

## 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/signinpublic/>

### **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.

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**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

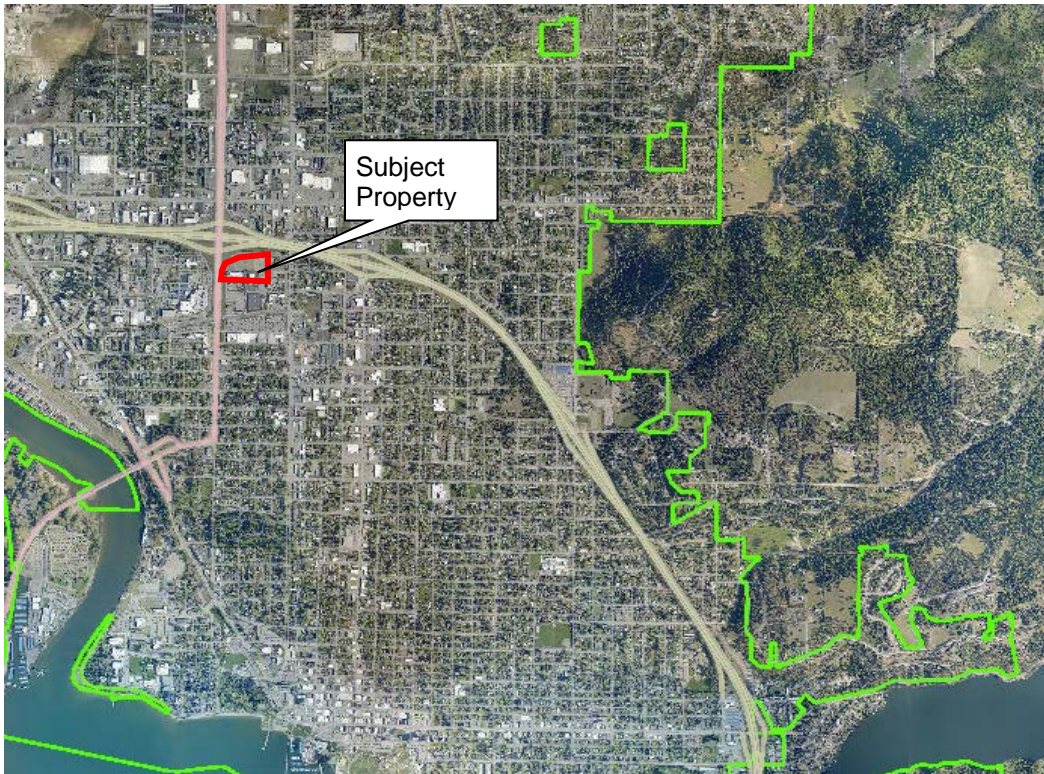
**DECISION POINT:**

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

918 W. Idaho St, Suite 230  
Boise, ID 83702  
Email: [rstilovich@btree-prop.com](mailto:rstilovich@btree-prop.com)  
Office: 817.618.4144  
Cell: 817.403.8208