



CITY OF WALLACE
 PLANNING AND ZONING HISTORIC PRESERVATION COMMISSION
 Regular Meeting Minutes
 City Hall Council Chambers
 703 Cedar Street, Wallace ID 83873
 April 1, 2026
 6:00 pm

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
 Heather Barnhart

STAFF MEMBERS PRESENT:

Ben Allen, Legal
 Amanda Trogden, Deputy City Clerk

COMMISSIONERS ABSENT:

Mike Lavigne

FLAG SALUTE:

Led by Commissioner Barnhart

AMENDMENT OF AGENDA: (ACTION ITEM)

Chair Marlow stated she was going to change the order of the public hearing items, moving the Garrett Prettyman update to follow the three Certificate of Appropriateness applications due to the anticipated length of discussion. No formal motion was required.

STAFF/COMMISSIONER COMMENTS:

Chairman Marlow disclosed that prior to the meeting an emergency approval had been granted for Tanner Marshall to remove the marquee adjacent to the building, with approval by city administration, legal, and the mayor's office.

APPROVAL OF MINUTES: (ACTION ITEM)

Motion by Commissioner Barnhart, second by Commissioner Murphy, to approve the March 4, 2026, meeting minutes as written.

ROLL CALL:

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

Motion carried.

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

1. Applicant: Drew Walsh
Location: 516 Bank Street
Request: Certificate of Appropriateness – Window removal and siding replacement for commercial kitchen hood vent installation
Representative: Tanner Marshall

Applicant presentation:

Mr. Marshall presented the request to remove two existing rear window panels on the back side of the Fainting Goat building in order to accommodate a walk-in cooler and a new commercial kitchen hood vent system. He clarified that the affected wall is not visible from the street and submitted an additional kitchen layout image showing the location of the walk-in cooler, commercial range, and hood vent route to the rooftop.

Commission Comments to the Applicant:

Commissioner Murphy opened by clarifying for the record that the proposed work was on the rear wall of the Fainting Goat building and specifically asked whether it was the back structure not visible from the street and behind the current dish pit area.

Commissioner Marlow paused the hearing to resolve the missing image issue, clarified that the first displayed image was a rendering rather than the actual photo, and directed staff to add the emailed kitchen layout image into the record in real time.

Legal counsel asked whether the Building Inspector had reviewed the Certificate of Appropriateness due to possible IBC concerns involving window light requirements and emergency escape openings.

Applicant Response:

Mr. Marshall responded that Keith had been consulted, that the interior wall surface would become stainless steel wipeable kitchen panels, and that the removed windows could no longer function as usable openings because of the food-service layout.

Commissioner Murphy clarified that the wall receiving the range hood was the same wall where the windows would be removed.

Staff confirmed the full application packet had been emailed to the Building Inspector as part of the standard agenda review process.

Commissioner Murphy then clarified the existing patio-side vent would remain and this application only adds an additional hood for expanded food production.

Applicant Response:

Mr. Marshall clarified the patio vent remains unchanged and this application adds only a second hood and range line for greater food output.

Chairman Marlow confirmed the work would not be visible from the roadway and that code compliance and permitting remained subject to the Building Inspector.

Applicant Response:

Mr. Marshall explained that the project had been coordinated for approximately three months due to the restaurant’s one-month shutdown schedule and involved close coordination with HVAC contractors for rooftop venting.

Public Testimony:

None

Motion by Commissioner Murphy, second by Commissioner Barnhart, to approve the Certificate of Appropriateness at 516 Bank Street as presented with additional photos entered into the record.

ROLL CALL:

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

Motion carried.

- 2. Applicant: America’s Gold & Silver
- Location: 621 Bank Street
- Request: Certificate of Appropriateness – Exterior window vinyl signage
- Representative: Kelly Burgum

Applicant/representative presentation:

Ms. Burgum presented a proposal for perforated 60/40 vinyl window graphics for the Hale Building, featuring black-and-white historic mining images including the Galena Mill, the Coeur d’Alene, and a locomotive exiting the portal, combined with company branding colors.

