

DESIGN REVIEW COMMISSION MEETING
UPPER LEVEL, CONFERENCE ROOM #6
710 E. MULLAN
THURSDAY, November 21, 2019
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Lemmon, Messina, Pereira, Gore, Ward

MINUTES: *****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**
October 24, 2019

NEW BUSINESS:

1. Applicant: Government Way Coeur d'Alene Hotel, LLC
 Location: 2119 N. Government Way
 Request: Request for a second meeting with the Design Review Commission for an 84,000 sq.ft., 4-story, 121 guestroom Hotel known as "Hilton Garden Inn Hotel". The property is zoned C-17 (Commercial at 17 units/per acre) zoning district. (DR-4-19)

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.

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
OCTOBER 24, 2019
UPPER LEVEL, CONFERENCE ROOM # 6
710 E. MULLAN AVENUE
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Jef Lemmon
Tom Messina
Michael Pereira
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Joshua Gore

CALL TO ORDER:

The meeting was called to order by Chairman Ives at 12:00 p.m.

MINUTES:

Motion by Ward, seconded by Lemmon, to approve the minutes for the Design Review Commission Meeting held on September 5, 2019. Motion approved.

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: Request for an Early Design Consultation with the Design Review Commission for an 84,000 sq.ft. 4-story, 121 guestroom Hotel known as "Hilton Garden Inn Hotel". The property is zoned C-17 (Commercial at 17 units/per acre) zoning district. (DR-4-19)

Tami Stroud, Associate Planner, said that Matt Kotter, on behalf of Government Way Coeur d'Alene Hotel, LLC, is requesting the Design Review Commission's early design consultation for the design of a four-story, 121-room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17units/acre) zoning district.

Ms. Stroud provided the following statements:

- The proposed hotel will contain +/- 84,000 SF over the four-floors, a parking lot, outdoor patio/porte cochere and trash enclosure.
- The ground floor of the hotel is 27,218 SF and includes a conference center, indoor pool, exercise facility and restaurant. The top three floors will have both single and double occupancy rooms.
- The applicant has proposed materials with a natural color palette and will include organic materials such as, but not limited to, metal, stone, and wood.

- The subject property is approximately 6.67 acres that fronts Highway 95 to the West and Interstate 90 to the North. The primary access point is along Government Way.
- The subject property is in the C-17 (Commercial at 17units/acre) zoning district. (A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17/C-17L (Commercial or Commercial Limited) zoning districts.
- Ms. Stroud provided various site photos of the property.
- She provided a copy of the Neighborhood Context Map/site views.

The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

- Orientation
- Massing
- Relationships to existing sites and structures
- Surrounding streets and sidewalks
- How the building is seen from a distance
- Requested design departures

Ms. Stroud stated the applicant has provided the following Design Departure:

- Site Design: Sidewalks Along Street Frontage and Walkways

Ms. Stroud concluded her presentation.

Public testimony open:

Mike Erickson, applicant, provided the following statements:

- The project is 3 acres of the 6.6 acres and they are in the process of doing a boundary adjustment. He explained that they owned another parcel that is 1.7 acres noted on the site plan and they would move that line to have two parcels. He stated that it was a cost savings because they don't need the extra land for parking and that piece will be for future development they don't need for the hotel as they enough parking and extra for future development.
- He noted on the map where the front of the building will be positioned and said that he feels the orientation as noted on the site plan will give them the best look for the hotel.
- He stated that they will provide the ADA access to the sidewalk that goes to Government Way.
- He noted on the site plan where the new sign will be located with some landscaping and a light that shows the entrance into the hotel.
- He explained what is included in the landscaping plan and noted they will provide some taller trees and will also provide provide smaller trees in the front.
- He said that there is an existing fence that runs along the boundary which is a requirement from the Idaho Transportation Department (ITD) and they will be replacing the existing fence with vinyl.
- He noted that they talked to ITD about providing some access and ITD will not allow any gates in the existing fence, and that is fine because they don't want people to be walking back and forth into the property.
- Mr. Erickson said that he is not aware if the new road construction on highway 95 will require any new plantings and trees.
- He described the floor plan of the hotel, which includes the lobby, bar, and a kitchen that will serve breakfast and dinner. There will be a dining place with seats.
- He added that they will also provide an outdoor patio with a fireplace and meeting rooms. He described the meeting rooms to be 3500 sq.ft. with rooms having a removable wall that can come out to provide a larger meeting room.
- He noted on the site plan where the indoor swimming pool and exercise room were located.
- He showed an aerial view of what the hotel will look like when constructed.

- He provided samples of the colors of the hotel for the commission to review.
- He concluded his presentation.

Commission Comments:

Commissioner Lemmon inquired about the existing bike path on Highway 90.

Ms. Stroud said that she included that information in the staff report, including the information on the deviations the applicant requested. The deviations requested were a sidewalk along the street frontage and the walkway. She explained that on the south side the applicant will extend the sidewalk to provide a walkway.

Mr. Erickson explained that they don't have access to the frontage roads and said that understands that it is not safe for people to go in the right-of-way.

Commissioner Lemmon said he was referring to the path that comes through Shari's restaurant and LaQuintas and if they will connect to that path in the future.

Ms. Stroud explained that Monty McCully, City Trail Coordinator, provided information that said that the 2017 Trail/Bike Master Plan requires the construction of a ped/bike trail that connects the 95 trail to the Health Corridor to the south. Mr. McCully also requested that he would like to see that trail extended and Ms. Stroud noted that after the meeting they will have him meet with the applicants to discuss that requirement. She added that the goal would be to connect the new trail to the existing sidewalk but she is not sure about the timing on that when it will happen. She added that the requirement is not a Design Review requirement, but is a requirement in the Ped/Bike Master Plan. She commented that it is the intent of the applicant to provide a side walk so a deviation is not needed to provide a sidewalk along Highway 95.

Mr. Erickson explained that the only access is on Government Way, which would be giving access to the public.

Ms. Stroud explained that the sidewalk connection and the Trail Master Plan will be decided before the second meeting and they will show that connection on their plans. She added that they will not need a deviation for sidewalks as noted in the staff report.

Commissioner Ingalls said that it is a "quirky" site. He commented that he doesn't feel that Highway 95 should have a sidewalk and that nobody wants to walk along the highway. He said that the applicant only has around 60-80 feet of frontage on Government Way, and added that they would require as part of the design criteria to get pedestrians from Government Way to the hotel. He noted the lot that is for sale and asked how the sale of the lot would be part of the project.

Mr. Erickson explained that they have other slides showing what they intend to do on the property and it will be explained in depth at the second meeting.

Chairman Ives asked if the applicant was going to retain the second parcel for future use or if they intend to sell it.

Mr. Erickson said they will be selling the lot and, with the placement of a monument sign, they are anticipating they would want the design in the same location. He said they are also looking at ways to have ingress/egress off Government Way past the business on the east and how they will turn in to their property so they will also have an approach.

Commissioner Messina asked if the applicant would explain the type of lighting and if there is some roof top equipment not showing when driving by the hotel. He also asked if the treatment of blank walls will fit into the project.

Ms. Stroud explained that treatment of blank walls does not qualify for the project.

Mr. Rutledge explained that they have raised the parapet all around the entire building and you won't be able to see any roof top units from anywhere. Commissioner Messina inquired about the type of lighting for the sign. Mr. Rutledge described where the placement of the sign and added that they will have two signs -- one on Government Way and one placed towards Highway 90, and maybe a sign in front of the restaurant to advertise the hotel.

Ms. Stroud said that staff did a project review on August 29th with all departments present giving the applicant input on what is required for the project.

Commissioner Ward said that it is a great site for a hotel but it has some problems. He asked if the hotel will be for long term guests who want to be close to the hospital. Mr. Erickson said they are based off of Hilton Garden Inn, so Hilton has their requirements for the hotel they have to go by. He added that the design of the hotel is from their website and that they have a design team that updates and changes things as needed and they have to go to their website for any design specifications.

Commissioner Ward referenced the orientation of the building and said that he thinks the angle of the property is less of an impact to the east, west and south. He added that the massing is central on the site with parking surrounding the building. He further commented that he understands that there is a requirement to have walkways, but the existing walkways that go to Government Way now are useless. He said that he feels the entryway could be a problem, and said that the hotel looks good and their primary concern is the view from the northwest because people will be driving down 95 and coming from west to east and will see the hotel. He added that the southwest wall is a blank wall that faces 95 and, hopefully, it is not left looking like a blank wall. He further commented that if the applicant can show how trash will be picked up, that would be great.

Mr. Erickson noted on the map where deliveries will be dropped off for the kitchen and said that the other deliveries will be at the front.

Ms. Stroud commented that the Design Guidelines state that trash should be in an enclosed structure tucked away from the street.

Mr. Erickson explained where landscaping would be located by the trash enclosure, with a wall that will match the building.

Chairman Ingalls commented that he hopes the applicant can work with the city to provide a walkway for people who want to leave the hotel.

Mr. Erickson responded that that was a concern for them, too, and it is a long walk to get somewhere. He explained that they thought about going to the back of the property where it is fenced off. He also thought they could go through La Quinta to provide access but there are a lot of utilities and connections which inhibited them from doing that. He said they would love to have some other access to get out of the property.

Peggy Harris said that she is curious what type of traffic will be impacted.

Ms. Stroud said that Chris Bosley, City Engineer, would be able to answer traffic questions.

Public testimony closed.

Motion by Ingalls, seconded by Ward, to approve Item DR-1-19 to a second meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a vote.

ADJOURNMENT:

The meeting was adjourned at 12:45 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

A decorative border composed of a repeating pattern of purple diamonds in two shades, surrounding a central light purple rectangular area.

NEW

BUSINESS

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: NOVEMBER 21, 2019
SUBJECT: DR-4-19: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A FOUR (4) STORY, 121 ROOM HOTEL WITH SURFACE PARKING IN THE C-17 (COMMERCIAL) ZONING DISTRICT
LOCATION: 2119 N GOVERNMENT WAY

APPLICANT/OWNER
Government Way Coeur d Alene, LLC
918 W. Idaho Street
Boise, ID 83702

APPLICANT'S REPRESENTATIVE:
Matt Kotter
918 W. Idaho Street
Boise, ID 83702

A. LOCATION MAP:



DECISION POINT: Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting a Second meeting with the Design Review Commission for the design of a four-story, 121 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17 (Commercial) zoning district.

B. SITE MAP:



ACTION: The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Commercial Design Guidelines (C-17 & C-17L). The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the Commercial Design Guidelines prior to rendering a decision or recommending a third meeting.

GENERAL INFORMATION:

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so the outcome can meet both the goals of the City and the Applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

C. PROJECT ANALYSIS

Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting a Second meeting with the Design Review Commission for the construction of a four-story 121 room hotel with surface parking. The proposed hotel will contain +/- 84,000 SF over the four-floors, a parking lot, outdoor patio/porte cochere and trash enclosure. The ground floor of the hotel is 27,218 SF and includes a conference center, indoor pool, exercise facility and restaurant. The top three floors will have both single and double occupancy rooms.

The applicant has proposed materials with a natural color palette and will include organic materials such as, but not limited to metal, stone, and wood.

The subject property is approximately 6.67 acres that fronts Highway 95 to the West and Interstate 90 to the North. The primary access point is along Government Way.

The subject property is in the C-17 (Commercial at 17 units/acre) zoning district. (A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17/C-17L (Commercial or Commercial Limited) zoning districts.

D. SITE PHOTOS

LOOKING SOUTHWEST TOWARD THE SUBJECT PROPERTY WITH THE LA QUINTA INN IN THE BACKGROUND



LOOKING NORTH AT THE SUBJECT PROPERTY TOWARD I-90 AND THE COEUR D'ALENE INN IN THE BACKGROUND



LOOKING WEST FROM HIGHWAY 95 R-O-W TOWARD KOOTENAI HEALTH



LOOKING NORTHEAST FROM HIGHWAY 95 TOWARD THE LA QUINTA INN AND SHARI'S RESTAURANT ON THE RIGHT



VIEW ALONG HIGHWAY 95 LOOKING NORTH TOWARD I-90 WITH THE LA QUINTA INN ON THE RIGHT



LOOKING SOUTH ALONG THE 95 R/O/W AND THE EXISTING SIDEWALK ADJACENT TO THE FORMER SHOPKO PARKING LOT



VIEW OF A PORTION OF THE KOOTENAI HEALTH CAMPUS TO THE WEST OF THE SUBJECT PROPERTY ACROSS HIGHWAY 95



VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING EAST AT THE EXISTING SIDEWALK



**VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING SOUTHEAST
AT THE EXISTING SIDEWALK**



**VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING WEST
AT A SECTION OF THE EXISTING SIDEWALK COVERED IN VEGETATION**



VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING WEST TOWARD THE SUBJECT PROPERTY



The applicant's Project Summary is included in the packet.

On October 24, 2019, the Design Review Commission discussed the below items with the applicant and project team and requested more information on the following items:

- Provide a detailed landscape plan
- Show proposed lighting
- Provide examples of materials/color
- Show site plan with driveway access and proposed sidewalk
- Provide elevations showing parapet to conceal rooftop equipment

There was additional discussion provided by staff with regard to the multi-use path along the US-95 R-O-W. Trails Coordinator, Monte McCully has been in contact with ITD and will continue to work with ITD on the future multi-use pathway and along the ITD I-90 and US 95 right-of-way per the adopted Trail and Bikeway Master Plan.

Evaluation:

Staff has included additional information on the above-noted discussion items, per the DRC meeting held on October 24, 2019.

The applicant is providing a total of 139 on-site parking spaces along the front/sides and rear of the proposed hotel. Staff has determined that the restaurant parking could be shared with the hotel/motel use for the proposed hotel. However; parking will be required for the meeting rooms as proposed, and has been included in the overall parking count.

Chris Bosley, City Engineer, provided comments regarding the existing access points along the west side of Government Way and stated that the driveway locations along Government Way for the proposed use is existing and will remain in place to accommodate the hotels use.

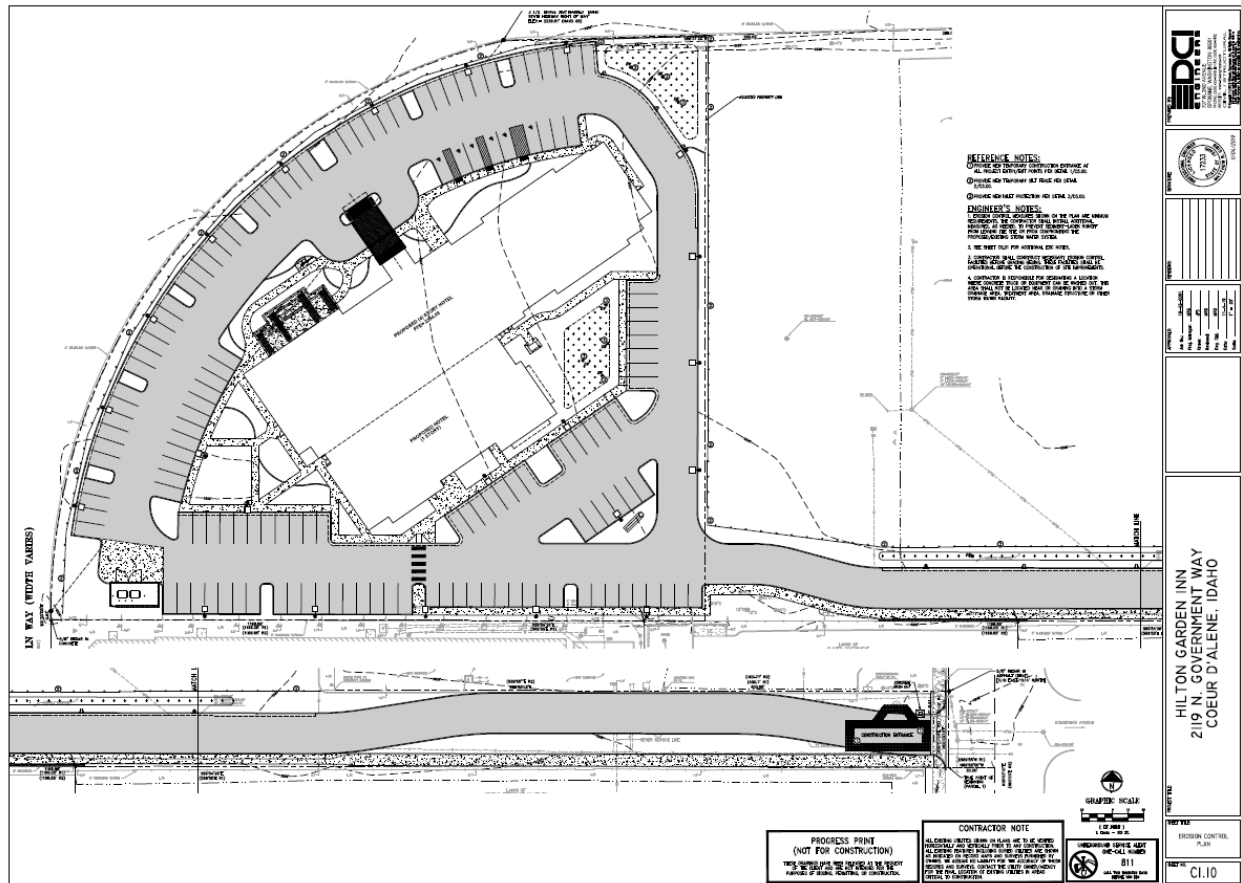
REQUESTED DESIGN DEPARTURES:

NONE.

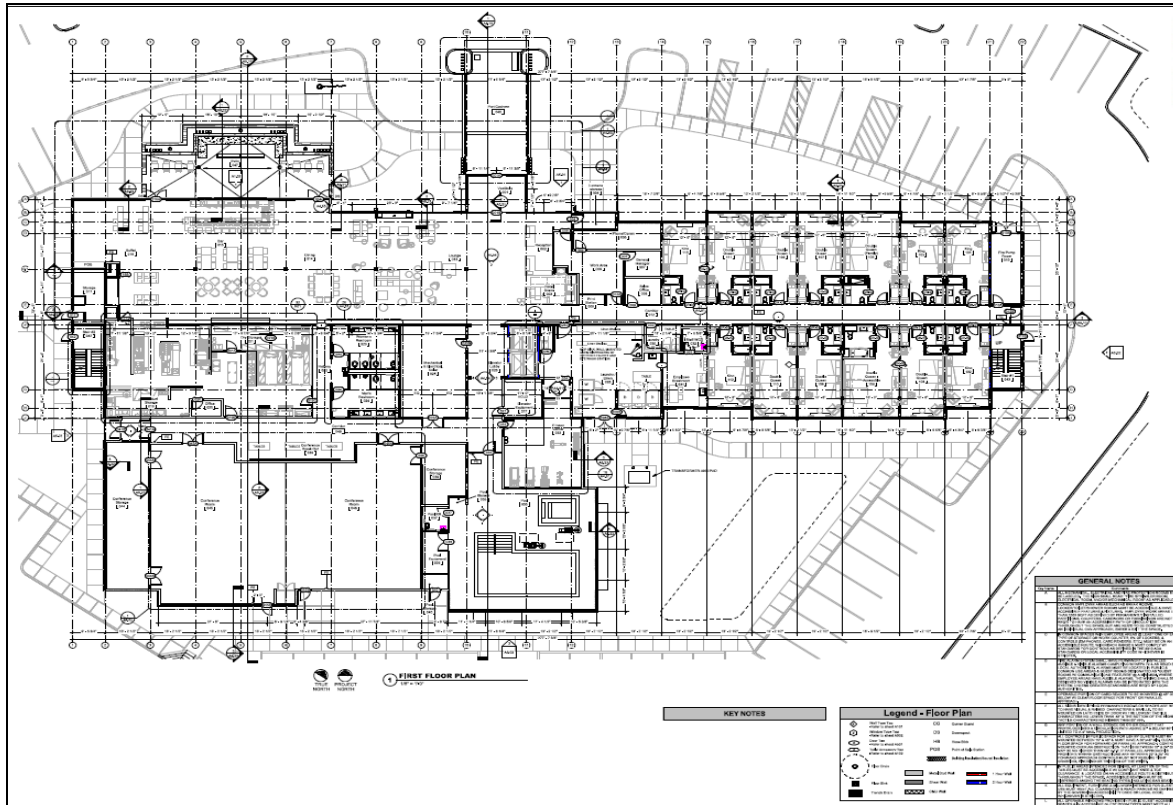
The applicant has withdrawn the request for two (2) design departures and has included the required Design Guidelines pertaining to the Site Design for sidewalks and walkways in the site plan as proposed below.

- **Site Design: Sidewalks Along Street Frontage and Walkways**

SITE PLAN:



FIRST FLOOR PLAN:



CONCEPTUAL PLAN: NORTH



CONCEPTUAL PLAN: NORTHWEST



CONCEPTUAL PLAN: SOUTHEAST



CONCEPTUAL PLAN: SOUTHWEST



PROPOSED EXTERIOR FINISHES

Exterior Finishes



Dark EIFS



Light EIFS



Accent EIFS



Window Frame



Fiber Cement Board -
Faux Wood



Cultured Stone

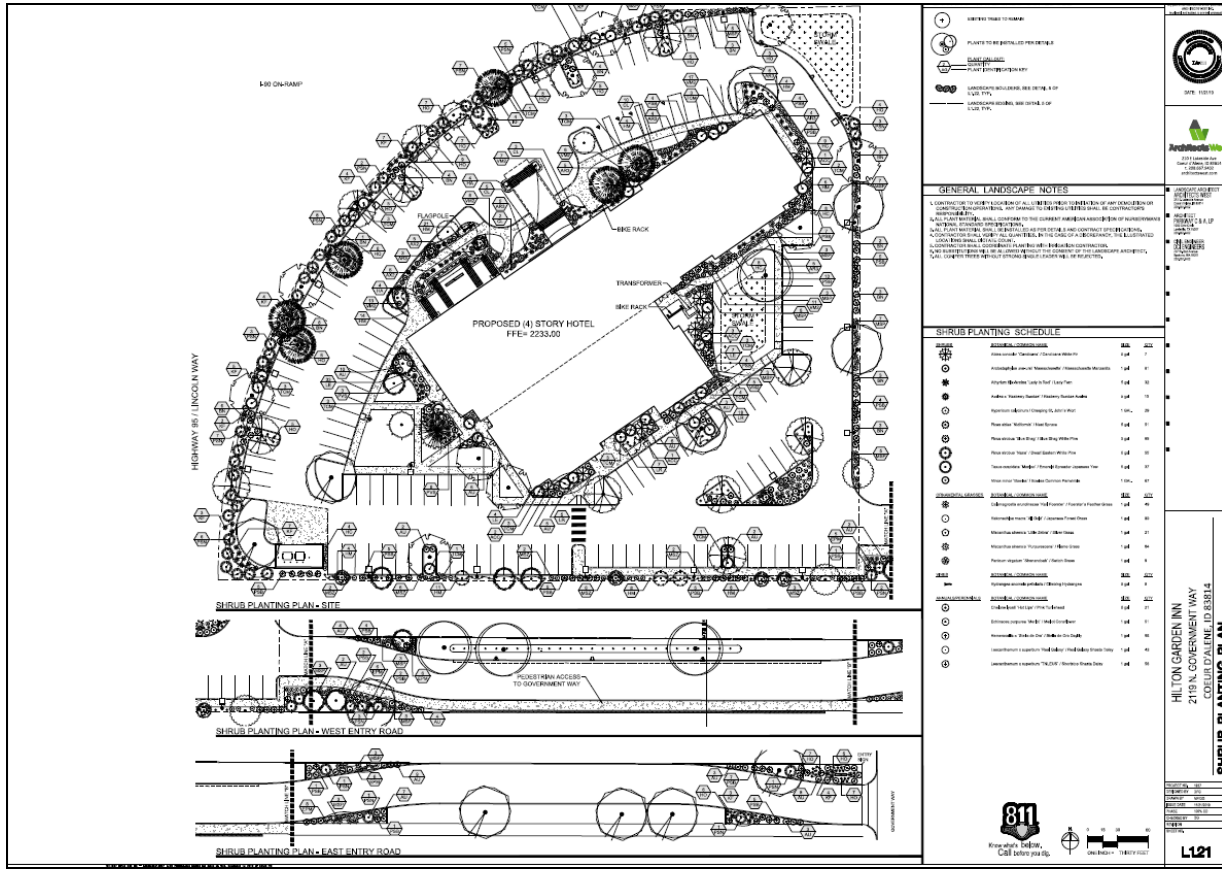


Metal Roof

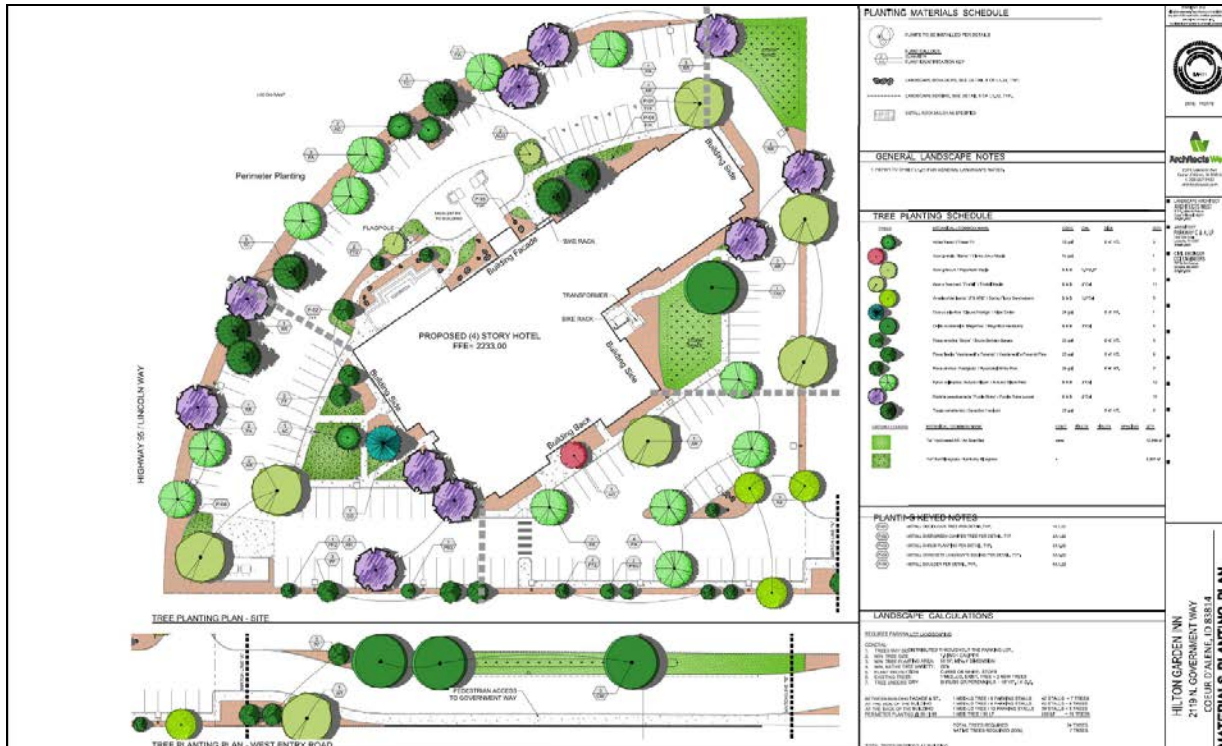


Bronze

SHRUBS AND PLANTING PLAN:



LANDSCAPE PLAN:



The applicant has provided updated information regarding the following items:

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

Commercial design guidelines for consideration are as follows:

- *Curb Cuts*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- *Grand Scale Trees.*
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

The Design Review Commission may suggest changes or recommendations to the Applicant. The DRC could request that the applicant bring the design back for an additional meeting or the commission could waive the Final Meeting and render a decision during the Second Meeting.

During the final meeting with the Design Review Commission (if required), discussion topics include:

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

ACTION: The Commission may provide direction to the Applicant, to rectify aspects of the design, to bring it more into compliance with the design guidelines. The DRC also has the option to waive the Final Meeting and render a decision during the Second Meeting to approve, approve with conditions, or deny the design.



August 29, 2019

Members of the Design Review Board
City of Coeur d'Alene
Planning Office
710 E Mullan Ave

Re: 2119 N Government Way Hotel

Development Plan – Braintree Hospitality is submitting plans to construct a four-story, 121 guestroom Hilton Garden Inn hotel at the address of 2119 N Government Way. For reference, this property was at one time the location of Wild Waters Water park but has since been cleared of all structures and regraded. The parcel# C-0000-011-0350 is approximately 290,000 square feet or 6.67 acres. Our proposal includes the development of approximately 3.5 acres or 153,586 square feet consisting of an 84,000 square foot hotel, a parking lot, outside storage, 2,000 square feet of outdoor patio/Porte cochere, and a trash enclosure. The ground floor of the hotel is 27,218 square feet and includes a conference center, indoor pool, exercise facility, and restaurant. The top three floors will each be approximately 18,257 square feet and will have both single and double occupancy rooms. The exterior design will be welcoming with rich colors and materials relevant to the surrounding natural color palette and will include organic materials such as but not limited to, metal, stone, and wood.

Surrounding Property - There are businesses to the east and south of the property that include Healthy Habits Wellness Clinic, Silver Lake Dental, Frontier Communications, La Quinta Inn & Suites, and Sharie's Café and Pie.

Design Departures Requested:

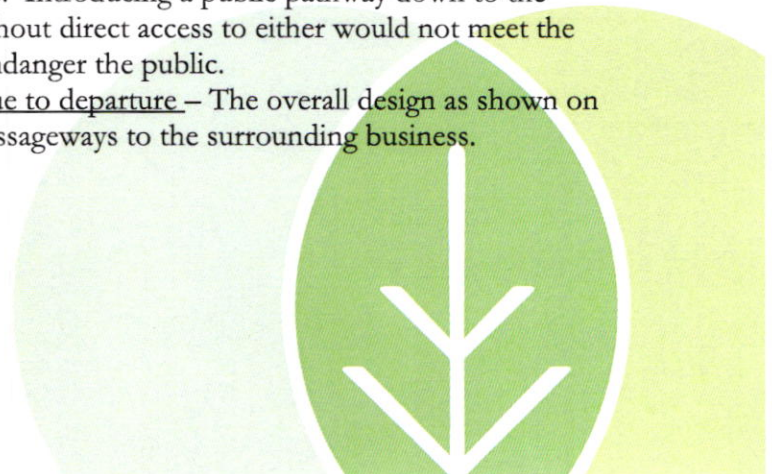
- Site Design_ Item B Sidewalks along street frontage
Intent: to ensure there is a safe, convenient, comfortable and continuous route for people who are walking
 1. Meets city comprehensive plan - This project meets the C-17 commercial permitted use, which matches the comprehensive zoning plan currently established.
 2. Meets design intent of the design standards – The project frontage roads are Interstate 90 to the North and Highway 95 to the West. To the East and South, the project does not have parallel streets. Introducing a public pathway down to the intersection of I-90 and Hwy 95 without direct access to either would not meet the intent of the guideline as it would endanger the public.
 3. Will not have a detrimental effect due to departure – The overall design as shown on the site plan gives the public safe passageways to the surrounding business.

Smarter. Growth. Realized.

OFFICE: (817) 909-3251

WEB: www.bt-hosp.com

ADDRESS: 901 W. Wall St., Suite 106 Grapevine, TX





BRAINTREE HOSPITALITY

4. Overall design intent to meet guidelines – The design intent of the overall project is to provide useable walkways for the hotel guest that would lead them safely to building entrances and back to their vehicles.
 5. Building design guideline - Not Applicable
- Site Design_ Item E Walkways
Intent: To Ensure there is a clear Route of Movement for Pedestrians from the public street to a building entrance.
1. Meets city comprehensive plan - This project meets the C-17 commercial permitted use, which matches the comprehensive zoning plan currently established.
 2. Meets design intent of the design standards – The project frontage roads are Interstate 90 to the North and Highway 95 to the West. To the East and South, the project does not have parallel streets. Introducing a public pathway down to the intersection of I-90 and Hwy 95 would not meet the intent of the guideline as we do not have direct access to either roadway. The proposed design does include a safe walkway from all corners of the project to the entrance of the building.
 3. Will not have a detrimental effect due to departure – The overall design as shown on the site plan gives the public guest safe passageways to the surrounding business.
 4. Overall design intent to meet guidelines – The design intent of the overall project is to provide useable walkways for the hotel guest that would lead them safely to building entrances and back to their vehicles.
 5. Building design guideline - Not Applicable

Design Team

Braintree Hospitality - <https://www.bt-hosp.com/>

Parkway C&A – <http://parkwayconstruction.com/>
Will control the Architecture, Structural, and MEP design

DCI Engineering - <http://www.dci-engineers.com/>
Will control the Civil Engineering and Design

Sincerely,

Michael Erikson
Director of Hotel Development
Braintree Development

Smarter. Growth. Realized.

OFFICE: (817) 909-3251

WEB: www.bt-hosp.com

ADDRESS: 901 W. Wall St., Suite 106 Grapevine, TX

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-4-19
RECORD OF DECISION**

A. INTRODUCTION:

Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting the Design Review Commission's early design consultation for the design of a four-story, 121 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting with the applicant was held on October 24, 2019.
 - a. Comments were received from:

Mike Kotter, applicant, The Design Review Commission and the Public.

2. The second meeting with the applicant was held on November 21, 2019.
 - a. Comments were received from:

Mike Kotter, applicant, The Design Review Commission and the Public.

C. GUIDELINES THAT HAVE BEEN MET: (*Write N/A for Not Applicable – add comments if necessary*)

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.

- *Curb Cuts*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- *Grand Scale Trees.*
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

D. DESIGN DEPARTURES:

None.

PROPOSED CONDITIONS

None.

Motion by , seconded by , to approve the foregoing Record of Decision.

ROLL CALL:

Commissioner Lemmon
Commissioner Messina
Commissioner Ingalls
Commissioner Pereira
Commissioner Ward
Commissioner Gore

Voted Yes
Voted Yes
Voted Yes
Voted Yes
Voted Yes
Voted Yes

CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the _____ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for _____

Residing at _____

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "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."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

RIGHT OF APPEAL

FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.

COMPLIANCE WITH APPROVED PLAN

ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.