DESIGN REVIEW COMMISSION MEETING
In-person/Zoom
Conference Room #5, City Hall
THURSDAY, June 30, 2022
12:00 pm

*ZOOM LOGIN INFORMATION

THANK YOU FOR JOINING OUR VIRTUAL MEETING. PLEASE FOLLOW THE ZOOM INSTRUCTIONS BELOW TO PARTICIPATE AND MUTE YOUR MICROPHONE/PHONE UPON JOINING

Join by Computer: Meeting URL: https://cdaid-org.zoom.us/j/99286761498?pwd=U1A5dFNNZ1FzVkVYanhrYmNTMUJtdz09
Join by Phone (Toll Free): 888-475-4499 or 877-853-5257
Meeting ID: 992 8676 1498
Passcode: 512230
Public Hearing Sign-Up Sheet: https://www.cdaid.org/signingpublic/

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Gore, Snodgrass, Priest

NEW BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

1. Applicant: Government Way Coeur d’Alene Hotel, LLC
   Location: 2119 N. Government Way
   Request: A request for a one-year extension for Item DR-2-21.

ADJOURNMENT/CONTINUATION:

Motion by __________, seconded by __________, to continue meeting to ________, at __ p.m.; motion carried unanimously.
Motion by __________, seconded by __________, to adjourn meeting; motion carried unanimously.
FROM: TAMI STROUD, PLANNER
DATE: JUNE 30, 2022
SUBJECT: DR-2-21 – REQUEST FOR A ONE-YEAR EXTENSION OF THE APPROVED DESIGN

LOCATION: A 6.84 ACRE PARCEL LOCATED AT 2119 N. GOVERNMENT WAY (FORMER WILD WATERS SITE)

APPLICANT / OWNER:
Government Way Coeur d'Alene Hotel, LLC

DECISION POINT:
A request from Government Way Coeur d’Alene Hotel, LLC for a one-year extension of an approved design of a three and five story 232-unit apartment project comprised of two buildings in the C-17 zoning district.

PRIOR ACTION:
On June 22, 2021, the Design Review Commission approved the design of a 232-unit apartment project comprised of two buildings in the C-17 zoning district.

Site map:
SECTION 17.09.340.C: LAPSE OF APPROVAL

Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However; such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant. See attached letter.

On May 27, 2022, we received a request from Government Way Coeur d’Alene Hotel, LLC for a one-year extension of the approved design.

COMMISSION ALTERNATIVES:

The Commission may, by motion, grant a one-year extension of the approved design of a 232-unit apartment building in the C-17 zoning district. If approved, the design approval is valid through June 22, 2023.

The Commission must base their approval upon the applicant showing unusual hardship not caused by the owner or applicant.

The Commission may, by motion, deny the one-year extension. If denied, approval of the design for the project expires.
May 27, 2022

City of Coeur d’Alene
Planning Department
710 E. Mullan Ave
Coeur d’ Alene, ID 83814

Reference: DR-2-21, N Government Way: DRC Approval

Planning Department Staff,

The current global supply chain disruptions coupled with intense inflationary pressures surrounding the costs of construction related materials have placed a brief pause on our development plans. As a result of the constraints, we request that the Design Review Commission consider an extension of the approved DRC. We are closely monitoring the market to determine the most cost-effective timeframe to proceed with construction and are committed to see its completion as soon as feasible.

Sincerely,

Rick Stilovich | CCIM, CPM
Director Pre-Development
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