Commission comments to the Applicant/Representative:

Commissioner Marlow asked whether the graphics would remain black and white, confirming the historic visual intent.

Applicant Response:

Ms. Burgum confirmed the mining images would remain black and white with company colors incorporated.

Commissioner Murphy clarified that the installation would be removable vinyl rather than permanent etching.

Commissioner Marlow asked whether any signage was proposed for the 7th Street side; applicant responded none.

Legal counsel asked whether the perforated vinyl would still satisfy light requirements under code.

Applicant Response:

The applicant explained the 60/40 perforation still allows roughly 40 percent light through the windows.

Commission discussion compared the concept favorably to nearby mining museum historical displays.

Legal counsel raised the long-term maintenance issue, specifically what assurances the commission had that peeling or deteriorated vinyl would be removed or replaced in the future.

Applicant response:

Applicant confirmed the business is leasing the building and intentionally selected removable vinyl so it can be cleaned off without damaging the glass.

Commissioner discussion then referenced the historic sign code standard, concluding the imagery added to the district’s historical character.

Public Testimony:

None

Motion by Commissioner Murphy, seconded by Commissioner Barnhart, to approve the Certificate of Appropriateness for 621 Bank Street as presented.

ROLL CALL:

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

Motion carried.

- 3. Applicant: Robert Marty
- Location: 212 Cypress Street
- Request: Certificate of Appropriateness – Removal of existing rear deck and construction of two rear additions with connecting deck

Applicant presentation:

Mr. Marty described a substantial rear renovation of the historic home, including demolition of the unsafe existing porch, construction of two 9-foot by 11-foot rear additions, a central covered lower patio deck, second-story deck access from bedrooms, black metal roofing, future historically styled black vinyl windows, full re-siding, and long-term weatherization upgrades.

Commission comments to the Applicant:

Commissioner Murphy first clarified that the entire proposed work area was located on the rear of the house.

Commissioner Marlow then explained for the record that the commission’s authority applies only to visible exterior appearance and not interior plumbing, framing, or wiring.

Applicant Response:

Mr. Marty was then asked to walk the commission through the exact exterior demolition and reconstruction sequence, including roof tie-ins and addition footprints.

Commissioner Barnhart confirmed that the existing porch would be fully removed and replaced with the two additions and central deck area.

Legal counsel next asked for the exact side-yard setback measurement and whether the work remained compliant with the five-foot minimum.

Applicant response:

Mr. Marty stated the setback would remain approximately seven feet.

Commissioner Marlow then referenced the framing exhibit where vertical lines appeared visible and asked whether it represented vertical siding.

Applicant response:

Mr. Marty clarified those lines reflected framing layout only and not the finished horizontal siding.

Commission comments then progressed to future phases involving roofing, siding, historically compatible windows, and possible later garage replacement.

Applicant response:

Mr. Marty provided detailed explanations regarding roof pitch reduction from approximately 9/12 to 6/12 for metal roofing practicality, use of Simpson strong ties and upgraded footings, and his intention to preserve the historic appearance through compatible windows and multi-tone paint colors.

Final commissioner direction emphasized the need for future photographs and continued coordination with the Building Inspector for any additional visible exterior work.

Motion by Commissioner Guthrie, second by Commissioner Barnhart, to approve the Certificate of Appropriateness for 212 Cypress Street as presented.

ROLL CALL:

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

Motion carried.

4. 101 Pine Street: Project Status Update – Slope Stabilization Efforts

Mr. Garrett Prettyman provided an extensive status update regarding the ongoing slope stabilization and erosion concerns at 101 Pine Street.

Applicant update:

- Mr. Prettyman first reported that since submitting his written update he had retained Inland Empire Geotech, and a geological engineer had completed a fresh on-site analysis earlier that week.
- He explained the engineer distinguished the site conditions as erosion issues rather than landslide risk, noting that the upper soil layer is eroding where exposed while the mountain's rock mass remains stable.
- He stated the engineer's immediate recommendation was to stabilize exposed slopes this spring using pinned burlap mesh, reseeding, and deep-root vegetation, including native species such as lilac, Oregon grape, and clover, so roots can establish before winter.
- Mr. Prettyman then explained the River Street slope remains the steepest and most problematic area. The engineer recommended either leaving it as-is or pursuing a long-term engineered buttress wall and backfill system at the base to reduce the slope angle and support vegetation growth.
- He further reported that the slope behind the residence can continue to be improved by terracing and stair-stepping the grade backward, reducing vertical faces and allowing for revegetation.
- Drainage concerns were also discussed. Mr. Prettyman explained runoff currently follows the driveway like a creek and enters neighboring properties before reaching the creek, and that future improvements may include French drains, culverts, and improved ditching.

Commission discussion:

- Chair Marlow first redirected the discussion to the immediate question of equipment and dump truck access over Pine Street Bridge, which remains the major bottleneck to full remediation.
- Staff recalled prior communication from Public Works indicating the bridge may not be rated for heavy equipment, but no final determination had been received.
- Mr. Prettyman expressed frustration that for several years the issue has stalled at the point of emails being sent without clear next steps.
- He then asked whether he could privately fund an engineering inspection of the bridge and submit that report to the city.
- Chair Marlow and legal counsel both advised that this issue lies outside the scope of Planning and Zoning and is more appropriately a City Council and Public Works matter, but confirmed there is nothing preventing him from hiring a private engineer and presenting the findings.
- Legal counsel further explained that privately funding the analysis may reduce the city's financial burden and help incentivize movement on the bridge load-rating question.
- Commission discussion then returned to the River Street slope public safety concern, which Chair Marlow identified as the commission's greatest concern due to adjacent neighboring properties.
- Mr. Prettyman responded that the newly completed geotechnical assessment now provides the basis for the next phase: having engineered plans drawn specifically for that slope.
- He also reported he is pursuing possible grant funding through Preservation Idaho, with an April 15 application deadline and anticipated May decision, which could accelerate the stabilization work.
- The applicant then asked whether immediate spring planting and vegetation work could proceed despite the current stop work order.
- Legal counsel advised that no action should be taken that may conflict with the existing stop work order, and instructed the applicant to submit the request through city staff so legal counsel and the Building Inspector can determine whether vegetation-only stabilization falls outside the prohibited construction scope.
- Additional discussion addressed a small dirt pile near the rear porch and the applicant's desire to remove slash, branches, and debris along the River Street slope. Legal reiterated that even minor work should first be reviewed against the stop work order restrictions.

- Chair Marlow clarified that if future engineered recommendations require variances or alternate stabilization methods, the commission remains open to hearing those only through a formal site disturbance permit application.

Commission direction / consensus: Consensus of the Commission was to require documented engineering plans and progress, direct the applicant to coordinate all vegetation and slope-remediation questions through city staff and legal review, and encourage him to pursue City Council discussion regarding Pine Street Bridge access and load-rating concerns. The Commission emphasized that the River Street slope remains the highest-priority public safety issue and expects continued monthly progress updates.

CLOSURE OF PUBLIC HEARING

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

1. Election of Chair and Vice-Chair

Chair Emma Marlow announced her intention to step down as Chair and gave notice of her intent to remain on the Commission through the June meeting, or until a replacement commissioner is appointed.

Motion by Commissioner Barnhart, second by former Chair Marlow, to nominate Sarah Murphy as Chairperson of the Planning and Zoning Historic Preservation Commission.

ROLL CALL:

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

Motion carried.

Motion by Commissioner Guthrie, second by Commissioner Barnhart, to appoint Mike Levigne as Vice Chair.

ROLL CALL:

Commissioner Lavigne	Voted
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, Commissioner Marlow motioned, seconded by Commissioner Barnhart to adjourn.

ROLL CALL:

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

Motion carried:-

The meeting adjourned at 7:30 pm.



Sarah Murphy, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk