

CITY OF WALLACE  
PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION  
Regular Meeting  
City Hall Council Chambers  
703 Cedar Street, Wallace ID 83873  
May 7, 2025  
6:00 pm

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**6:00 P.M. CALL TO ORDER:**

**ROLL CALL:**

Chairman Emma Marlow, Vice-Chair Sarah Murphy, Adam Guthrie, Heather Barnhart, and Mike Lavigne

**PLEDGE:**

**MOTION TO AGEND:**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**APPROVAL OF MINUTES:** \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.  
February 5, 2025, Regular Meeting of the P&Z Historic Preservation Commission.

**PUBLIC HEARINGS:** \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Kelly & Tim Penberthy  
Location: 506 Bank Street  
Request: Certificate of Appropriateness – installation of exterior sign
2. Applicant: Joseph Creswell  
Location: 610 Cedar Street  
Request: Certificate of Appropriateness – installation of exterior sign

**ADMINISTRATIVE/BUSINESS:** \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

1. Workshop to consider options and give input of Historic District Design and Zoning Feasibility for Verizon Wireless Communications Facility (Maison)
2. J-U-B Comprehensive Plan Update
3. 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.

**INFORMATIONAL-PREAPPROVALS:**

**ADJOURNMENT:** \*\*\*ACTION ITEM

*All written public comments must be received no later than 24 hours before a scheduled hearing in order to allow sufficient time for City Staff to compile and prepare hearing packets. If public comment is desired on any matter with less than 24-hour notice, citizens may attend a hearing and provide oral public comment in person.*

*Request for the accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk five days before the meeting. (208) 752-1147*

CITY OF WALLACE  
PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION  
Regular Meeting  
City Hall Council Chambers  
703 Cedar Street, Wallace ID 83873  
April 2, 2025  
6:00 pm

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**CALL TO ORDER:**

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

**COMMISSIONERS PRESENT:**

Emma Marlow, Chair  
Sarah Murphy, Vice Chair  
Adam Guthrie  
Mike Lavigne  
Heather Barnhart

**STAFF MEMBERS PRESENT:**

Ben Allen, Legal

**COMMISSIONERS ABSENT:**

None

**FLAG SALUTE:**

**MOTION TO AMEND: (ACTION ITEM)**

**COMMISSIONER COMMENTS:**

Chairman Marlow stated that she and Deputy Clerk Trogden met with SHPO CLG Coordinator Alexis Matrone and Dan Everhart on February 12, 2025 at 5:30 pm at the City Limits Pub for an informal meet and greet. They were both very complimentary on Wallace P&Z efforts regarding Historic Preservation and did not have a town in Idaho to compare us to and were able to create a mock COA application for our use to hand out to the public as an example.

Ben Allen asked if SHPO has any credentials, awards, or accolades that recognize cities like Wallace that are a great example of Historic Preservation. Discussion was held regarding available grants and if the City of Wallace qualifies for any and if recognition would help facilitate qualifying for more funding in the future. Chairman Marlow gave a brief summary of the accomplishments of the P&Z Historic Preservation Commission and stated she will follow up with Alexis to see if any awards are available.

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

**Motion by S. Murphy, seconded by H. Barnhart to approve the February 5, 2025, Planning and Zoning Historic Preservation regular meeting minutes as written.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

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**PUBLIC HEARING: (ITEMS BELOW CONSIDERED TO BE ACTION ITEMS)**

1. Applicant: Amy Lynn  
Location: 404 River Street  
Request: Certificate of Appropriateness – construction of pickleball court to include installation of a chain link fence around the court

Amy Lynn, representing the Wallace School District made the following comments.

- Stated money has been secured through the Zanetti Foundation for pickleball and basketball courts on the Wallace School District vacant lots in Wallace.
- Stated the grassy area in front of the high school was the first ideal location, but the leadership of the School District was not willing to give that area up, so alternatively, the current vacant parking lots are to be considered.
- Pickleball court would be in the parking lot located in front of the Civic Auditorium with dimensions of 100'x50'.
- Stated it was requested to have a designated court for pickleball that does not need to be shared with the basketball court.
- Stated that although there is a house bordering the vacant lot, there is a minimum of 20' from the court lines that would not interfere with that house. Would not encroach on the sidewalks either.
- Requesting to install a 9 gauge 4' high chain-link fence around the court with one opening on the back and one locking gate to make it as least intrusive as possible.
- Will not have a permanent net. User's will have to bring their own equipment to play. Will paint the court a red.

**Commission Comments:**

Chairman Marlow asked how the pickleball net was set up as she was not familiar with the game.

Discussion was held on the look and layout of the portable net.

Chairman Marlow stated that this lot zones GC which allows for public use, so there are no concerns there. Chain fencing is generally frowned upon in the code, but in this case, it seems like the right choice so that the lot is not obscured by a solid fence, which is believed to be a reasonable exception.

M. Lavigne stated he is somewhat familiar with the game, but asked if the 4' fence is reasonable for play.

A. Lynn stated she believes it is and has experience with no fence around her court growing up.

**Public Testimony Open:**

Shauna Hillman stated it would be wonderful if the court had a permanent net.

Dick Caron asked about time of the day the game would be played and would lights be asked for in another COA in the future and has the neighbors been talked to regarding the addition of a pickleball court.

A. Lynn stated no lights, and that she has not personally talked to anyone in the neighborhood regarding the installation of a pickleball court, but was under the impression someone else from the School District was going to do that. Discussion was held.

Carson Parker stated he had the same concerns regarding sound radius understanding it is zoned GC, but the noise is going about 50% into the Residential Zone, and has had experience with other neighborhoods where the noise from the pickleball court was constant and would be interested in the time of use.

Amy Lynn stated that after much consideration, this lot was the best location and option for the court to be placed. Stated she doesn't anticipate the game being played late through the night, because there will be no lights installed, funding is limited.

Carson Parker stated he would be interested in seeing a study done regarding the noise and how it would impact the area.

M. Lavigne asked if the gate would be locked and people using the court for purposes other than pickleball. H. Barnhart was in agreement, would like to see some signage for times of use and rules for the court and brought up that the City does have a noise ordinance.

Ben Allen, Legal Counsel did speak to the Noise Ordinance for the City of Wallace and stated that the recently passed Noise Ordinance was met with strong opposition from the community that did not want any regulation regarding noise, so hearing someone who does want regulation is insightful, and for Mr. Parker to discuss with others in the neighborhood if regulation should be changed.

Dick Caron stated that the business people were the strongest opposed to the noise ordinance, not the residents.

Chairman Marlow stated that the Ordinance was passed and to remain in compliance, sound is measured by decibel. Believes you can download with an app on your phone. If you find that the noise is not in compliance, then you would have a claim for a complaint.

Chairman Marlow also stated that the surface paint should help quiet the sound as well.

Amy Lynn stated she is happy to create a sign for use and rules, but believes Wallace people need some fun things to do.

Chairman Marlow stated she is in agreement with Barnhart with signage and the noise ordinance could be cited on the sign for compliance.

Shauna Hillman stated that she could speak to pickleball. Stated that Mullan has two courts, one inside and one outside. Stated men and women are meeting to play all days of the week. Attempted to draw out a court under the freeway in Wallace. Have not had any problems, other than losing a ball into the river and stated Wallace does need a pickleball court and with no lights, play is only sun up to sun down. Also, the court faces north and south, which makes the natural light very nice for playing and stated laughter is generally the loudest that she has witnessed. Stated it is a good use of a really ugly lot. States that if you have adults using the court as much as she has seen the Elk's being used for pickleball, tends to keep busy children at bay.

**Public Testimony Closed:**

**Commission Comments:**

**Motion by M. Lavigne, seconded by H. Barnhart to pass the COA application to approve the pickleball court.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

- 2. Applicant: Amy Lynn
- Location: 101 River Street
- Request: Certificate of Appropriateness – construction of basketball court to include installation of a chain link fence around court

Amy Lynn representing the School District made the following comments.

- Stated she was adamant there was enough room for practicing 3-point shots and practice real basketball.
- Stated there was some opposition from the school board regarding this issue at first.
- Stated that she believes the citizens of Wallace, the adults and the kids all want a basketball court and she continually asked for one to be considered and approved.
- The agreed upon court would have a 10' fence around the court, but be able to push snow into the court during the winter with a 30' cantilevered gate. Received bids for the installation.
- The court will be in the parking lot area facing River Street and will extend south to the ally.
- The remaining parking lot will still be able to allow for adequate parking for the teachers.
- Stated that adjustable hoops were agreed upon and that nowhere in Wallace currently is an outdoor basketball court for the kids to play, and the one under the freeway is not playable as the concrete slopes. Wallace needs one and we owe it to our kids to give them one to play on.

**Commission Comments:**

Chairman Marlow confirmed that the money granted is only available once. Asked who is responsible for maintaining the courts.

Amy Lynn stated it will be the Wallace School District's responsibility.

Chairman Marlow asked what the standard size is for a basketball hoop and confirmed the proposed fence was to be 10' high.

Amy stated she believes that should be adequate for keeping the basketball within the fenced area and will have a walk-through gate at the end, but the long gate will be locked so kids cannot open it.

Chairman Marlow stated that this court is located in an R-O zone which also allows for public use in conditional uses and is consistent with what is allowed in the code.

Ben Allen, Legal Counsel, was granted a request by Chairman Marlow to ask the applicant regarding the aesthetics of the fencing if the School District would consider fencing that maintains the full proposed height in the area's that are needed, and to slopes down to a minimal height where it's not needed to increase the visibility in the surrounding area as well as the aesthetics of the fencing which might help with the cost with less materials needed.

Amy Lynn stated she would be willing.

Chairman Marlow spoke to the sound that the court might create when in use. Asked if it was asphalt.

Amy Lynn stated yes and it will not be lighted, but anticipates a lot of children congregating there as it is already known as the hang-out area.

H. Barnhart stated she would again ask for signage detailing use and rules citing WCC when applicable and stated that those who have spoken about the possibility of the court are very excited.

Chairman Marlow asked the Commission if they wanted Amy or someone from the school to come back to ask for approval pertaining to any signs they may put up.

M. Lavigne stated that since it has been brought up a couple times, maybe it might be a good idea to approve signs after we have details.

Amy Lynn stated she was ok with coming back.

Chairman Marlow stated that today we are potentially approving the court with the expectation that there will be signage and the expectation that the applicant will return with another application for the sign.

Ben Allen, legal counsel, provided an image of a court at Boise State to display on the screen detailing the sloped fence around the court.

Amy Lynn thanked Ben and stated she will discuss this with the fence contractor.

**Public Testimony Open:**

Shauna Hillman stated that the County has rules on the old tennis court at the Shoshone Park in Pinehurst for reference.

Parker Carson asked what the orientation of the court is.

Amy Lynn gave a verbal description.

**Public Testimony Closed:**

**Commission Comments:**

**S. Murphy motioned, seconded by M. Lavigne to approve basketball court to include installation of a chain-link fence at 101 River Street and that they will be back for signage.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

More discussion was held on a permanent net with poles vs. a portable pickleball net.

3. Applicant: ~~Julie George~~  
 Location: ~~10 River Street~~  
 Request: ~~Certificate of Appropriateness – mounting of exterior permanent lighting~~

4. Applicant: North Idaho Mt Brewery  
 Location: Parcel # RPB00000279400 on Nine Mile Creek Rd  
 Request: Certificate of Appropriateness – construction of pole building

Don Hoffman representing North Idaho Mt Brewery gave the following comments.

- Stated the proposed building site is just above the green gate where the land is flat to build and the property starts to narrow.
- Will set back from the road about 20’ and has to be 7 ½’ away from the sewer easement which is why it is up against the hillside.

**Commission Comments:**

Chairman Marlow stated that the application doesn’t give much in detail for the proposed pole building. Asked if Don could offer more information.

Don stated he proposes to build a 30’x36’ pole building.

Chairman Marlow asked about siding and windows.

Don stated no windows, metal roof, metal siding, two garage doors, one man door.

S. Murphy stated the area is zoned M-1 and it is not in the historic district.

Discussion was held on who oversees approval and what needs approving.

S. Murphy stated he meets WCC for M-1 requirements. Building does not fall within the Historic District.

Chairman Marlow stated permits will be required from the Building Official.

Don Hoffman stated that a retaining wall has to be put in first before any building. Will most likely need engineering for structural integrity and will be utilizing eco-block for materials.

Chairman Marlow reviewed WCC 154.08 (b, c, & d) pertaining to retaining walls and read into the record WCC expectation for excavation and construction.

**Public Testimony Open:**

**Public Testimony Closed:**

**Commission Comments:**

Don Hoffman asked if there are any requirements for color.

Chairman Marlow stated that because it falls outside the Historic District, it not required to follow the color code, but that in the code there are many color options.

**M. Lavigne motioned, seconded by A. Guthrie to approve the Certificate of Appropriateness.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

- 5. Applicant: Nick & Amber Nelson
- Location: 412 Cedar Street
- Request: Certificate of Appropriateness – installation of sign and replacement of window

No one was available to present, had previously stated they would not be able to attend.

**Commission Comments:**

Chairman Marlow stated although there is not a code stating the applicant must be in attendance, it is always recommended that someone be present in case one of the commissioners has a question. Also, if the application is denied, they have to wait a full year in order to re-apply.

Chairman Marlow gave a brief description of the COA application summary. Stated they are wanting approval for a sign in the place where an existing sign was, and also replacement of a window to a horizontal slider as per Fire Code for an emergency exit in the children’s sleeping room. Stated if the Commission had any questions, we could try and call the applicant.

S. Murphy stated the application and summary was well written and self-explanatory. Stated the proposed side would be placed where an existing sign was which is the front-west of the building and a window for Fire Code.

**Public Testimony Open:**

**Public Testimony Closed:**

**Commission Comments:**

**Adam Guthrie motioned, seconded by H. Barnhart to approve the sign and window.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes

Commissioner Barnhart Voted Yes  
Commissioner Guthrie Voted Yes

Motion carried.

6. Applicant: Dennis O'Brien  
Location: 413 Cedar Street  
Request: Certificate of Appropriateness – replacement/installation of front door

Chairman Marlow stated that an email had been sent to her by D. Clerk Trogden asking if this was a preapproval, but stated she didn't think it would be because the WCC doesn't specifically state doors are on the preapproval list and it would be consistent with precedent and the code for this COA to come before the commissioners for a hearing.

Dennis Obrien representing the owners at 413 Cedar Street made the following comments.

- Magnusons want to replace the existing wooden door and replace with the one like the image provided.
- Cannot find replacement that is made of wood. Shoshone Glass gave the current option to match as close as possible.
- Will be in a bronze color and have a 1/2" paneling for mail slot.
- The existing door will be saved and used elsewhere.

**Commission Comments:**

S. Murphy cited WCC 155.139 E: (2 & 3) that addresses doors and stated it is really the only place in the code that talks about this type of door/window replacement.  
Chairman Marlow confirmed that there are other bronze attributes about the building.  
D. Obrien stated there are with the brown tiles on the top of the building.

**Public Testimony Open:**

**Public Testimony Closed:**

**Commission Comments:**

**M. Lavigne motioned, seconded by S. Murphy to approve a COA the replacement of the door.**

**ROLL CALL:**

Commissioner Lavigne Voted Yes  
Commissioner Murphy Voted Yes  
Chairman Marlow Voted Yes  
Commissioner Barnhart Voted Yes  
Commissioner Guthrie Voted Yes

Motion carried.

**ADMINISTRATIVE/BUSINESS: \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**



1. Election of Chair and Vice Chair (1-year term)

Chairman Marlow stated that the Chair and Vice Chair positions are one-year terms. The election process is done by a motion and a second with the roll call.

**H. Barnhart motion, seconded by M. Lavigne for Emma Marlow to remain chair.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

**M. Lavigne motioned, seconded by H. Barnhart for S. Murphy to remain as Vice Chair.**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes
Commissioner Guthrie	Voted	Yes

Motion carried.

2. J-U-B Comprehensive Plan Update

Chairman Marlow stated that J-U-B has completed 5 to 6 stakeholder interviews with a few more interviews to complete. When the Comprehensive Plan is finalized, all comments and interviews will be included with a summary of comments as a collective of trends/thoughts in additions to all their names.

The process of selecting the Technical Advisory Group is happening. They have been reaching out to see if those people are interested and securing positions for that. Looking to have around eight individuals.

The website link for the Comp Plan is live and available on the City of Wallace’s website.

Also, J-U-B will be updating the logo for the City.

- 3. 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.

**Motion by M. Lavigne at 7:16 PM, second by S. Murphy to exit regular meeting and enter into Executive Session Per Idaho code § 74-206(1)(f).**

**ROLL CALL:**

Commissioner Lavigne	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes

Commissioner Barnhart Voted Yes  
Commissioner Guthrie Voted Yes

Motion carried.

**Motion by S. Murphy 8:03 PM, seconded by H. Barnhart to exit executive session and enter back into Planning Zoning Historic Preservation regular meeting.**

**ROLL CALL:**

Commissioner Lavigne Voted Yes  
Commissioner Murphy Voted Yes  
Chairman Marlow Voted Yes  
Commissioner Barnhart Voted Yes  
Commissioner Guthrie Voted Yes

Motion carried.

**There being no further business to come before the Commission, M. Lavigne motioned, seconded by A. Guthry to adjourn.**

**ROLL CALL:**

Commissioner Lavigne Voted Yes  
Commissioner Murphy Voted Yes  
Chairman Marlow Voted Yes  
Commissioner Barnhart Voted Yes  
Commissioner Guthrie Voted Yes

Motion carried.

The meeting adjourned at 8:04 pm.

\_\_\_\_\_  
Emma Marlow, Chairman of the Commission

Attest:

\_\_\_\_\_  
Amanda Trogden, Deputy City Clerk

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: KL Date: 3/28/25  
Hearing to be heard on: May 7th @ 6:00  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: \_\_\_\_\_ Site Address: 506 Bank St  
Owner Name: Kelly & Tim Penberthy Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
A designated person who will be at the meeting to present the proposal (if different than the owner):  
Name: \_\_\_\_\_ Cell # \_\_\_\_\_ mail Address \_\_\_\_\_

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair

Exterior Building Alteration or Sign(s)

Estimated start date: May 15, 2025 Estimated completion date: NA

Please attach a full description of the proposed project subject to this permit application. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 12-5-4(B):

1. A clear statement of the proposed work to include such things as colors, materials, landscaping, and signs.
2. Plans, elevations, and specifications in sufficient detail to accurately describe the size, height, and completed appearance of the proposed work. (Relevant, current, or historic photos are encouraged.)
3. A site plan showing all existing buildings and structures on the proposed site and proposed work as well as the Zoning District.
4. In cases where the application is for demolition, the need, justification, necessity for demolition, and the proposed plans for the site.

Does the project area fall within the boundaries of the Wallace Historic District?  yes  no  
Does the project include removal of trees? If yes, how many?  yes  no  
Are there any non-conforming use(s) on this parcel (past or current)?  yes  no  
Have there been any previous or existing code violations on this parcel?  yes  no  
Will the project involve disturbance within five feet of any property line?  yes  no  
Do you anticipate applying for any building permits if this application is approved?  yes  no

**CONDITIONS**

THIS APPLICATION IS NOT AUTHORIZATION FOR ANY WORK TO COMMENCE.

APPLICATION MUST BE COMPLETE PRIOR TO CONSIDERATION BY THE WALLACE PLANNING AND ZONING COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE SUBMITTED TO THE COMMISSION UNTIL ALL REQUESTED MATERIALS ARE PROVIDED BY THE APPLICANT.

ANY PERMIT WHICH MAY BE ISSUED AS A RESULT OF THIS APPLICATION SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN ONE YEAR FROM THE DATE OF ISSUANCE, OR IF THE AUTHORIZED WORK IS ABANDONED OR SUSPENDED FOR A PERIOD OF ONE YEAR.

IF AUTHORIZED BY A PERMIT, THE PROPOSED WORK MUST COMPLY WITH ALL ADOPTED CODES, ORDINANCES, STATUTES, AND POLICIES OF THE CITY OF WALLACE AND ANY OTHER AUTHORITY HAVING JURISDICTION.


INSPECTIONS MUST BE REQUESTED AND APPROVED PRIOR TO CONTINUING ANY SUBSEQUENT PHASE OF CONSTRUCTION.

ALL STRUCTURES OR MODIFICATIONS TO STRUCTURES THAT WILL BE OCCUPIED ARE REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY IN ADDITION TO ANY REQUIRED PERMIT(S).


**AUTHORIZATION AND SIGNATURE**

I HEREBY ACKNOWLEDGE THAT THIS APPLICATION AND ANY ATTACHED DOCUMENTS ARE TRUE AND ACCURATE REPRESENTATIONS OF THE SITE AND WORK TO BE DONE. I ATTEST THAT THE BUILDING PERIMETER AND PROPERTY LINES WILL BE CAREFULLY MARKED AT ALL TIMES. I ASSUME ALL RESPONSIBILITY FOR ANY INACCURACIES CONTAINED HEREIN.

I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE 12 AND TITLE 13.

  
\_\_\_\_\_  
OWNER OR AUTHORIZED AGENT SIGNATURE

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
PRINT NAME

The business location is 506 Bank St. I am seeking permission for the following for a gift shop I plan on opening sometime around the end of May:

Sign above windows that will be dibond material and approx.. 53"x 42". It will be contour cut so not a fixed shape. This is the design:



I would like to also do a hanging sign that will be rectangular and sized 24'x24', durawood material, same logo. There will be a metal bracket attached to building extending 36":



Lastly 6" vinyl lettering, same yellow color as in the logo, on front window that will say the following:

Perfect gifts for them...epic stuff for you!

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

CITY OF WALLACE  
703 Cedar Street  
Wallace, ID 83873  
(208) 752-1147

**AGENCY USE ONLY**

Received by: K.L. Date: 4/24/25  
Hearing to be heard on: 5/7/2025 @ 6pm  
Commission decision:  Approved  Denied  Tabled  Modified  
Permit #: \_\_\_\_\_ Issue Date: \_\_\_\_\_  
Notes: \_\_\_\_\_

**PARCEL OWNER AND INFORMATION**

Parcel #: RPB0050022008AA Site Address: \_\_\_\_\_  
Owner Name: Joseph Creswell Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

*A designated person who will be at the meeting to present the proposal (if different than the owner)*

Name: \_\_\_\_\_ Cell #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**PROJECT INFORMATION**

Project Type:  New Construction  Demolition  Reconstruction, Remodeling or Repair

Exterior Building Alteration or Sign(s)

Estimated start date: 5/12/2025 Estimated completion date: 6/30/2025

Please attach a full description of the proposed project subject to this permit application and indicate by checking each box below that you have completed/provided the information required. Project descriptions should include, but not be limited to, the following as defined in W.C.C. 155.078 (B):

- A clear statement of the proposed work to include such things as colors, materials, landscaping, and signs.
- Plans, elevations, and specifications in sufficient detail to accurately describe the size, height, and completed appearance of the proposed work. (Relevant, current, or historic photos are encouraged.)
- A site plan showing all existing buildings and structures on the proposed site and proposed work as well as the Zoning District.
- In cases where the application is for demolition, the need, justification, necessity for demolition, and the proposed plans for the site.

- Does the project area fall within the boundaries of the Wallace Historic District?  yes  no
- Does the project include removal of trees? If yes, how many?  yes  no
- Are there any non-conforming use(s) on this parcel (past or current)?  yes  no
- Have there been any previous or existing code violations on this parcel?  yes  no
- Will the project involve disturbance within five feet of any property line?  yes  no
- Do you anticipate applying for any building permits if this application is approved?  yes  no

**CONDITIONS**

**THIS APPLICATION IS NOT AUTHORIZATION FOR ANY WORK TO COMMENCE.**

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**INSPECTIONS MUST BE REQUESTED AND APPROVED PRIOR TO CONTINUING ANY SUBSEQUENT PHASE OF CONSTRUCTION.**

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**AUTHORIZATION AND SIGNATURE**

**I HEREBY ACKNOWLEDGE THAT THIS APPLICATION AND ANY ATTACHED DOCUMENTS ARE TRUE AND ACCURATE REPRESENTATIONS OF THE SITE AND WORK TO BE DONE. I ATTEST THAT THE BUILDING PERIMETER AND PROPERTY LINES WILL BE CAREFULLY MARKED AT ALL TIMES. I ASSUME ALL RESPONSIBILITY FOR ANY INACCURACIES CONTAINED HEREIN.**

**I ADDITIONALLY ACKNOWLEDGE THAT I HAVE OBTAINED A COPY OF AND FULLY REVIEWED WALLACE CITY CODE TITLE XV: LAND USAGE.**

  
**OWNER OR AUTHORIZED AGENT SIGNATURE**

4/24/25  
**DATE**

Joseph Creswell  
**PRINT NAME**

**From:** Joseph Creswell · [\[redacted\]](#)  
**Sent:** Thursday, April 24, 2025 7:51 PM  
**To:** [kristina.larson@wallace.id.gov](mailto:kristina.larson@wallace.id.gov)  
**Subject:** Re: City of Wallace Applications

Hi Kristina,

I am planning putting this logo on our exterior window of the business at 610 Cedar St. It will be about 2.5 x 2.5 feet with back drop of window glazed with mountains and pine trees. There will also include business hours listed on another window.

Thank you,  
Dr. Creswell





**Creswell**

Foot & Ankle Surgery



Amanda Trogden <amanda.trogden@wallace.id.gov>

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## Verizon Wireless Communications Facility (Maison) - Historic District Design and Zoning Feasibility Input

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Sean Lusby <sean.lusby@wallace.id.gov> Thu, Apr 10, 2025 at 3:25 PM  
To: Emma Marlow <emma.marlow@wallace.id.gov>, Amanda Trogden <amanda.trogden@wallace.id.gov>

Hello Emma & Amanda,

We have had several conversations over the past 12 – 18 months with informal input from the historic board regarding a Verizon Wireless communication facility as we have explored potential stealth rooftop equipment designs compatible with historic district guidelines. We previously had explored a rooftop option at the Jameson Building utilizing a stealth design, but the structural requirements for the equipment were beyond what the building could support. We have also had discussions with the school district regarding a potential rooftop at the Wallace Junior/High School Building. The school district declined to add additional equipment to the rooftop of the building due to requirements of the equipment. Given Verizon's equipment needs for antennas and cabinets and structural challenges with rooftop designs we would like to run alternative proposals by the city of Wallace for preliminary input on compatibility with historic and zoning requirements. I have summarized (4) potential options below that we would like to request preliminary input on compatibility with historic and zoning objectives. Please note that these are conceptual ideas to determine feasibility in proceeding with further due diligence and I'd be happy to coordinate a time to discuss feasibility of any of the ideas below.

Per the zoning ordinance 4 stories is the maximum height limit and the R-1, R-2 and G-C zones allow for semi-public uses subject to zone requirements.

### Wallace School District Reader Board – 1 Miner Aly

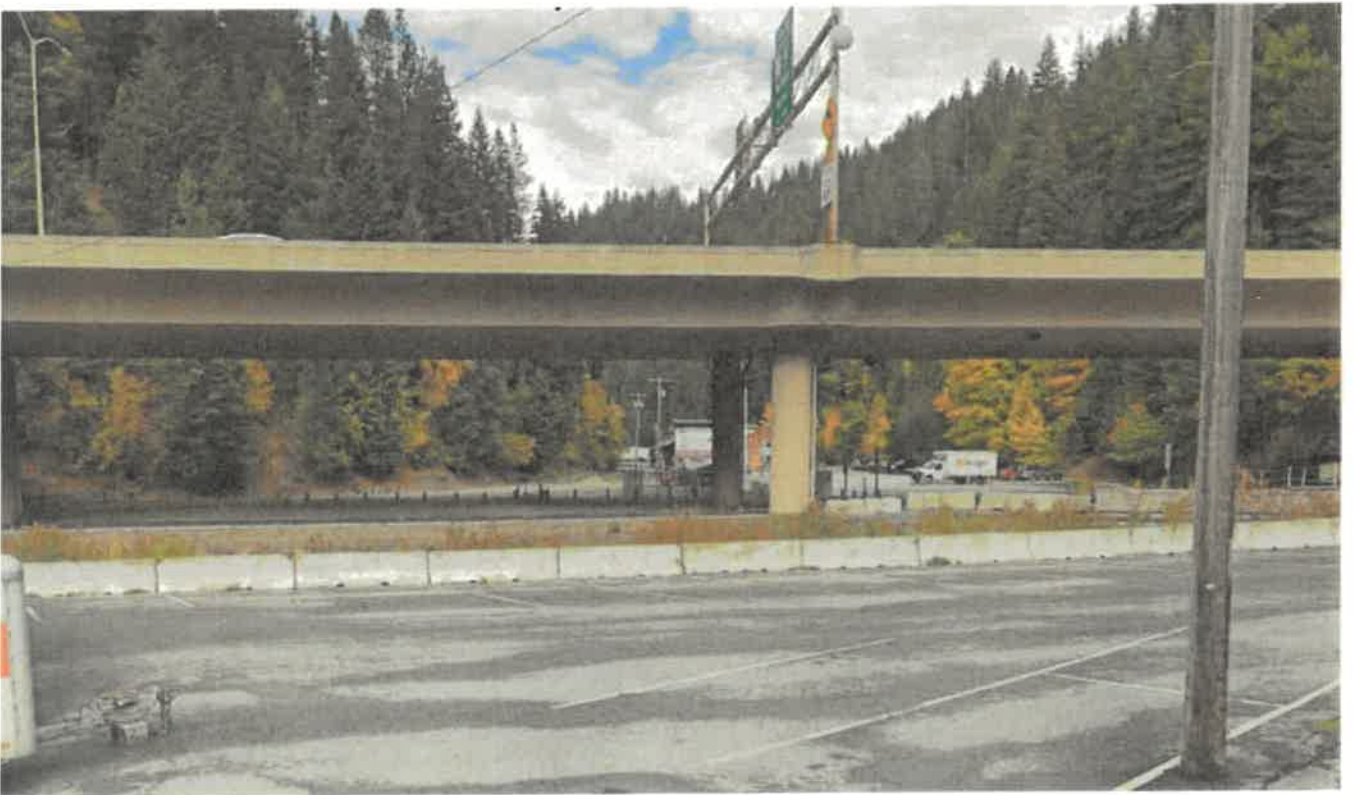
- Redesigned Wallace School District reader board that would incorporate antennas near the top of a 40-45 foot structure with equipment cabinets at the base
- Structure would be designed to match the existing reader board architectural style
- Alternatively, a bell tower to architecturally resemble previous bell tower at the school (circa 1910)
- This would require discussion and approval of the school district
- Would provide monthly payment to school district
- This would be in an R-2 zone



**Clock Tower on City Owned Property – Kelly Ally**

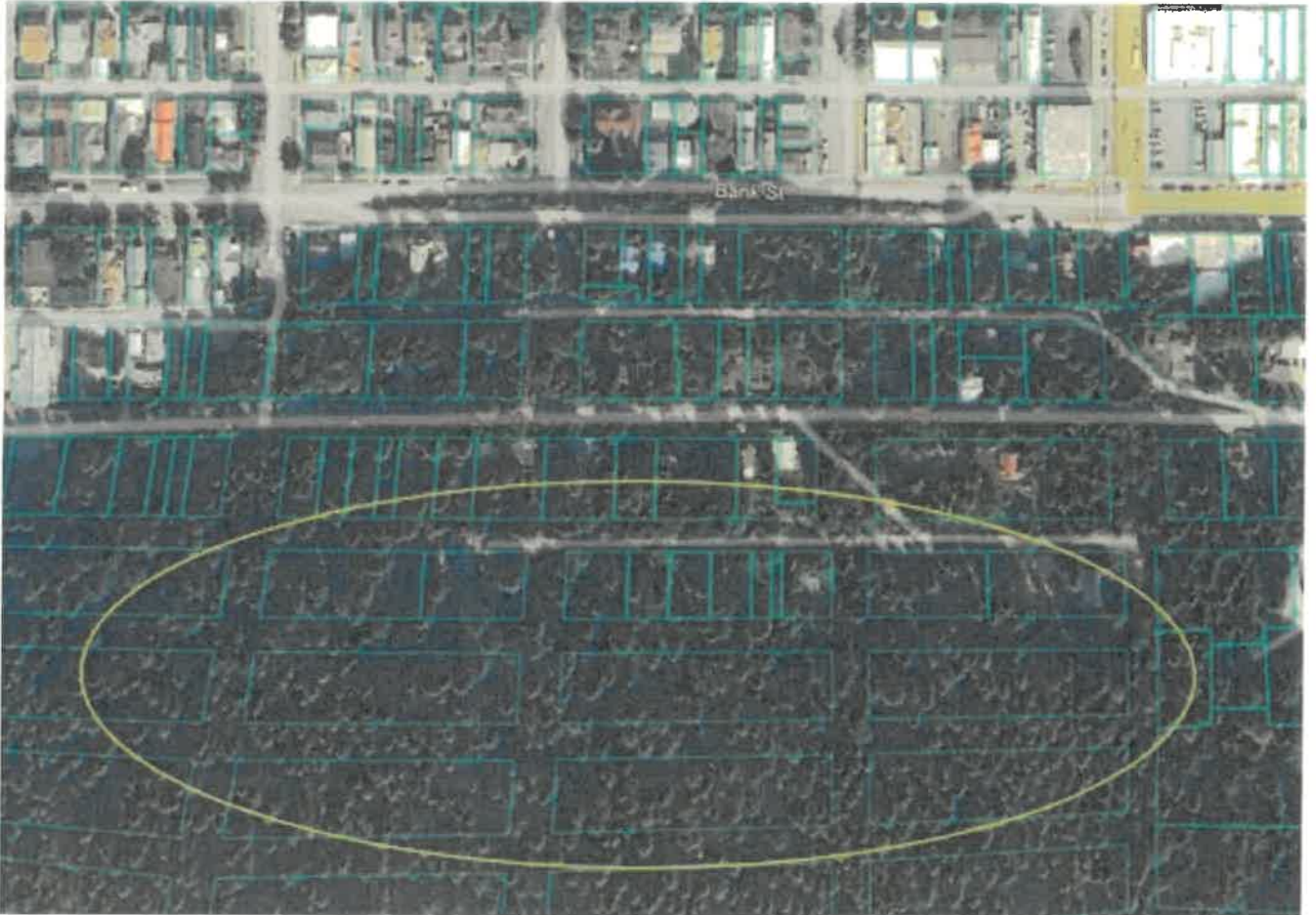
- New Clock Tower or similar stealth structure designed to blend in with historic district architecture
- Antennas would be located near top of 40-45 foot structure with equipment cabinets at the base
- Currently is city owned parking lot on Kellys Aly
- Would provide monthly payment to city of Wallace
- Located in G-C zone





### **Stealth Monopole – TBD Address**

- A stealth monopole located within forested undeveloped hillside area on south side of town zone R-1
- Monopole and antennas would be painted to blend in with existing tree canopy
- Height would be dependent upon surrounding trees and would need to be tall enough for clear line of sight of coverage objective
- Equipment would be located within leased ground space at base of monopole
- Could potentially incorporate branch like structures to blend in with existing trees (stealth monopine structure)
- Private land lease required



### **Wallace Rail Museum**

- Similar to city parking lot proposal, new Clock Tower or similar stealth structure designed to blend in with historic district architecture
- Antennas would be located near top of 40-45 foot structure with equipment cabinets at the base
- Possibly incorporate design elements such as flag topper at the Samuels Hotel that was historically located nearby
- Currently is city owned museum property
- Would provide monthly payment to city of Wallace
- Located in G-C zone





Thank you,

**TILSON**

Sean Lusby | [www.tilson.com](#)

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