

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
Wallace City Hall-Council Chambers  
June 5, 2024**

**CALL TO ORDER:**

Chairman Marlow called the meeting to order at 6:01 p.m. at Wallace City Hall in the Council Chambers.

**COMMISSIONERS PRESENT:**

Emma Marlow, Chair  
Sarah Murphy, Vice Chair  
Courtney Friehe  
Heather Barnhart

**STAFF MEMBERS PRESENT:**

Ben Allen, Legal

**COMMISSIONERS ABSENT:**

Dave Kuns

**FLAG SALUTE:**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

Chairman Marlow said she met with Sprit Lake Historical Preservation Commissioner Patrick Quinn and discussed a variety of Historic Preservation issues and concerns he is dealing with.

Chairman Marlow stated she has also been in communication with Alison of JUB regarding Phase II itemization of the Comprehensive Plan update.

Chairman Marlow also stated her involvement with and affiliation as the Precinct Committeeperson for the Democratic Central Committee. Offered brief statement of upcoming events.

**APPROVAL OF MINUTES: (ACTION ITEM)**

**S. Murphy motioned, seconded by C. Friehe to approve the minutes of the May 1, 2024, P&Z Historic Preservation Regular meeting.**

**ROLL CALL:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Friehe   | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

**PUBLIC HEARING:**

1. Applicant: Barbara Strothers  
Location: 418 Sixth Street  
Request: Certificate of Appropriateness – Sign

Barbara Strothers made the following comments.

- Would like to put up a new sign for a new shop
- Plan is to have a sign built like a top hat, with the name being Haberdashery, as a nod to the site being a haberdashery for over 110 years, even though the establishment will not sell menswear
- The top hat will have chains hanging down with the name and type of goods sold below

**Commission Comments:**

Commissioner Frieh asked if it will be lighted.

B. Strothers stated might have spot lights toward it, but doesn't plan to be open in the evenings, so it's not necessary to have internal lighting.

S. Murphy asked about the description given on the application pertaining to 3D shaped.

B. Strothers stated it will be exactly like a top hat, but bigger.

S. Murphy asked how high off the ground would the sign hang.

B. Strothers stated it will be high enough to accommodate the hat, with chains and signs, but doesn't know the exact dimensions. Hoping to reuse existing holes in the brick for new signage.

H. Barnhart asked what type of material the sign will be made of.

B. Strothers stated light-weight metal.

Chairman Marlow commented about the image provided and confirmed it was a photoshopped image placed on the building.

B. Strothers stated her husband created the image and vision for the sign and doesn't know the full details.

**Public Testimony Open:**

None

**Public Testimony Closed:**

**Commission Comments:**

**C. Frieh motioned, seconded by S. Murphy to grant a Certificate of Appropriateness to Barbara Strothers located at 418 Sixth Street for the installation of a top hat sign.**

**Roll Call:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Frieh    | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

2. Applicant: Josh Mollman  
 Location: 210 Cedar Street  
 Request: Certificate of Appropriateness – Removal of Chimney

Josh Mollman made the following comments.

- Wants to remove the chimney and try to match siding on existing house

**Commission Comments:**

Chairman Marlow stated that she appreciated the applicant coming in and going through the process, but also thinks this chimney removal falls under the Wallace City Code regarding “duty to keep in good repair” and “public safety” and encouraged the Commission to move forward with the approval. All commissioners were in agreement.

C. Frieh ask J. Mollman if the stem wall was to be removed as well.

J. Mollman stated he was unsure if the stem wall was his, would consider it, but the chimney was his first priority.

C. Frieh stated she would abstain from voting because she owned the lot next door.

**Public Testimony Open:**

None

**Public Testimony Closed:**

**Commission Comments:**

**S. Murphy motioned, seconded by H. Barnhart to grant a certificate of Appropriateness to Josh Mollman located at 210 Cedar Street for the removal of existing chimney.**

**Roll Call:**

|                       |       |           |
|-----------------------|-------|-----------|
| Commissioner Frieh    | Voted | Abstained |
| Commissioner Murphy   | Voted | Yes       |
| Chairman Marlow       | Voted | Yes       |
| Commissioner Barnhart | Voted | Yes       |

Motion to approve carried.

- 
3. Applicant: Wallace Brewing  
Location: 610 Bank Street  
Request: Certificate of Appropriateness – Exhaust Fan Upper Transom Window

Jack Johnson made the following comments.

- Stated that he proposed to put an exhaust fan on upper transom window, left side of the building.
- Will not protrude outside the window frame
- The actual fan is inside the building to help exhaust condensation build-up
- Stated the build-up of condensation is destroying the inside of the building and needs to be addressed

**Commission Comments:**

C. Frieh disclosed that she had a conversation with Jack about the proposed exhaust fan and instructed him where in the Wallace City Code the design standards could be found.

**Public Testimony Open:**

Dave DeRoos asked if the exhaust fan would be loud.

Jack Johnson stated no. It will not be any louder than a window fan and reiterated that the fan and motor itself is in the building.

Dave DeRoos confirmed that the fan will be turned on at night.

Jack Johnson stated yes.

**Public Testimony Closed:**

**Commission Comments:**

**CONFLICT OF INTEREST DECLARATION:**

S. Murphy stated that she rents from the owners of the same building as 610 Bank Street.

**C. Frieh motioned, seconded by H. Barnhart to grant a Certificate of Appropriateness to Jack Johnson at 610 Bank Street for the installation of a fan that is flush with the building that is going to replace half a window pane.**

**Roll Call:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Frieh    | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

**ADMINISTRATIVE/BUSINESS: (ACTION ITEM)**

- 1. Consider the supplemental contract detailing the Scope of Work from J-U-B for the Comprehensive Plan Update**

Chairman Marlow spoke regarding the communication with Alison from J-U-B about changes to Phase II of the Comprehensive Plan update.

Discussion was held.

**C. Frieh motioned, seconded by H. Barnhart to request that J-U-B remove no. 3 & 4 entirely of Phase II with the modification of 5, and substitute the one-page flyer with a short informative video detailing goals and objectives of the Comprehensive Plan Update to be made available on the City Website.**

**Roll Call:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Frieh    | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

Pat Anderson spoke to the Commission and asked to speak to them regarding a letter she wrote to them several months prior.

Chairman Marlow stated that the agenda had been finalized a week ago and that she could not entertain amendment to the agenda the night of the meeting to accommodate her request.

Ben Allen, Legal Counsel, offered a brief explanation of the Open Meeting Law requirements and how to be heard at the next regularly scheduled P&Z meeting.

2. **Executive Session Per Idaho code § 74-206(1)(f): to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

**S. Murphy motioned, seconded by C. Frieh at 6:32 pm to exit the regular meeting and enter into Executive Session Per Idaho code § 74-206(1)(f): to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

**Roll Call:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Frieh    | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

**C. Frieh motioned, seconded by S. Murphy at 7:08 pm to exit executive session and re-enter the Planning and Zoning Historic Preservation Regular Meeting.**

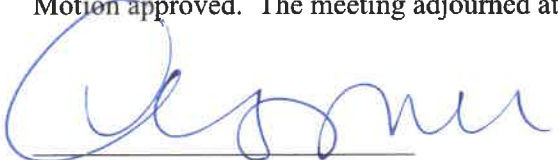
**Roll Call:**

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Frieh    | Voted | Yes |
| Commissioner Murphy   | Voted | Yes |
| Chairman Marlow       | Voted | Yes |
| Commissioner Barnhart | Voted | Yes |

Motion to approve carried.

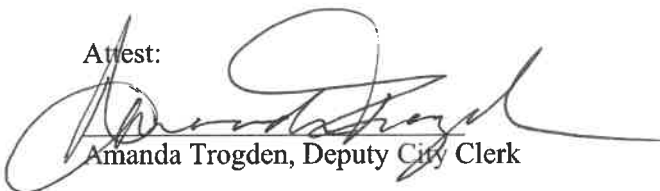
**There being no further business to come before the Commission, H. Barnhart motioned, seconded by S. Murphy to adjourn.**

Motion approved. The meeting adjourned at 7:09 p.m.



Emma Marlow, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk

