

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
Wallace City Hall-Council Chambers  
August 2, 2023**

**COMMISSIONERS PRESENT:**

Emma Stayduhar, Chairman  
Sarah Murphy, Vice Chairman (Present at 6:15 pm)  
Courtney Frieh  
Scott Lewis

**STAFF MEMBERS PRESENT:**

Ben Allen, City Attorney

**COMMISSIONERS ABSENT:**

Dave Kuns

**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:**

Chairman Stayduhar gave a brief summary of the two special meetings held in July. C. Frieh asked if a motion could be made to approve the minutes by the Commissioners present who were not in attendance at those meetings. Ben Allen, Attorney for the City of Wallace stated that the commissioners can table the approval of the minutes until S. Murphy is back or table till the next meeting. Also, after a review of the audio recording by those absent commissioners, a motion to approve could be made if the draft of the minutes is reflected properly at the next meeting.

**Motion by C. Frieh, seconded by S. Lewis to table minutes of the Special Meeting dated 7.26.2023.  
Motion approved.**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**PUBLIC HEARING:**

Chairman Stayduhar stated to those present to please sign in if they wish to address any of the Public Hearing applications. Also, due to questions that Commissioner Murphy might have regarding items #1 and #2 on the agenda, the Commission would proceed with item #3 and wait for Commissioner Murphy to be in attendance to hear those other items. The applicant for #3 was not in attendance and the commission will proceed with the next item.

- 5. Applicant: Chris Bischoff**  
**Location: 218 Cedar Street**  
**Request: Certificate of Appropriateness – Design change of carport demo and new garage addition construction**

Chris Bischoff provided the following comments.

- Previously approved by the commission for a garage re-build with a long sloping roof
- Builder was unable to be found for the work
- Revisiting a new design with slight modifications to make everything look more balanced
- Will be demolishing the existing carport

**Commission Comments:**

Chairman Stayduhar stated she has reviewed the application in its entirety and doesn't have any questions.

C. Frieh asked if the new garage construction will be painted the same color as the house.

Chris Bischoff stated eventually but is thinking of changing the color and will choose a color from the preapproved paint list at city hall.

C. Frieh confirmed it will be horizontal siding.

Chris Bischoff stated yes.

S. Lewis thought this was a better look aesthetically.

Chris Bischoff agreed and stated the whole weight of the carport is resting on an unreinforced 1"x6" plank support that is not going to hold up many more winters.

**Public Testimony Open:**

No public comments were received

**Public Testimony Closed:**

**Commission Comments:**

**S. Lewis motioned, seconded by C. Frieh to approve the application.**

ROLL CALL:

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

Motion to approve carried by a 3 to 0 vote.

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- 6. Applicant: Roman Catholic Diocese of Boise**  
**Location: 214 Pine Street**  
**Request: Certificate of Appropriateness – Construction of exterior porch roof**

Tom Kilbourne provided the following comments.

- Church complex is comprised of four buildings.
- Seeking to re-install a back porch covering over the sacristy back door to the church, but is unsure when it was removed.
- Provided photos to show that there was an existing covering and gave a brief history of the construction of each building on the property.
- Consulted with Idaho Heritage Trust pertaining to the replacement and maintaining the historic look and if approved, will construct the roof that will not extend past the steps in order to delay deterioration of the existing concrete steps.
- Photos provided show that the porch would basically be nonvisible from the road or sidewalk.

**Commission Comments:**

S. Lewis asked if there were any old photos documenting the prior porch.

Tom Kilbourne stated no, that they have not been able to find any photos. Stated that in one of the photos provided, there is an existing porch covering over the kitchen area which will look similar to what they are going to construct.

S. Lewis stated that it would be beneficial to consider extending the construction of the porch further than just to the end of the stairs.

T. Kilbourne stated that there isn't a lot of room back there and during the winter because of the accumulation of snow from both roofs piling up in that area, it wouldn't be practical to extend it much further.

C. Friehe thanked the applicant for the completeness of the application and that they consulted with a historical architect. Does not have any further questions and is inclined to motion to approve.

**Public Testimony Open:**

No public comments were received

**Public Testimony Closed:**

**Commission Comments:**

**C. Friehe motioned, seconded by S. Lewis to approve the overhead cover/porch roof for St. Alphonsus Catholic Church located at 214 Pine Street.**

ROLL CALL:

Commissioner Friehe	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

- 1. Applicant: Kori Crook**  
**Location: 119 Pine Street**  
**Request: Certificate of Appropriateness – Construction of 8’x12’ greenhouse in the backyard**

Chairman Stayduhar stated that this item was on the agenda for the July 11, 2023 Planning and Zoning Meeting and there was no representative to present the application, and the commission conditionally denied the application with the request to the applicant to agree to continuance or to table the application to provide further information at the next regular meeting. After communication with the owner of 119 Pine, they agreed to table and asked to be put on the agenda to be heard at this meeting.

Tanner Marshall provided the following comments.

- Provided a computerized drawing of the greenhouse.
- Windows are all wood framed and are reclaimed from Albi’s.
- Will have a 4/6 roof pitch.
- Door is a 5-panel with glass on top.

**Commission Comments:**

Chairman Stayduhar stated that this is an accessory building as defined by our W.C.C.  
S. Murphy thanked Tanner for providing the drawing and stated that the questions she had previously were answered after looking at the drawing.  
All the commissioners were in agreement.  
C. Frieh asked if the roof will be green.  
Tanner stated it would.  
C. Frieh asked what windows were from Albi’s.  
Tanner stated the single-hung windows that do not open.  
C. Frieh asked if the wood is going to be stained.  
Tanner stated it was going to be white.  
S. Murphy asked if there was going to be an arbor as stated in the prior submission of the application.  
Tanner stated he is not sure he is going to add that.

**Public Testimony Open:**

No public comments were received

**Public Testimony Closed:**

**Commission Comments:**

**S. Murphy motioned, seconded by C. Frieh to approve the greenhouse at 119 Pine Street.**

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes

Chairman Stayduhar                      Voted    Yes  
Commissioner Lewis                      Voted    Yes

Motion to approve carried by a 4 to 0 vote.

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- 2. Applicant:        Robert Delbridge**  
**Location:            97 Buena Vista Heights**  
**Request:             Certificate of Appropriateness – Installation of a 12’x30’ structure/dwelling**

Robert Delbridge provided the following comments.

- Purpose of the structure is to live in it during the summer.
- Want to use it as a “tiny home”.
- It will be 12’x30’ in size.
- If approved, plans of the building will be submitted by the manufacturer to the city.
- Plan is to have the cement poured in the next month for the foundation.
- Will be able to do all of this in October if approved.

**Commission Comments:**

Chairman Stayduhar asked Mr. Delbridge if he was familiar with what W.C.C. stated regarding siding and windows.

Bob indicated he was familiar with what he was told at city hall.

Chairman Stayduhar stated that one of the things the commission tries to maintain is horizontal siding and vertically hung windows, so those two key aspects are not present in the design of this structure. There have been approvals for some ready-made sheds that are much smaller, and the commission recognizes that is somewhat unreasonable to have applicants change those designs because of how small they are and the ease of shipping, but because this shed is custom-made and much larger, that there is some liberty in the design of this and it would not be unreasonable to ask that you follow the code on this building.

S. Lewis asked Bob Delbridge at what status or juncture is the building of the shed.

Bob stated that it was in the planning stages right now and drawing up the plans and confirmed with the commission that W.C.C. states horizontal siding and vertical sliding windows.

All were in agreement.

Bob asked the commission if it were possible to have horizontal siding installed by himself over the other siding.

Chairman Stayduhar stated that it would be permissible, but probably not economical.

S. Lewis thought it would be a lot more expensive to ask for a change order on siding and windows and probably would be less expensive for the owner to install it himself.

Discussion was held with regard to options for windows and the forested viewshed at Buena Vista.

C. Friehe wanted confirmation from Bob that the builder would be pulling the permits for the construction as well as any other sign-offs that may need to be addressed by the fire chief or other officials because the shed will be a residential home.

Bob stated that they will be submitting the plans to city hall.

S. Murphy confirmed that there will be water, power, and sewer.

Bob confirmed there will.

**Public Testimony Open:**

No public comments were received

**Public Testimony Closed:**

**Commission Comments:**

**C. Frieh motioned, seconded by S. Lewis to conditionally approve the installation of the tiny home with the condition that the owner will install horizontal siding himself after delivery or build of the tiny home located at 97 Buena Vista Heights as well as conditionally on the windows either being vertical or trimmed in a fashion that they appear vertical.**

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	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: Rodney Ishihara**  
**Location: 317 Elm Street**  
**Request: Certificate of Appropriateness – Installation of 36’x36” stepping stones in front of house**

Chairman Stayduhar asked the commissioners if they have had a chance to review the application for the stepping stones because she doesn’t believe a hearing is required for it. All the commissioners were in agreement, an application for site disturbance or certificate of appropriateness is not required.

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- 4. Applicant: Rodney Ishihara**  
**Location: 317 Elm Street**  
**Request: Certificate of Appropriateness – construction of stairs on the south end of the property**

Rodney Ishihara provided the following comments.

- Wants to construct steps up the south side of the property up to the city street
- 60 steps in total
- Will look similar to the City’s steps

**Commission Comments:**

C. Frieh asked if the stairs coming up to the city street will be on city property.

Rodney stated that the stairs will be only on his property.  
C. Frieh asked if he will be parking up on the street behind the property.  
Rodney stated no, there isn't enough room.  
S. Lewis asked who is building the stairs.  
Rodney stated that he is.

**Public Testimony Open:**

No public comments were received

**Public Testimony Closed:**

**Commission Comments:**

**C. Frieh motioned seconded by S. Murphy to approve the certificate of appropriateness at 317 Elm Street for the construction of stairs that go up to High Street, south side of the house.**

**ROLL CALL:**

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Stayduhar	Voted	Yes
Commissioner Lewis	Voted	Yes

Motion to approve carried by a 4 to 0 vote.

Chairman Stayduhar stated that for the record she did not call for public comment after each application, but also for the record, everyone who signed in spoke as an applicant except for Chris Morlan who signed in but checked he would not like to speak.

Dennis O'Brien signed in.

Chairman Stayduhar asked if he had any public comments.

He stated he did not.


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

Motion approved. The meeting adjourned at 7:40 pm.



Emma Stayduhar, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk

