

DESIGN REVIEW COMMISSION AGENDA

Conference Room #6, City Hall
710 E. Mullan Ave Coeur ID, 83814

Thursday, October 23, 2025
12:00 P.M.

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Jester, Lundy, Keller

MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

July 30, 2025 – Design Review Commission Meeting Minutes

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSIONER COMMENTS:

OTHER BUSINESS: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

1. Applicant: Magnuson Properties Partnership
Location: 816 E. Sherman Avenue, Coeur d'Alene, ID 83814
Request: One-year extension of the approved design of a 12-unit residential building and two (2) additional single-family dwelling units, totaling 14 units (DR-4-24)

Presentation by Tami Stroud, Associate Planner

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.

****Please note any final decision made by the Design Review Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.***

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MINUTES

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**DESIGN REVIEW COMMISSION
MINUTES
710 E Mullan Avenue, City Hall Conference Room #6
Wednesday 12:00 pm
JULY 30, 2025**

COMMISSIONERS PRESENT:

Michael Periera, Vice Chair
Jef Lemmon
Denise Lundy (On Teams)
Jon Ingalls
Kevin Jester

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Tom Messina, Chair

CALL TO ORDER:

The meeting was called to order by Vice Chair Periera at 12:05 pm.

APPROVAL OF MINUTES:

Motion by Commissioner Ingalls, seconded by Commissioner Jester, to approve the minutes of the Design Review Commission meeting on May 22, 2025. Motion Carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

None.

COMMISSION COMMENTS:

None.

PUBLIC HEARING: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1. Applicant: King Chinook, LLC
 Location: 304 E. Wallace.
 Request: Request for the first meeting with the Design Review Commission for a proposed 304 Lofts a ten-unit four-story apartment building with enclosed lower-level parking in the Downtown Overlay North (DO-N) District and DC (Downtown Core) Zoning District (DR-3-25)

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

Should the Design Review Commission re-approve the design for a proposed ten (10) unit apartment building

located at 304 E. Wallace Avenue either with or without conditions, or direct modifications to the project's design and require a second meeting?

The subject property is in the Downtown Overlay North District (Don-N) with the Downtown Core (DC) zoning district as the underlying zoning and must adhere to the DO-N Design Guidelines and Standards.

On March 24, 2022, the Design Review Commission approved a request from Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, for the design of a 10-unit (one-bedroom units) apartment building on a 0.13-acre site in item DR-2-22. The DRC approval terminated one year from the date of approval which was on April 28, 2023, because substantial development or actual commencement of authorized activities had not occurred. The subject property changed hands multiple times, and the current owner/applicant, King Chinook, LLC is requesting re-approval of the design previously approved by the Design Review Commission. Because there were no significant changes to the proposed project previously approved by the Design Review Commission, staff waived the required Project Review meeting and held an Initial Meeting on May 29, 2025 with Planning Staff in order to streamline the process.

The following modifications have been made to the original design:

For the Site and Floor Plans:

- The five (5) one-bedroom units have been reconfigured to two-bedroom units. Please note: No change to building footprint is proposed. Refer to floor plan views.
- The 'Parking stalls required' have been modified from 10 stalls to 13 stalls due to the 5 units being re-designated as 2 bedrooms 'in lieu of' one-bedroom units. Please note: NO change to Building footprint proposed.
- Due to the increase in parking stalls required, four (4) stalls will be paid 'in lieu of' by the developer.
- There is a roof top balcony proposed at the south end of upper level. This change will have minimal visual impact on the exterior of the structure. Refer to floor plan and elevation views.

For the exterior views:

- 'Architectural' Concrete Wall Panels with enhanced reveal lines proposed 'in lieu of' the CMU Block areas originally shown at lower-level parking area. Parking garage openings provided with 'Modern' metal grate panels.
- Prefinished horizontal Hardi-siding proposed 'in lieu of' the weathered wood siding areas originally shown.
- Exterior color scheme modified to owner preferred color palette. Refer to rendering views submitted.
- Exterior Balcony railings to consist of vertical metal pickets at maximum 4" O.C. 'in lieu of' the WWF originally shown.
- Roofing material to be EPDM Membrane roofing 'in lieu of' metal roofing originally shown.

The following design guidelines and standards were reviewed.

- General Landscaping
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Width and Spacing of Curb Cuts
- Parking Lot Landscape
- Location of Parking
- Identity Elements
- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street

- Massing: Base/middle/top
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs
- Setbacks Adjacent to Single Family
- Minimum/Maximum Setbacks

The following design guidelines were not applicable: screening of parking lots; grand scale trees, fences next to sidewalks, walls next to sidewalks; and accessory buildings.

Ms. Stroud noted that the applicant has not requested any design departures from the Downtown Overlay Northside (Do-N) Design Guidelines and Standards.

For Development Bonuses, the planning director may authorize an increased FAR (FAR bonus) for those developments that incorporate amenities listed in the code so long as the proposed amenity satisfies its design criteria and serves the intended purpose in the proposed location.

Hilary Patterson, Community Planning Director, has reviewed and recommended approval of the applicant's F.A.R. request and have determine that they meet the required amenities under each of the requested development bonuses.

Minor Amenties: Additional Streetscape Features (0.2); Alley Enhancements (0.2); and upgraded materials of Building (0.2). The project qulfied for a total allowable F.A.R. of 1.6.

Ms. Stroud noted the action alternatives. The DRC should grant the application in Item DR-3-25, a request by Tim Wilson, Momentum Architecture on behalf of King Chinook LLC for design review re-approval for a 10-unit four-story building, on a 0.13-acre site. Thirteen (13) parking spaces are required, 9 parking spaces have been provided onsite and four (4) of the parking spaces are being paid by fee in lieu of. The property is located at 304 Wallace Avenue, Coeur d'Alene, Idaho, be approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or if it is deemed necessary based on all circumstances.

Ms. Stroud clarified that the Planning Department is proposing one condition:

1. The proposed design shall be substantially similar the DRC approval of item DR-3-25.

Ms. Stroud concluded with her presentation.

Commissioner Ingalls stated the Design Review commission has struggled with parking guidelines parking is not one of the them that we discuss, we discuss the design guidlines and parking is not one of them. In lieu you pay \$10,000 for the parking and the money goes to the capitol funds. Is there some portion of number at least provide for at least 70% or you can buy off a few parking spots?. The last time the commission saw this application there where 10 units but only 8 parking stalls.

Ms. Stroud replied this is all in the code. She will have to send this to the commission at a later time.

Public testimony opened:

Mr. Wilson of Momentum Architecture, applicant's representative, stated this item came before the Design Review Commission in 2022 with a different owner but that design approval has expired. The new owner would like to make a few minor modifications. The property has changed owners a couple of times. This property has been vacant for a while. He feels the latest changes will be an improvement from the last project. The colors have changed from a tan color to red and blue, and the second rooms are now bedrooms instead of offices, which triggers the parking requirement. In the code you must provide at least 50% parking.

Mr. Gayte, the owner, commented that the previous owner was going to use the office space as a bedroom. He wants to be upfront and explain to the Design Review Commission he will be renting these as two-bedroom units. There will also be a couple of small studio units. The studio rental might not have a car and will walk to work or ride a bike. He is trying to be transparent and pay the fee for parking. He feels that studio apartments would be desired in the Downtown Core.

Mr. Wilson continued with his presentation, stating he would like to add a roof top balcony and would not affect the footprint of the building. They might not end up building it this way because of the cost, but it does show in the drawings as of now. They are adding a concrete wall with lines on the lower level, and adding the horizontal hardy siding, in the original presentation had weathered wood panels on the side of the building. There is no change to the square footage of the buildings, just the designation of the second bedroom.

Commissioner Lundy stated she has general concerns regarding the city putting a burden of parking with the neighbors. This is something that Planning Department looks at and not the Design Review Commission. The roof may have another taller building looking down on it someday and is concerned about mechanical equipment.

Mr. Wilson replied there will be no mechanical items on the roof, and they can put a grey membrane on it.

Commissioner Jester commented that this was a good presentation, and the building is well conceived. This will add to the neighborhood. He likes the color changes; it breaks up the massing of the building.

Commissioner Lundy asked about the comment that came in from the neighbor regarding the fence.

Mr. Gayte replied his office spoke with the neighbor and they will be building her a new fence and will be working with her throughout the process. She was very happy with the feedback from Mr. Gayte's office.

Commissioner Lemmon stated this is a good project, as far as the parking goes this can be discussed with the Parking Commission. He likes the project.

Mr. Wilson commented that he thinks the 1-year time frame is not enough to start a project. He would like the commission to look at changing the code to allow for 2 years before you ask for an extension to a project.

Public testimony closed.

Commission Discussion:

Commissioner Ingalls stated there is some consensus to approve and some parking questions, but that is not in our purview. There is not much difference than the first approval. It's a well-done project.

Motion by Commissioner Ingalls, seconded by Commissioner Jester, to approve Item DR-3-25 with additional conditions. Motion carried.

Conditions to include:

1. The proposed design shall be substantially similar the DRC approval of item DR-3-25.
2. The applicant will work with the 308 Wallace property owner regarding the fence issue to their satisfaction.

ROLL CALL:

Commissioner Lundy	Voted Aye
Commissioner Jester	Voted Aye
Commissioner Lemmon	Voted Aye

Vice Chair Periera
Commissioner Ingalls

Voted Aye
Voted Aye

Motion was approved by a 5 to 0 vote.

Chairman Messina was absent and there is a vacant seat on the commission.

ADJOURNMENT

Motion by Commissioner Lemmon, seconded by Commissioner Jester, to adjourn the meeting.
Motion carried.

The meeting was adjourned at 12:53 pm.

Prepared by Traci Clark, Administrative Assistant

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Other Business

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**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: OCTOBER 23, 2025
SUBJECT: DR-4-24: REQUEST FOR ONE-YEAR EXTENSION OF THE APPROVED
DESIGN OF A 12-UNIT RESIDENTIAL BUILDING AND TWO (2)
ADDITIONAL SINGLE-FAMILY DWELLING UNITS, TOTALING 14 UNITS

LOCATION: 816 E. SHERMAN AVENUE: A 0.49-ACRE SITE LOCATED ON THE
SOUTH SIDE OF SHERMAN AVENUE WITH FRONTAGE ON BOTH
SHERMAN AVENUE AND FRONT AVENUE

APPLICANT/OWNER:
Magnuson Properties Partnership
PO Box 2350
Coeur d'Alene, ID 83816

ARCHITECT:
Tim Wilson, Momentum Architecture
112 E. Hazel Avenue, Studio B
Coeur d'Alene, ID 83814

DECISION POINT:

Tim Wilson, with Momentum Architecture, on behalf of Magnuson Properties Partnership, is requesting a meeting with the Design Review Commission for a one-year extension of a 12-unit three-story apartment building and two (2) single-family structures, totaling 14-units.

PRIOR ACTION:

On September 26, 2024, the Design Review Commission approved a request from Tim Wilson, with Momentum Architecture on behalf of Magnuson Properties Partnership for the design of a 12-unit three-story apartment building and two (2) duplex structures, totaling 14-units on a 0.49-acre site in item DR-4-22. In April of 2025, the project architect worked with staff with a request to modify the duplex use and substitute two single-family dwelling units rather than duplex units along Front Avenue. Staff determined it was not a significant change to the approved design since the footprint and design remained the same. The DRC approval will terminate one-year from the date of the mailing which will be on November 1, 2025 without approval of an extension, because substantial development or actual commencement of authorized activities had not occurred.

SECTION 17.09.345.C: LAPSE OF APPROVAL

Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of mailing 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 August 13, 2025, staff received a request from Magnuson Properties Partnership for a one-year extension of the approved design.

PROPERTY LOCATION MAP:



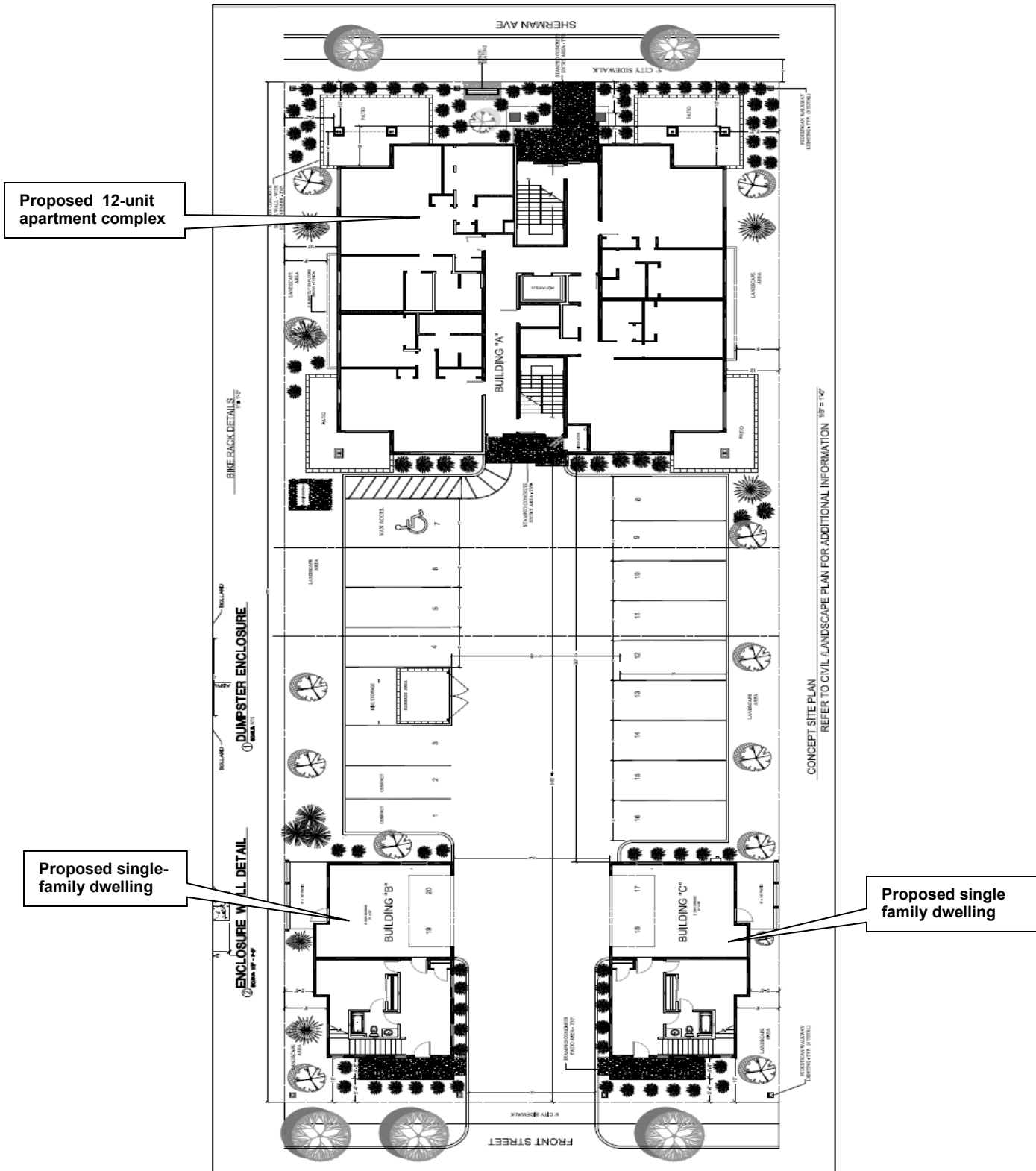
AERIAL PHOTO:



BIRDSEYE VIEW:



PROPOSED SITE PLAN:



EXTERIOR VIEW: LOOKING SOUTH ALONG SHERMAN AVENUE:



EXTERIOR VIEW: VIEW FROM INTERIOR OF SITE (SINGLE-FAMILY DWELLING)



COMMISSION ALTERNATIVES:

The Commission may, by motion, grant a one-year extension of the approved design for the design of a 12-unit three-story apartment building and two (2) single-family dwellings, totaling 14-units on a 0.49-acre site C-17 zoning district. If approved, the design approval is valid through November 1, 2026.

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.

Attachments:

Applicant's extension request.

Minutes Excerpt from DR-4-22, September 26, 2024



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2. Applicant: Magnuson Properties Partnership
 Location: 816 E. Sherman
 Request: A proposed 12-unit three story apartment complex. Also included are two-duplex two-story structures. A total of 16 units are proposed and will be located in the C-17 zoning district.
 (DR-4-22)

Ms. Stroud provided the following statements:

- Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership is requesting a First Meeting with the Design Review Commission for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site.
- The subject property is in the Infill Overlay District (DO-E) with the Commercial Limited (C-17L) zoning district as the underlying zoning district, and must adhere to the DO-E Guidelines and Standards.
- The subject property is located at 816 E. Sherman Avenue, with frontage on both Sherman Avenue and Front Street. There is an existing building on the site that was built in 1963. It has been used primarily for commercial office space.
- The applicant is proposing a 12-unit three story apartment building with approximately 14,764 SF of living area along Sherman Avenue, and two (2) duplex structures (two story) with approximately 4,384 SF along Front Street. There are a total of 16-residential units including 13 – single bedroom units and 3 – two-bedroom units. 21 surface parking stalls will be provided for the apartment project. Garages will be provided for the duplex units.
- The proposed project replaces an older commercial office building which will be demolished. The maximum height allowed in the DO-E in the commercial zone is 38'. The height of the proposed apartment project is 38". The maximum height of the duplexes is 24' 11". The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

The project summary includes an F.A.R. bonus allowed for the following:

- Streetscape features - Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving- 'stamped concrete/pavers' provided at building entrances to the building façade.
- Upgraded building materials – Stone veneer masonry provided along patio walls and deck façade along Sherman Avenue.
- The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a combination of varying sloped roofs ranging from 2 5/12, 3/12, 4/12, 6/12 and a few parapets for the proposed apartment complex and duplex structures.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Lemmon inquired if the requirement for the roof pitch is just for the DOE. Ms. Stroud answered that is correct. Commissioner Priest if there was a rationale for the roof pitch criteria. Commissioner Lemmon explained originally, they wanted to match all the architecture and through the years that has changed for different roof pitches. Ms. Stroud cited this as something the commission needs to look at in a future workshop for some changes.

Tim Wilson, applicant representative provided an overview of the project including the design guidelines for the

project and discussed the materials used for the project.

The applicant concluded his presentation.

Chairman Messina inquired if a fence will be provided on the side of the existing house. Mr. Wilson explained that we don't have plans for a fence at that location stated but will mention it to the owner if that could be a consideration. Chairman Messina inquired if there will be additional buffering added between the building and the residential homes to shield headlights etc. Mr. Wilson explained that we have a recessed entries with a covered porch and that there are some massive trees on Front Street. Ms. Stroud explained that buffering isn't a code requirement but it is required to retain the character of an existing structure by providing plants to provide screening.

Commissioner Lemmon inquired what are the materials used on the building. Mr. Wilson explained that when reviewing this with staff we had a weathered barn wood look which was changed to a color. Ms. Stroud explained that the Planning Director makes the recommendation if the proposed materials meet the level of brick/stone and if there is something the commission needs to be added up to the commission. Commissioner Lemmon that weathered wood is appropriate without adding color.

Commission Comments:

Commissioner Lemmon stated he likes the parking that is in the middle and the roof pitch is fine.

Commissioner Priest questioned if there are any limitations on the homeowner next door for building a fence on their property. Ms. Stroud stated that is correct there are no limitations.

Motion by Periera , seconded by Lemmon , to approve Item DR-4-22 Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Priest	Voted	Aye

Motion to approve carried by 4-0 a vote.



2024 Minutes

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**DESIGN REVIEW COMMISSION
MINUTES**

710 E Mullan Avenue, City Hall Conference Room #6

**THURSDAY, SEPTEMBER 26, 2024
12:00 pm**

COMMISSIONERS PRESENT:

Skip Priest
Jef Lemmon
Tom Messina (Chairman)
Jon Ingalls
Michael Pereira (Vice-chair)

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Admin. Assistant

COMMISSIONERS ABSENT:

Greta Snodgrass

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:02 p.m.

MINUTES: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

Motion by Commissioner Ingalls, seconded by Commissioner Priest, to approve the minutes of the Design Review Commission meeting on April 25, 2024. Motion Carried.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

None.

PUBLIC COMMENTS:

None.

NEW BUSINESS

- | | | |
|----|------------|---|
| 1. | Applicant: | Magnuson Properties Partnership |
| | Location: | 816 E. Sherman Avenue: 0.49-acre site located on the south side of Sherman Avenue with frontage on both Sherman Avenue and Front Street. |
| | Request: | A request for a meeting with the Design Review Commission for re-approval of a 12-unit residential building and 2 additional duplex structures, totaling 16 units (DR-4-24) |

Ms. Stroud provided the following statements:

Tim Wilson, with Momentum Architecture, on behalf of Magnuson Properties Partnership, is requesting a meeting with the Design Review Commission for re-approval of a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units. A total of 19 parking spaces are required, and 21 parking spaces have been provided. The property is located at 816 E. Sherman Avenue, Coeur d'Alene, Idaho.

On October 27, 2022, the Design Review Commission approved a request from Tim Wilson, with Momentum Architecture on behalf of Magnuson Properties Partnership for the design of a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site in item DR-4-22. The DRC approval terminated one year from the date of approval which was on October 27, 2022, because substantial development or actual commencement of authorized activities had not occurred. The applicant, Magnuson Properties Partnership is requesting re-approval of the design previously approved by the Design Review Commission. Because there were no changes to the proposed project previously approved by the Design Review Commission, staff waived the required Initial Meeting with Planning Staff in order to streamline the process.

The Design Review Commission ("DRC") is tasked with reviewing the project to ensure compliance with all applicable design standards and guidelines. This project is located within the Downtown Overlay-Eastside (DO-E). The DRC will provide feedback to the applicant and staff on how the applicable design standards and guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision, or request an Optional Second Meeting.

The Decision Point today is should the DRC grant the application in Item DR-4-22, a request by Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a 0.49-acre site be re-approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or if it is deemed necessary based on all the circumstances?

The applicant has requested the following F.A.R. Bonuses:

- Streetscape features – bench seating, pedestrian scale lighting along primary building entrances along Sherman Avenue. Special paving "stamped concrete/pavers" provided at building entrances to the building façade.
- Upgrade building building material – Stone Veneer masonry provided along patio walls and brick façade along Sherman Avenue.

Commissioner Ingalls asked about the FAR bonus maximum and questioned if the bonus request was necessary. He continued that the FAR was 0.78 which appeared to be under the 1.6 maximum in the Infill Overlay DO-E District.

Mr. Stroud replied that because the proposed residential project doesn't have a commercial component, the basic FAR allowed in the DO-E is 0.5, with bonuses a maximum of 1.0. If it was a combined as a commercial and residential project, the maximum FAR allowed would be 1.6.

Ms. Stroud stated the Design Review Commission should grant the application in item DR-4-24, the design of a 12-unit three story apartment building and two (20 duplex structure along Sherman Avenue, located at 816 E. Sherman Avenue, be approve with or without conditions, or determine that the project would benefit from or without conditions, or determine that the project would benefit from an additional DRC meeting to review the project changes in response to the first DRC meeting or if it is deemed necessary based on all of the circumstances.

There is one condition: "The proposed design shall be substantially similar to those submitted with item DR-4-24."

Ms. Stroud, concluded her presentation.

Applicant Testimony:

Tim Wilson, introduced himself and said he is with Momentum Architecture. He stated there are no changes from the project that was presented from two years ago. He said he would be happy to answer any questions that the commission had.

Chairman Messina asked any commissioners if they had any questions. They all replied no.

Mr. Wilson highlighted they will be replacing the existing building with three new buildings. One strong feature is the parking lot it is internally designed and screened by the buildings along both street frontages. Vehicle access will be proved from the Front Avenue only to the 12-unit apartment and duplexes. The current Sherman Avenue vehicle access point has been eliminated to lessen Sherman Avenue vehicle traffic thus creating a more residential feel then the commercial through driveway currently in place.

Chairman Messina asked is it the same drawings from two years ago?

Mr. Wilson replied yes.

Commissioner Ingalls commented that the parking lot might be challenging because of the snow removal. To push the snow away they will have no place to put it. This is not the commission's purview today, but this is something to think about in the Winter months. When you hide the parking lot, this will become a challenge for you when cars are parked there and with the snow coming down, how will you remove the snow?

Commissioner Lemmon stated he thought the parking lot was covered.

Mr. Wilson responded no, it is not covered. He stated it is nice not to look at a parking lot from the street view as a design feature. He does not want to change it.

Commissioner Ingalls had a discussion regarding the infill group committee group that he is a member of and how the committee can provide more bonuses to make more workforce housing.

Chairman Messina stated he wanted to make it clear this has nothing to do with today's item that commissioner Ingalls was just curious from a builder's opinion what are some good ideas.

Mr. Wilson and the Mr. Magnuson suggested talking with the owners first, and the interest rates also make a big difference. The matter of economics makes a big difference and the size of the project. The builder has to make a profit. Maybe the State legislators need to get involved as well.

Chairman Messina thanked them for their feedback.

Public Testimony:

None.

Commission Discussion:

**Motion by Chairman Messina, seconded by Commissioner Ingalls, to approve Item DR-4-24.
Motion approved.**

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Chairman Messina	Voted	Aye
Commissioner Priest	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Ingalls	Voted	Aye

Motion to approve carried by 5 a 0 vote.

ADJOURNMENT

Motion by Commissioner Pereira, seconded by Commissioner Lemmon, to adjourn the meeting.
Motion carried.

The meeting was adjourned at 12:40 p.m.

Prepared by Traci Clark, Administrative Assistant

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Applicants Letter

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JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. Box 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

August 11, 2025

City of Coeur d'Alene
Planning Department
Attn: Tracie Clark, Administrative Assistant
710 E. Mullan Avenue
Coeur d'Alene, ID 83814

VIA E-MAIL: planningdiv@cdaid.org

Re: Decision on Item DR-4-24

Dear Ms. Clark:

I write on behalf of Magnuson Properties Partnership, the owner of property at 816 Sherman Avenue which was the subject of the Design Review Committee (DRC) Decision of September 26, 2024 (Item DR-4-24) noted in your letter of November 1, 2024 (a copy of which is attached). This letter is a request on behalf of Magnuson Properties Partnership (MPP) to extend the DRC approval for an additional one (1) year, as an administrative matter, based upon the following substantial development activity that has occurred since the original approval.

The original approval became final on October 11, 2024. Since that period of time, MPP has accomplished the following with respect to the development of the subject property in accordance with the terms of the DRC approval:

- (1) The Applicant commissioned and completed full architectural and engineering plans for development of the subject property in conformity with the terms of the DRC approval.
- (2) The Applicant submitted complete applications for all three (3) of the structures located on the subject property and in conformity with the terms of the DRC approval.

August 11, 2025

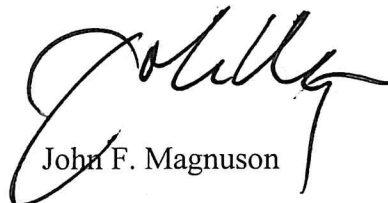
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- (3) As of today's date, building permits have been approved for Buildings B and C (in accordance with the approved plan and submittals), and are ready to issue.
- (4) The building permit for Building A has been approved by eight (8) of ten (10) departments. It is anticipated that the permit will be ready to issue and available for pickup in two (2) to three (3) weeks.
- (5) MPP has issued notices to its remaining tenants on the subject property to vacate by September 1.
- (6) The Site Development Permit for the project has been approved and is ready to issue.
- (7) MPP has engaged qualified professionals to assist in construction of the improvements on the subject property in accordance with the DRC approvals and the requested permits.
- (8) MPP and its associates have arranged for project financing for the project.

The foregoing activities have been completed since the appeal period expired and the DRC approval of September 26, 2024. Through no fault of the Applicant, the timeframe within which this work could be completed may well extend beyond September 26, 2024, although MPP anticipates starting prior to that date. In any event, MPP respectfully submits that the foregoing confirms and demonstrates a substantial development of the subject property and requests an extension of the DRC approval of September 26, 2024 for an additional year.

Thank you.

Sincerely,



John F. Magnuson

JFM/js
Encl.

cc: Timothy A. Wilson, Momentum Architecture
CITY CDA-CLARK.LTR.wpd



CITY OF COEUR D'ALENE

PLANNING DEPARTMENT

710 E. Mullan Avenue
Coeur d'Alene, ID 83814
(208) 769-2240
planningdiv@coaid.org

November 1, 2024

Momentum Architecture
Attn: Tim Wilson
P O Box 1514
Coeur d'Alene ID 83816

RE: NOTICE OF DECISION ON ITEM DR-4-24

Greetings Mr. Wilson,

On September 26, 2024 the Coeur d'Alene Design Review Commission held a public hearing on item DR-4-24, in the C-17L DO-E (Downtown Overlay-Eastside) overlay district. This item was **approved** by a vote of 4 to 0.

The appeal period ended on October 11, and no appeals were received.

Please be advised that the in C-17L in the DO-E (Downtown Overlay-Eastside) overlay district will **expire one year from the date** of the public hearing unless substantial development or actual commencement of authorized activities has occurred, or if there is a cessation of use of occupancy for two (2) years. 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 permit has expired and upon showing of unusual hardship not caused by the owner or applicant, per Municipal Code 17.09.230. Should you require additional information or have any questions, please do not hesitate to contact me at 208 769-2240.

Sincerely,

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant
208-769-2240