking for safety
- Disclosed that he had communication with Dick Caron and Tanner Marshall concerning the proper procedure for the removal

Mr. Clair concluded his presentation.

Commission Comments:

C. Friehe stated she saw the stucco peeling away on the sides of the building also and asked if that was something that will be addressed.

Mr. Clair stated that he was unsure and that the removal of the stucco in the front revealed that it damaged the brick underneath. Stated that he felt that the brick integrity was still there.

Mr. Clair stated the next step is awaiting funding for continuation with the repair of the mortar of the brick. Will come before the commission before that work begins.

Public Testimony Open:

Dick Caron spoke and stated that Matt spoke with him. Mr. Caron pointed out to Matt that on the south-facing front, the stucco was sprayed on thick without any kind of backing. Other buildings in town have stucco that has a backing and that backing has prevented deterioration of the brick.

Unfortunately, 525 Cedar does have significant damage to the brick. Also discussed were the large chunks that were falling and for safety, the stucco should be removed. Stated that where he and Matt removed the stucco, the brick underneath did not get damaged. Hopes that he has a plan in place to make the damaged brick look better.

Addressing Dick Caron, Chairman Stayduhar stated she had a conversation with Commissioner Sarah Murphy pertaining to the building and the brick and asked for confirmation on if the stucco had been sprayed on to help stabilize the brick.

Dick Caron stated that the stucco was sprayed in 1946 on the building and a couple of houses as well and if the brick was lousy, then all of the brick was lousy. The west-facing side of the building is where the small portion of stucco was removed from himself and the owner. The east-facing and the back of the building have sand added to the stucco, which a couple of houses have as well. Speculating bricks

were baked locally, most likely in Silverton, which had a brick manufacturer there and if it was done correctly, there would be natural glaze on the surface, like glass, which protects the brick and believes the front of the building at 525 Cedar did not have that on it.

Commission Comments:

S. Lewis asked what is the intent of the owner to remove the stucco. Is it to replace it, or to expose the brick?

Matt Clair stated he is unsure yet what to do, but needs to secure funding first before proceeding with anything further.

Dave Kuns asked what is to be accomplished by approving this as a result of it being a safety issue. Chairman Stayduhar stated that what initiated the application, was his workers were up on the 2nd-floor balcony doing already approved work and when they started to install flashing on that deck, the stucco began falling off onto them and below. Because it was an unstable situation, Chairman Stayduhar asked them to continue to remove the stucco based on the W.C.C., to prevent further stucco from falling and possibly injuring someone. Also, to fill out an application to inform the commission and public of what the situation is.

C. Frieh stated that city hall was contacted and informed and the protocol was followed and thanked the applicant for following procedure.

Public Testimony Closed:

C. Frieh motioned, seconded by S. Lewis to grant a certificate of appropriateness to Matt Clair, owner of 525 Cedar Street for the removal of the stucco from the building for safety purposes.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

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- 5. Applicant: Big Bird LLC**
Location: 307 Elm Street
Request: Certificate of Appropriateness - Demolition of structure/house

Fritz Weidenhoff gave the following comments.

- When we purchased the house, it was very run down, and initially intended to restore or salvage most of what was left.
- Received a letter from the city of Wallace's attorney stating that the house was in violation of a couple of city codes.

- Determined that it cannot be salvageable, and over time, theft occurred and people have taken just about everything that could be taken from the house.
- The plan is to demo the house, save what can be saved, then rebuild with a similar style.
- Asking for a certificate of appropriateness for demolition for safety, removing the nuisance and bringing it into compliance.

Mr. Weidenhoff concluded his presentation.

Commission Comments:

Public Testimony Open:

Kathy Zanetti asked where exactly 307 Elm Street is located on the south hillside.

Mr. Weidenhoff stated it's between High Bank and Elm, right by the stairs of Third and Elm Street.

Dick Caron, stated he comes from BlackCloud, and that the place is a real disaster, but a great buildable lot.

Commission Comments:

Emma stated Keith, the building inspector, will need to be contacted for issuing a demolition permit.

C. Frieh stated that demolition in the city of Wallace is typically very controversial, but in this instance, she doesn't think it can be salvaged after looking at it and thinks it is a public nuisance and safety hazard as well as receiving a letter from the city stating such. W.C.C. 12.5.44 for the record and justification for the demolition, stated that it is a hazard, not salvageable, received a letter from the city, hazardous conditions do exist, and the structure is beyond repair.

Public Testimony Closed:

S. Lewis motioned, seconded by C. Frieh to grant a certificate of appropriateness for demolition at 307 Elm Street.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

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- 6. Applicant: Rick Peterson**
Location: 282 Nine Mile Rd
Request: Site Disturbance - Removal of old concrete slab, utility digging, and footing/stem wall digging in preparation for duplex construction in an R2 Zone.

Rick Peterson gave the following comments.

- Requesting a site disturbance permit for the purpose of preparing the site for the construction of a duplex on the property which includes digging for utilities and removing remaining slabs and footings

Commission Comments:

C. Frieh asked if 282 Nine Mile is within city limits.

Chairman Stayduhar stated that he is within the city limits, but not within the Historic District.

Chairman confirmed that this is just for preparing the site and not for construction. Also, stated that this is a site disturbance permit application, not a certificate of appropriateness application. Stated that the applicant will have to communicate with Keith, the building inspector, and all other agencies for the appropriate permits.

Public Testimony Open:

Keith Teeters wanted to clarify Chairman Stayduhar’s comments by stating that building permits will be filled out at city hall and the clerks will notify him.

Kathy Zanetti asked where exactly he was located.

Chairman Stayduhar directed the clerk to bring up the site map on the screen for her to view and proceeded to point out exactly where the property is located.

Dick Caron asked if Rick Peterson has anyone who lives next to him.

Commission Comments:

C. Frieh stated when she drove by the lot, it looked flat, and wondered if a site disturbance application was even needed.

Rick Peterson stated that there is a couple of remaining pieces of footing and concrete that needs to be removed.

Public Testimony Closed:

C. Frieh motioned, seconded by D. Kuns to grant a site disturbance permit located at 282 Nine Mile Rd. for the removal of a concrete slab, digging for utilities, and digging for a stem wall.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Molly McGee

Location: 524 High Street
Request: Certificate of Appropriateness - Construction of 3' retaining wall northwest and northeast corners of back/side house, installation of 8'15' resin storage shed

Chairman Stayduhar indicated that Molly McGee, owner of 524 High Street has arrived and is present to discuss her application and will entertain a motion to un-table the application.

C. Frieh motioned, seconded by S. Lewis to un-table 524 High Street certificate of appropriateness application and allow the applicant to present her proposal.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

Molly McGee gave the following comments.

- Requesting a certificate of appropriateness for the installation of a temporary fence to keep their dogs within the property due to having new neighbors.
- Expecting a child soon, would also like to have a fence for the child.
- Is also requesting the placement of an 8'x15' shed that was gifted to them
- Would need to add soil, and support/retaining wall to set the shed on the corner property
- At some point in the future, build a wood fence in place of the temporary fence

Ms. McGee concluded her presentation

Commission Comments:

C. Frieh wanted clarification from Chairman Stayduhar that retaining walls under four feet do not need to be engineered.

Chairman Stayduhar stated that was her understanding.

C. Frieh asked where the retaining wall was going to be on the lot.

Ms. McGee stated it was going to be on the northwest corner of the lot and stated it would match the retaining blocks that are on the bottom of the street.

Chairman Stayduhar suggested to the commissioners that the application should be separated into two sections in that they would decide on the shed and the retaining wall and fence together separately. All were in agreement.

Chairman Stayduhar stated she is concerned about the look of the shed in that it has vertical siding and asked if the applicant was set on that design.

Ms. McGee stated the shed was gifted to her.

Stayduhar commented that the shed would not be visible from the street.

Ms. McGee stated it would be on the corner of the property, but completely surrounded by trees.

C. Frieh confirmed it was prefabricated.

Ms. McGee stated yes.

D. Kuns was concerned about setting a precedent by approving these design standards and what that means for future applications.

Chairman Stayduhar stated that there are a number of sheds in town with vertical siding and the commission hasn't really finalized what the design standard should be. Stated that what is available is typically vertical siding.

S. Lewis stated it has to do with shipping and shear strength as to why the shed mostly comes with vertical siding.

Public Testimony Open:

Dick Caron spoke and stated that sheds are sheds and agrees with the commission. Stated that the easiest way to make a shed not look like a shed is to go with horizontal siding and has even done it with cedar shingles, which makes it look better. Stated the code has standards, but as long as the shed is not visible and then it's fine.

Commission Comments:

Public Testimony Closed:

C. Frieh motioned, seconded by Lewis to approve the installation of the resin shed located at 524 High Street.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	No
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 3 to 1 vote.

Chairman Stayduhar stated we would now consider the certificate of appropriateness application for the fence and the retaining wall located at 524 High Street.

Commission Comments:

Stayduhar stated that we have established that the code allows for a retaining wall four feet and lower to be done without engineering or a site disturbance permit. With regards to the fencing, the cattle fencing has been used elsewhere, and it's not a preapproved item.

Ms. McGee confirmed the fencing material is black metal with 4"x4" squares with T-posts tying it in.

S. Lewis asked if the fence is permanent or temporary.

Ms. McGee stated it was temporary.

Chairman Stayduhar asked for confirmation on the front entrance of the house on the aerial view provided with the application.

Stayduhar discussed that historically, the commission is typically stricter with the fence materials if it is in the front yard vs. a back yard.

Ms. McGee stated she has a tiered yard in the front and the rest of her yard is hidden behind trees.

C. Frieh confirmed that the fence would be constructed with just the metal fence and metal post. Ms. McGee stated yes, it's post-metal.
C. Frieh stated that there is nothing in the code that prohibits this type of fence.
D. Kuns confirmed, there is nothing in the code that says you can't have this type of fence.
S. Lewis agreed, and it wouldn't be that visible from the road, but he likes to see things level, straight, and plumb, not just put up with the slope of the ground.
Ms. McGee stated her lot is flat where the fence would be.

Public Testimony Open:

Commission Comments:

Public Testimony Closed:

C. Frieh motioned, seconded by D. Kuns to grant a certificate of appropriateness for the cattle fence with the retaining wall for Molly McGee at 524 High Street.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Kuns	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

Dick Caron stated he would like to ask a question to the attorney before the close of the public hearing. Chairman Stayduhar allowed the question.

Dick Caron stated that for most of the people that apply for these applications, the commission approves them, and a very small percentage of the people who come here don't follow the rules at all. Ryder Gauteraux is one of those people. Stated his sign looks fine, unfortunately, after commenting at the last meeting that he was going to put it up anyway, and the attorney stated prior that the commission doesn't have anything to do with that, the other stuff will come later. Wanted to know how much later and what was going to happen in terms of his violating the rules as usual.

Britney Jacobs, city attorney, stated that there has been a request for charges that is being drafted by the assigned deputy who was at the location when the sign was being put up and it is her understanding that he will be working on that document on his next shift.

Dick Caron asked if there will be any kind of fine or anything for the days preceding this meeting.

Britney stated that the penalty provision in the W.C.C. states it as a misdemeanor every day that the violation exists.

Dick Caron asked who puts a fine on the violation.

Britney stated that the fine itself is found within the code, and if it's not specified, a standard misdemeanor charge is 180 days in jail and/or a \$300.00 fine.

Chairman Stayduhar confirmed that it is in the "violations" of the code and went on to state the code. Stayduhar also stated that she has been in communication with the deputy and has sent him the code and the sections that pertain to the incident.

Dick Caron again stated that the sign looks fine, but that when someone comes to a meeting and states that he is going to put it up prior to commission approval, something needs to be done, and will be watching to see what goes on.

Cindy Lien stated she is in agreement with Dick Caron.

CLOSE OF PUBLIC HEARING at 7:15 pm

ADMINISTRATIVE:

1. Workshop to consider, discuss, and plan suggestions for the informational trifold FAQ handout.

S. Murphy has asked that a PDF copy of the trifold be made available when completed.

C. Frieh made the suggestion to change the wording to Fee Schedule page 5.

Britney Jacobs, city attorney noticed the certificate had been misspelled.

C. Frieh stated on page 4, to move the first sentence after the heading Certificate of Appropriateness to the beginning of the last paragraph of that page.

Britney Jacobs asked that on page 6, space out the paragraphs to make it look more even.

D. Kuns asked to capitalize require or make it bold and italicized to emphasize it.

All were in agreement with the suggested changes.

2. Workshop to consider, discuss and plan suggestions in the Historic Preservation Plan 3.3.1 to update the Comprehensive Plan.

Chairman Stayduhar wanted to state to the rest of the commission that she received an email from Commissioner C. Frieh pertaining to prior suggestions removing recent amended changes to the Comp Plan and that those amendments should remain.

C. Frieh expounded further and stated that in the draft document, on page 7, second paragraph, the italicized section deals with the viewshed protection language that was recently added, and as a city we do not want to remove that.

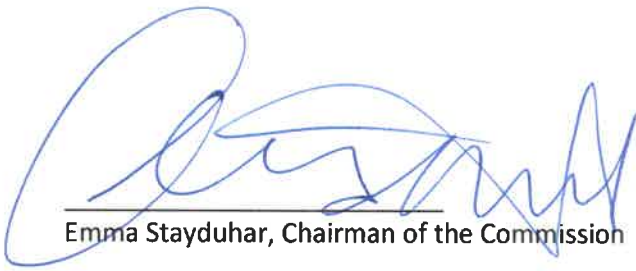
After much discussion, it was agreed upon to keep the prior amendment which is contained in the first two paragraphs of the draft with the removal of the last sentence of that second paragraph, remove the next paragraph after, which is in red, and keep the remaining language from 2.1 Development Periods page 12 from the HPP through to the end of page 24 as the final proposed amendment to the Comp Plan.

Chairman Stayduhar stated that we would try to hold a hearing in July for the Comp Plan changes.

Britney Jacobs, the city attorney has requested to add an executive session to the next meeting.

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

Motion approved. The meeting adjourned at 7:34 pm.



Emma Stayduhar, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk