

DESIGN REVIEW COMMISSION AGENDA

Coeur d'Alene Public Library Community Room (lower level)
702 E. Front Avenue
Coeur d'Alene Id, 83814

MARCH 26, 2026

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

February 26, 2026 – Design Review Commission Meeting Minutes

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSIONER COMMENTS:

PUBLIC HEARINGS: **ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

1. Applicant: The Church of Jesus Christ of Latter-Day Saints
Location: Generally located on the south side of Hanley Ave between Alecat Street & Coeur Terre Boulevard, East of Huetter Road.
Request: The Church of Jesus Christ of Latter-Day Saints is requesting design approval of two religious assembly buildings on 10.912 acres located within the C-17 commercial zoning district (DR-3-26)

ADJOURNMENT/CONTINUATION:

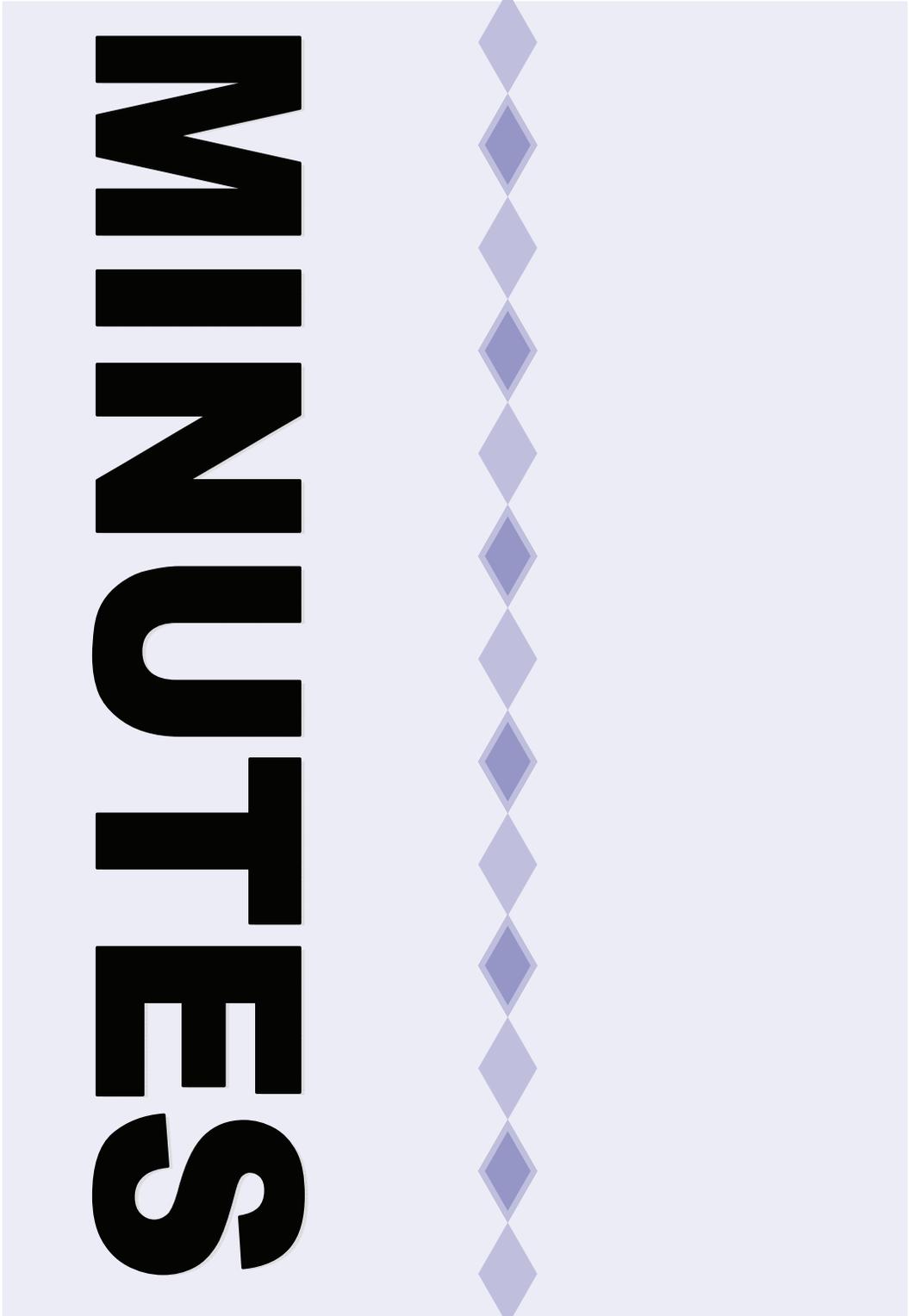
Motion by _____, seconded by _____,
to continue meeting to _____, at ___ p.m.; motion carried unanimously.
Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

****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
THURSDAY 12:00 pm
FEBRUARY 26, 2026**

COMMISSIONERS PRESENT:

Tom Messina, Chair
Michael Periera, Vice Chair
Denise Lundy
Kori Keller
Jef Lemmon

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Jon Ingalls
Kevin Jester

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:00 pm.

APPROVAL OF MINUTES:

Motion by Commissioner Lundy, seconded by Commissioner Keller, to approve the minutes of the Design Review Commission meeting on October 23, 2025. Motion Carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Tami Stroud, Associate Planner provided the following comments:

- There will be a Design Review hearing held on March 26, at noon in the Community Library Room.

COMMISSION COMMENTS:

None.

OTHER BUSINESS: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1. Applicant: Blue Fern Management, LLC
Location: 1202, 1210 & 1212 W. Lacrosse, Ave Coeur d'Alene ID, 83814
Request: Requesting a 1-year extension for the approved design for a proposed 57-unit Townhome project known as the he Lacrosse Avenue Townhomes in the Commercial (C-17) Zoning District (**DR-1-25**)

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

On March 27, 2025, the Design Review Commission approved a request from Blue Fern, on behalf of Dennis Cunningham, for the design of a 57-unit townhome project known as the Lacrosse Avenue Townhome in the (C-17) Commercial Zoning District). DRC approval will terminate one year from the date of the mailing which will be on March 27, 2027.

The applicant has provided a letter that states: *"The current market conditions including construction financing constraints coupled with low absorption rates and increased construction costs due to tariffs and labor increases has 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 timeframe to proceed with acquisition and construction and are committed to see its completion as soon as feasible."*

Decision Point

Ms. Stroud stated the Design Review Commission should grant a one-year extension of the approved design for the design of a 57-unit Townhome project within 14 buildings or deny the request. The property is located in the Commercial (C-17) Zoning District. If approved, the design approval is valid through **March 27, 2027**.

Ms. Stroud concluded with her presentation.

Commissioner Lundy wanted to clarify that if the parking requirements change within the year, that they would be imposed, if, for example, more parking was required, because I know this complies, but it seems a little light to me, that they would have to comply to the new parking requirements if there were any. Is that correct?

Ms. Stroud replied that it is correct. This is the C-17 zoning district, and they have the parking requirement for that use. If for some reason, if there was a modification to the code for parking, they would have to meet it because it just depends on when they get their building permit.

Motion by Commissioner Lemmon, seconded by Commissioner Periera, to approve Item DR-1-25 for a 1-year extension request. Motion carried.

2. Applicant: Blue Fern Management, LLC
Location: 207, 211 and 213 E. Garden Avenue, and Lots 7, 8, 9 & 10, Block 9 in Coeur d'Alene & Kings Addition, at the Northeast corner of 2nd Street and Garden Avenue, Coeur d'Alene, ID 83814
Request: Requesting a 1-year extension for the approved design for a 15-unit Townhome project known as 207 Garden Townhomes in the Downtown Overlay North (DO-N) Zoning District. **(DR-2-25)**

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

On May 22, 2025, the Design Review Commission approved a request from Blue Fern, on behalf of Our Town Development LLC, for the design of a 57-unit townhome project known as 207 Garden townhomes in the Downtown Overlay North (DO-N) District with R-17 (Residential at 17 Units/Acre) as the underlying zoning district. DRC approval will terminate one year from the date of the mailing which will be **May 22, 2027**.

The applicant has provided a letter that states: *"The current market conditions including construction financing constraints coupled with low absorption rates and increased construction costs due to tariffs and labor increases has 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 timeframe to proceed with acquisition and construction and are committed to see its completion as soon as feasible."*

Decision Point

Ms. Stroud stated the Design Review Commission should make a motion to grant a one-year extension of the approved design for the design of a 57-unit townhome project within 14 buildings or deny the request. The property is located in the Downtown Overlay North (DO-N) Zoning District. If approved, the design approval is valid through May 22, 2027.

Ms. Stroud concluded with her presentation.

Motion by Commissioner Peiria, seconded by Commissioner Keller, to approve Item DR-2-25 for a 1-year extension request. Motion carried.

PUBLIC HEARINGS: **ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

- 1. Applicant: Chad Oakland, NCO Partners
- Location: 1045 N. 4th Street Coeur d’Alene, ID 83814
- Request: Requesting approval re-approval of an eight (8) unit 2-story apartment complex known as Midtown Apartments, on property zoned C-17 within the Midtown Overlay District (MO) (DR-1-26)

Presented by Tami Stroud, Associate Planner

Ms. Stroud provided the following statements:

Chad Oakland, NCO Partners, is requesting a Meeting with the Design Review Commission for the re-approval of a proposed eight (8) unit, 2-story apartment building with covered parking at the rear of the property to include 6,202 SF of building area. The subject property is in the Midtown Overlay District (MO) District with the Commercial (C-17) zoning district as the underlying zoning. The project must adhere to the MO District Design Guidelines and Standards.

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 Midtown Overlay (MO) with the Commercial Zoning District (C-17) as the underlying zoning and is subject to M.C. Chapter 17.05, Article XI, and §17.05.705. 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 directions for the applicant and may suggest changes or recommendations to the proposed project. The DRC may render a decision or request an Optional Second Meeting.

HISTORY:

On November 15, 2018, the Design Review Commission approved a request from Monte Miller of Miller Stauffer Architects, LLC for the design of an 8-unit, 2-story apartment building on a 0.29-acre site in item DR-8-18. The DRC approval terminated one year from the date of approval which was on November 15, 2019, because substantial development or actual commencement of authorized activities had not occurred. The property is in the process of changing hands, and the perspective owner, Chad Oakland, NCO Partners would like to move forward with the same project which requires re-approval. The required Project Review meeting was held on December 17, 2025, and the Initial Meeting on December 23, 2025, with Planning Staff.

Ms. Stroud stated there appears to be an alley, but it is not a platted alley. It has continued to be used that way, but it’s an access point that the apartment complex to the South uses for their access.

DESIGN DEPARTURE CRITERIA:

The Infill Development Regulations and Design Standards require the following:

In order to provide visual connection between activities inside and outside the building, a minimum of 60% of any ground floor façade facing the street shall be comprised of windows with clear, “vision” glass. Display windows may be used to meet half of this requirement.

This proposal only seeks a Departure for the 60% glazing of any ground floor façade facing the street because this project is a residential apartment complex and not a commercial use.

Applicable design standards and guidelines for consideration are as follows:

MO

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Parking Lot Landscape
- Location of Parking
- ~~Grand Scale Trees~~
- Identity Elements
- Fences Next to Sidewalks
- ~~Walls Next to Sidewalks~~
- Curbside Planting Strips
- ~~Unique Historic Features~~
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creativity/Individuality of Signs
- Sidewalk Uses
- Maximum Setback
- Ground Floor Windows
- Ground Level Details
- Roof Edge
- Width and Spacing of Curb Cuts
- Massing: Base/middle/top
- ~~Accessory Buildings~~
- ~~Setbacks Adjacent to Single Family~~

Ms. Stroud noted the action alternatives.

Decision Point

Ms. Stroud clarified that the Planning Department is proposing one condition: The DRC should grant the application in Item DR-1-26, a request by Chad Oakland, NCO Partners for design review re-approval for a proposed eight (8) unit, 2-story apartment building with covered parking at the rear of the property to include 6,202 SF of building area located at 1045 N. 4th Street, re-approval 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 if it is deemed necessary based on all the circumstances.

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

1. The proposed design shall be substantially similar to the DRC approval of item DR-1-26.

Ms. Stroud concluded with her presentation.

Commissioner Lemmon asked Ms. Stroud, do you have any of the reports on how we let it go for that design departure?

Ms. Stroud replied, I don't believe at that time they requested the design departure in 2018. We hadn't streamlined our design review process yet. They would have had three meetings, and they would have submitted for it, but they just didn't ask for it.

Commissioner Keller asked how close they are to meeting the fenestration requirement on that.

Ms. Stroud replied you'd have to talk to the applicant.

Public testimony opened:

Chad Oakland introduced himself, and stated Miller Stauffer had originally designed this building, but COVID hit, and now that they are older, they don't want to do it anymore, so I bought it from them, and it's just rinse and repeat. I'm just going to do the exact same thing they did. I brought some materials. I want to address the alley. It's not really an alley though. For some reason, we can't find it in the records. I've been working with the sewer department. They have a public sewer down that way, but there's no easement over the property.

Ms. Stroud stated they did find the easement.

Chad Oakland replied they did, okay good, we were going to work with them. I don't want to go in the alley plus, that would mess up the other apartment as well. We are just going to make sure that I'll get that cleaned up through the Title process. It's not a problem for the other owners.

Commissioner Keller asked what's the square footage of windows?

Mr. Oakland stated, "It's the main level. Those are bedrooms. I would say close to 40%." He said he would also like to talk about materials and potentially changing some of the siding. He said he is working with a company in town, the Sternbergs, who own Steel Structures of America. They have also started something called Metal America. He has brought in some samples for the commission to look at. The material is pretty amazing. It comes in 32-foot runs, so it's not like it's on two- and three-foot repeating runs. "I'm just debating if I can incorporate some of this somewhere in the buildings. It has a 25-year warranty. They have 13 different patents, it's pretty amazing, I want to keep that wood look it's easier to maintain and take care of down the road. I would like to have the ability to maybe incorporate that in. Because I'm not dead set on those colors either. That's what kind of what I was given. I don't know if I need to come back at a later date with the commission to use the product once the project is further along and have your blessing?"

Chairman Messina stated the colors aren't something that we look at, but the material is. I'm very familiar with their product and whether you want to use it in some of the spots or whatever, I guess you would have to kind of tell us where you would want to use that right now. So perhaps, depending on what the commission decides on this, you might have to come back for another meeting because I don't know how long it'll take.

Ms. Stroud replied I'm assuming a couple months.

Mr. Oakland stated, "As I understand this, if I got the building framed and I want to incorporate some of this material, could I then contact Ms. Stroud and get on your docket and then get approved for a section to use this material?"

Ms. Stroud replied, yes if we can get quorum and they approve the material.

Mr. Oakland replied, "okay, I just want to make sure I have the option to make those changes."

Karen Larson introduced herself and she stated she lives on 3rd Street which is right around the corner from Birch. "My only concern about this is the restriction of vehicles when they are taking a left off the 4th Street onto Birch. If you have parking on both sides, like people visiting the people that are going to be living in the

apartments. It turns that road down into a single lane, and it's very difficult to get through. I don't know if that was taken into consideration. You're also going to have people that will be living in the apartment entering and exiting on that road. If there's people parked on both sides and someone coming down the perch, once again, you're going to have kind of a little traffic congestion right there.”

Ms. Stroud stated the applicant did go through a project review meeting. City staff does require that for all these projects. The city engineer provides comments to the applicant. If the commission would like more information, you can ask him. The commission today is looking at the design of the building, not the parking or the street traffic.

Applicant rebuttal:

Mr. Oakland replied, “I understand your parking concerns. I like to over park., I have more parking stalls than are required by the city. I know it’s not a perfect situation with the street.”

Public testimony closed

Commission Discussion:

Motion by Commissioner Lundy, seconded by Commissioner Lemmon, to approve Item DR-1-26 with additional conditions. Motion carried.

ROLL CALL:

Commissioner Lundy	Voted Aye
Commissioner Keller	Voted Aye
Commissioner Lemmon	Voted Aye
Vice Chair Periera	Voted Aye
Chairman Messina	Voted Aye

Motion was approved by a 5 to 0 vote.

Commissioners Ingalls and Jester were absent.

- Applicant: Richardson Design Partnership, LLC
Location: 1602 & 1604 W. Lee Court and 1234 W. Appleway Ave Coeur d’Alene, ID 83814
Request: requesting design approval of a five (5) story, 173 room Hotel with surface parking in the C-17 (Commercial) Zoning District **(DR-2-26)**

Presented by Tami Stroud, Associate Planner

Ms. Stroud provided the following statements:

Cameron Hudspeth with Richardson Design Partnership, LLC, on behalf of Wealth Hospitality Group, is requesting a First Meeting with the Design Review Commission for design approval of a proposed five (5) story, 173 room hotel with surface parking. The property is located within the Commercial (C-17) zoning district.

The Design Review Commission (DRC) is tasked with reviewing the project to ensure compliance with all (C-17) zoning district and located within the C-17/C-17L zoning district in an area where design guidelines and standards exist with trigger points for DRC review. 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 directions to the applicant and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting or request an Optional Second Meeting.

Any project larger than 50,000 square feet or located on a site 5 acres or larger or with more than 2 departures

trigger review by the Design Review Commission if located in the C-17 and C-17L districts. (Municipal Code § 17.09.320(A))

PROJECT INFORMATION AND BACKGROUND:

The subject property is located at 1602 and 1604 W. Lee Court and a portion of the south half of 1234 W. Appleway (to be subdivided). The site is currently vacant. The project would include a 173-room hotel on four (4) parcels that will be consolidated into one parcel. The proposed hotel will be a five (5) story structure. The average height of the building is +/- 66' tall. The highest point of the building is approximately 71' from finished grade. There is no height limit in the C-17 zoning district. The north side of the building will have a large outdoor patio to allow guests to relax and enjoy the outdoors. The hotel also includes a meeting room and dining area. A pool and fitness center are also provided on the southeast side of the building. A total of 173 parking spaces is required. The applicant is providing 177 surface parking stalls.

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

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

REQUESTED DESIGN DEPARTURES:

None.

Applicable C-17/C-17L Commercial Design Guidelines

- *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*
- *Roof Edge*
- *Width and Spacing of Curb Cuts*
- *Massing: Base/middle/top*
- ~~*Accessory Buildings*~~
- ~~*Setbacks Adjacent to Single Family*~~

Decision Point

Ms. Stroud noted the DRC should grant the application in item DR-2-26 a request by Wealth Hospitality Group for design review approval for a proposed 173 room hotel with 177 parking stalls, located at 1602 & 1604 W. Lee Court and a portion of the south half of 1234 W. Appleway Avenue (To be subdivided) Parcel # C-0000-011-3100, C-0000-011-3075, C-0000-011-3050, C-0000-011-3025, located at the bend of Lee Court and Appleway Avenue approval 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 if it is deemed necessary based on all the circumstances.

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

1. The proposed design shall be substantially similar to the DRC approval of item DR-2-26.

Ms. Stroud concluded with her presentation.

Public testimony opened:

Cameron Hudspeth introduced himself and he commented that this is the first time he has visited Coeur d'Alene. He walked around a little bit and it's absolutely gorgeous. He passed out some materials to the commissioners and started his presentation stating the total site area is going to be 2.7 acres. The upper floors are going to be all guest rooms. Our average level size is about 20,000 square feet. The total building area is 99,000 square feet and five stores above grade. We will offer 173 guest rooms and 177 parking stalls. We will be using the existing curb cut and that will allow fire access to come in and give us pretty good circulation throughout the parking lot. The porte-cochere will give us drop-off access. We have our ADA access from this right here is going to be the existing sidewalk. Then we'll continue it with a new sidewalk. We will connect our sidewalks from the hotel with ADA access to this sidewalk right here is going to have a decorative stamp concrete. And this is our outdoor patio area. We will have a few more outdoor areas for better amenities. We will have the landscaping plan, as you can see that we're going to add a lot more trees. I really love the landscape on this project. There's so many trees on this property. I think this is going to look gorgeous once it's put in. The trash will be enclosed. Ms. Stroud mentioned the C-17; there's no height restrictions. We've got pretty high parapets here. So about 65-66' is about average height and 72' is going to be the absolute highest point of our hotel. The materials are gray, the lighter gray with a strip of the neon green.

Commissioner Lundy commented It looks like more of the trees are the evergreen 24-foot tall. I know you've exceeded the landscaping plan. I'm just trying to visualize from I-90 since we're sensitive to having just lost a lot of trees along the I-90 corridor. How do you envision that looking from I-90? It looks like you've done a pretty good job of putting a bunch of evergreen and mixed-height trees there.

Mr. Hudspeth stated yes, "I think we really want to incorporate the pine trees. You see them everywhere out here. I almost feel like those trees are kind of part of Coeur d'Alene, especially with the mountainous area. With the sound of the wind blockage that you get from a good evergreen tree is amazing. We will also have deciduous trees, to help bring in just a different variety of trees and different colors throughout the seasons. "

Public testimony closed

Commission Discussion:

Motion by Commissioner Periera, seconded by Commissioner Lemmon, to approve Item DR-2-26 with conditions. Motion carried.

ROLL CALL:

Commissioner Lundy	Voted Aye
Commissioner Keller	Voted Aye
Commissioner Lemmon	Voted Aye
Vice Chair Periera	Voted Aye
Chairman Messina	Voted Aye

Motion was approved by a 5 to 0 vote.

Commissioners Ingalls and Jester were absent.

ADJOURNMENT

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

The meeting was adjourned at 1:01 pm.

Prepared by Traci Clark, Administrative Assistant

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PUBLIC HEARING

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STAFF REPORT

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**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER

DATE: MARCH 26, 2026

SUBJECT: DR-3-26: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR DESIGN APPROVAL OF TWO RELIGIOUS ASSEMBLY STRUCTURES WITH SURFACE PARKING IN THE C-17 (COMMERCIAL) ZONING DISTRICT

LOCATION: SUBJECT PROPERTIES ARE DESCRIBED AS: A 10.91- ACRE PARCEL LOCATED SOUTH OF W HANLEY AVENUE BORDERED BY ALECAT ROAD ON THE WEST AND COEUR TERRE BOULEVARD ON THE EAST, AND LEGALLY DESCRIBED AS LOT 2, BLOCK 1, FULL CIRCLE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK L OF PLATS AT PAGE(S) 878, RECORDS OF KOOTENAI COUNTY, IDAHO

PROPERTY OWNER:

The Church of Jesus Christ of Latter-Day Saints
50 East North Temple Street
Salt Lake City, UT 84150

APPLICANT:

Collin Hill
JRW & Associates
1152 Bond Avenue Suite A
Rexburg, ID 83440

APPLICANTS REQUEST: Collin Hill with JRW & Associates, on behalf of The Church of Jesus Christ of Latter-Day Saints, is requesting a First Meeting with the Design Review Commission for design approval of a proposed 29,630 square-foot temple, and a 17,282 square-foot meetinghouse for religious assembly use on a 10.91-acre parcel. The site will also include surface parking for members of the church. Incorporated in the overall development is an accessory building, and small storage building (less than 200 SF). The accessory building is a 2,000 square-foot structure for maintenance and material storage. The property is located within the Commercial (C-17) zoning district.

DECISION POINT: Should the Design Review Commission approve the design for a proposed 29,630 square-foot temple and a 17,282 square-foot meetinghouse with or without conditions, or direct modifications to the project's design and require a second meeting?

DESIGN REVIEW AUTHORITY:

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 Commercial (C-17) zoning district and located within the C-17/C-17L zoning district in an area where design guidelines and standards exist with trigger points for DRC review. 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 during the First Meeting or request an Optional Second Meeting.

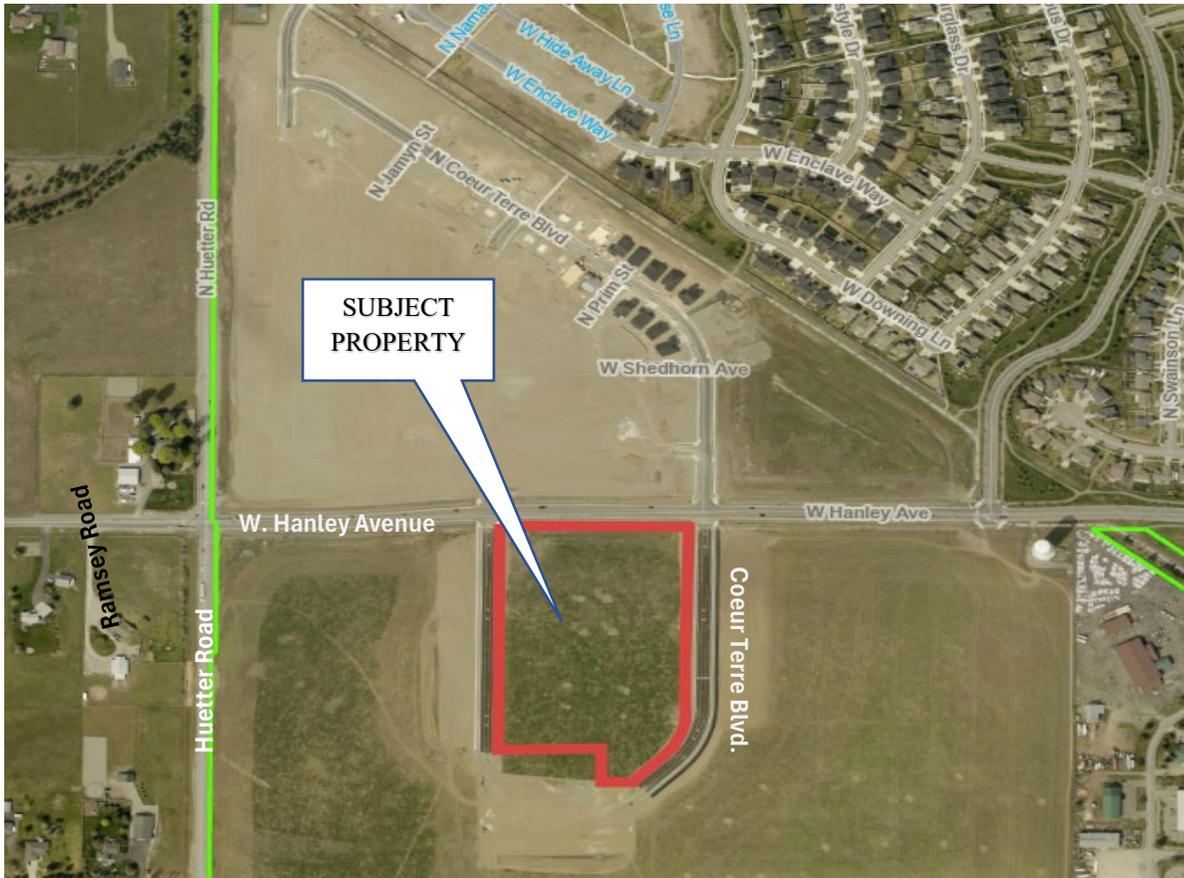
Any project larger than 50,000 square feet or located on a site 5 acres or larger or with more than 2 departures trigger review by the Design Review Commission if located in the C-17 and C-17L districts. (Municipal Code § 17.09.320(A))

A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community. In order for this process to work effectively, the applicant must be willing to consider options for the project’s basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance. (Municipal Code § 17.09.325)

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The Design Review Commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Municipal Code § 17.03.330)

The Design Review Commission may grant or deny the application, or grant the application with such conditions as are, in its judgment, necessary to ensure conformity to the adopted standards and guidelines. The Commission shall make written findings to support its decision, specifically stating how the project conforms to the adopted design standards and guidelines or how it does not. A copy of the Commission's decision shall be mailed to the applicant, and the Director shall make the commission's decision available for public inspection. The Commission has the power to table a decision to a later date and request an additional meeting. (Municipal Code § 17.03.335)

AERIAL PHOTO:



PROJECT INFORMATION AND BACKGROUND:

The subject property is a 10.91-acre project located south of W Hanley Avenue, bordered by Alecat Road on the west and Coeur Terre Boulevard on the east. There is currently no developments on the parcel. The predominant zoning districts surrounding the site are residential, but this parcel is designated C-17 (Commercial). Two religious assemblies are the major structures proposed. Religious Assembly building “A” is a 29,630 square-foot temple, and Religious Assembly building “B” is a 17,282 square-foot meetinghouse. The site will also include surface parking for members of the church. Incorporated in the overall development is an accessory building, and small storage building. The accessory building is a 2,000 square-foot structure for maintenance and material storage.

Religious Assembly “A” which is the proposed temple has three stories, two above grade, with a total of 29,630 square-feet. The exterior cladding is typically stone, GFRC or custom precast detailing. Each façade will have stained glass windows. Religious Assembly “B” which is the meetinghouse will sit south of the temple. The meetinghouse will be a single story, brick masonry structure with 17,282 square-foot. Street access will be located off of Coeur Terre Boulevard and Alecat Road. A split drive with a landscaped island is proposed off of the grand entrance off Coeur Terre Boulevard and Alecat Road. Two alternate access points are to be provided on Alecat Road for emergency vehicle access and provide additional traffic options for patrons and visitors. Parking for religious assembly is based on seating in the largest assembly hall. A total of 722 seats is proposed which triggers 73 parking spaces. The applicant provided 266 parking spaces to serve both the temple and meetinghouse.

The C-17 (Commercial) zoning district has no height limit. The Temple, (Religious Assembly "A") is total of 160'-0". 42'-6" + spire/cupola 117'-6" = 160'-0" tall. The Meetinghouse (Religious Assembly "B") is a total of 66'-4". 26'-9" + spire/steeple 39'-7" = 66'-4" tall. Accessory Facility building = 18'-0" tall.

PROPERTY LOCATION MAP:



A Project Review Meeting with staff was held on **February 10, 2026**. During the meeting, staff discussed the proposed project with the project development team and provided code requirements pertaining to the Commercial Design Guidelines within the commercial (C-17) zoning district and items that needed to be addressed.

On **December 19, 2025**, staff met with Collin Hill and Johnny Watson with JRW & Associates for the Initial Meeting with staff to review the DRC application submittal. Staff discussed the items below in order to schedule the First meeting with the Design Review Commission.

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.

PROJECT ANALYSIS:

The applicant submitted all required application materials and has met the Project Review Meeting and Initial Staff Meeting requirements per M.C. § 17.09.325(A) through (D), and will be having the First Meeting with the DRC on March 26, 2026 per § 17.09.325(E).

The proposed project is located 10.91 acres in the C-17 zoning district on W. Hanley Avenue. Two religious assemblies are the major structures proposed. Religious Assembly building “A” is a 29,630 square-foot temple, and Religious Assembly building “B” is a 17,282 square-foot meetinghouse. The site will also include surface parking for members of the church. Incorporated in the overall development is an accessory building, and small storage building. The accessory building is a 2,000 square-foot structure for maintenance and material storage. The storage building is less than 200 SF. The proposed project must adhere to the Commercial Design Guidelines.

➤ **ADDITIONAL PROJECT INFORMATION:**

SITE AREA: 10.91 ACRES
TOTAL NUMBER OF BUILDINGS: 2
ACCESSORY BUILDINGS: 2

THE TEMPLE:
RELIGIOUS ASSEMBLY “A”. 29,630 SQUARE FEET
BUILDING HEIGHT: 3-STORIES, TWO ABOVE GRADE
ASSEMBLY SEATING: 184 SEATS
PARKING: 184 SEATS/10 = 19 PARKING SPACES REQUIRED

THE MEETINGHOUSE:
RELIGIOUS ASSEMBLY “B”. 17, 282 SQUARE FEET
BUILDING HEIGHT: SINGLE STORY
ASSEMBLY SEATING: 538 SEATS
PARKING: 538/10 = 54 PARKING SPACES REQUIRED

***TOTAL PARKING REQUIRED:** 73 SPACES
***TOTAL PARKING PROVIDED:** 266 SPACES
(Note: Parking is calculated based on one parking stall per 10 seats)

BICYCLE PARKING:
TOTAL BICYCLE PARKING REQUIRED: 7 SPACES
73/10 = 7.3
(Note: Bicycle Parking is calculated based on the requirement for one bike rack capable of accommodating at least two (2) bikes for the first ten (10) required parking stalls)
***TOTAL BICYCLE PARKING PROVIDED:** 10 spaces.

3D RENDERING: PROPOSED TEMPLE, MEETINGHOUSE & ACCESSORY BLDG:



3D RENDERING: PROPOSED TEMPLE, MEETINGHOUSE & ACCESSORY BLDG:



Applicant's Narrative:

PROJECT NARRATIVE

The proposed project is on a 10.91-acre parcel located south of W Hanley Avenue, bordered by Alecat Road on the west and Coeur Terre Boulevard on the east. The predominant zoning districts surrounding the site are residential, but this parcel is designated C-17 Commercial District. There are currently no developments within the bordering parcels.

Two religious assemblies are the major structures proposed. They will have street access off Coeur Terre Boulevard and Alecat. A split drive with landscaped island is proposed as the grand entrance from Coeur Terre Boulevard. Two alternate access points are to be provided on Alecat to insure good emergency vehicle access and provide additional traffic options for patrons and visitors. Pedestrian and bicycle travel will be maintained with the existing paved trail along Hanley Avenue. Both Coeur Terre and Alecat have existing concrete walks in the public right-of-way.

The primary structure for the project is Religious Assembly "A". It has three stories, two above grade, with a total of 29,630 square feet. The International Building Code categorizes the use as an A-3 Assembly Group Occupancy. It will be a fire sprinklered, structural steel facility with Type II-B Construction (non-combustible, non-fire rated). The exterior cladding is typically stone, GFRC or custom precast detailing. Each façade will have beautiful, stained glass windows that reflect the local natural colors and fauna. Similar structures can be found in Spokane Valley or Moses Lake, Washington. The proposed design will be a great compliment to the existing historical, civic and religious landmarks. Typical to these religious assemblies, the exterior grounds contain plazas, intimate gathering areas with benches, and sitting walls to provide reverent reflection. The landscape design will be brilliant with annuals, perennials, shrubs and both deciduous and evergreen trees providing varied color and texture year-round.

South of the more prominent edifice sits Religious Assembly "B". A single story, brick masonry structure with 17,282 square feet. Also, a A-3 Assembly Group Occupancy, fire sprinklered but with Type V-B Construction (combustible, non-fire rated). All elevations have obscure fenestration with a number of entry porticos. The exterior has good pedestrian circulation, but the overall design is a subtle compliment to Religious Assembly "A". A similar structure can be found at 2293 W Hanley Ave in Coeur d'Alene.

Included in the overall development are an Accessory Building, small Storage Building (<200 square feet), enclosed Grounds Maintenance Area, enclosed Mechanical Yard and Dumpster Enclosure. The Accessory Building houses a small religious materials center and the Grounds Maintenance Office. All the structures listed above are constructed with masonry materials matching the Religious Assembly "B".

SITE PHOTOS:

Intersection of Hanley Ave. & Alecat Dr. looking west toward Huetter Rd.:



Intersection of Hanley Ave. & Alecat Dr. looking south down Alecat Dr.:



Looking south toward the intersection of Hanley Ave. & Alecat Dr. into the 10-acre project site area:



Looking north toward the intersection of Hanley Ave. from Alecat Dr.:



Looking north from the subject property on the south side of Hanley Avenue at the minimal care facility currently under construction:



Looking north at the residential construction from Coeur Terre Boulevard/Hanley Avenue:



View of the subject property along the Hanley trail on the south side of Hanley Avenue:



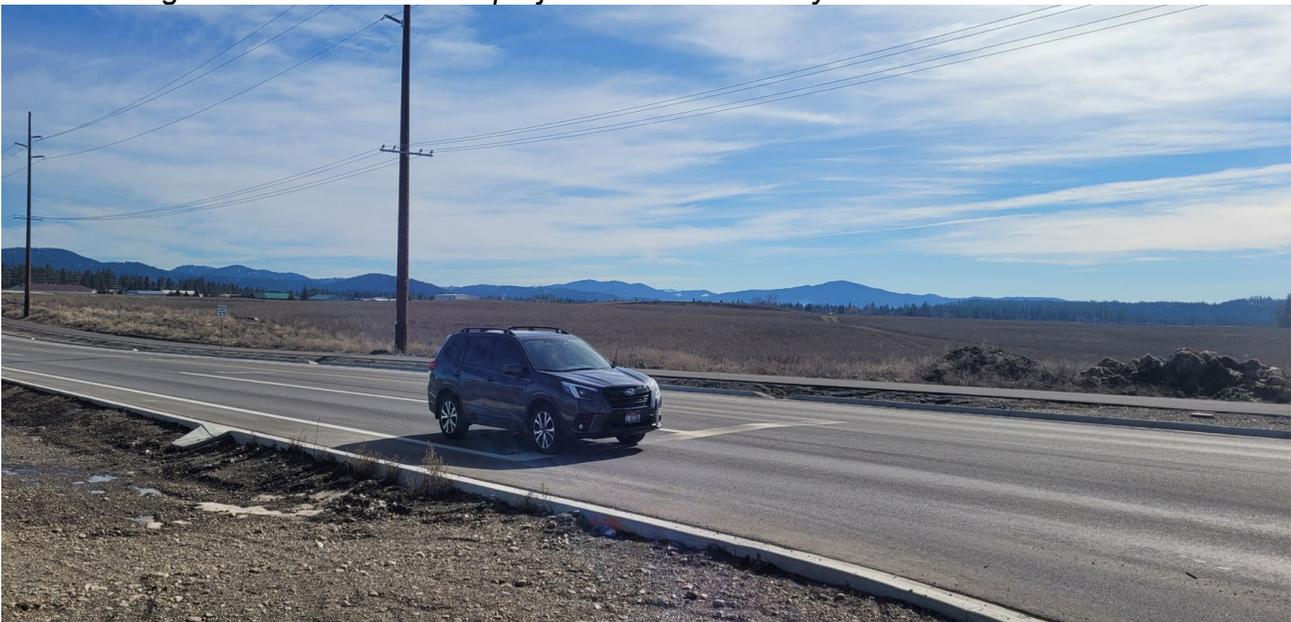
Looking southwest along Coeur Terre Boulevard at the proposed site for the temple and meetinghouse location:



Intersection of Hanley Ave. & Huetter Rd. west of the project site area looking south:



View looking southeast toward the project site from Hanley Ave.:



Looking southeast along the Hanley Avenue trail toward the subject property on the south side of Hanley Ave.:



Looking south near the corner of Hanley Ave. and Huetter Rd.:



Looking east along the Hanley trail adjacent to Hanley Ave. The subject property is on the south side of Hanley Avenue.:



Looking east toward the subject property from the north side along the Hanley trail.:



THE CITY OF: Coeur d'Alene

commercial design guidelines (C-17 & C-17L)



PURPOSE:

This section of the Design Standards and Guidelines for the City of Coeur d'Alene, ID focuses on site planning and design guidance for the commercial zones C-17 and C-17L. These areas represent a diverse areas across the City linking neighborhoods along commercial corridors. The standards and guidelines serve to maintain the distinct character of these areas of Coeur d'Alene while encouraging appropriate development that ensures vibrant and functional commercial areas.

DESIGN REVIEW ANALYSIS

The following pages provide an overview of the required design guidelines and the project components.

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

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

REQUESTED DESIGN DEPARTURE:

BUILDING DESIGN: Windows Facing Street

Intent: To have commercial activities visible from streets.

1. At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, “vision” glass. On the facade, this required window area shall be located between 2 feet above grade and 10 feet above grade.
2. Interior display shelving shall not be placed against the windows.

DESIGN DEPARTURE CRITERIA:

An applicant may request a design departure from any of the design guidelines adopted pursuant to this section. The planning director will review all requests for design departures on projects not subject to design review commission review under section [17.09.315](#) of this title. In order for the planning director to approve a design departure, he or she must find that:

1. The requested departure does/does not meet the intent statements relating to applicable development standards and design guidelines.
2. The departure will/will not have a detrimental effect on nearby properties or the city as a whole.
3. The project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.
4. The proposed departure is/is not part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
5. The project must be consistent with the comprehensive plan and any applicable plan. (Ord. 3328 §8, 2008; Ord. 3192 §10, 2004)

These same review criteria are used by the Design Review Commission in considering a design departure request. Because this project is being reviewed by the DRC, they will make the determination on the Design Departure.

March 9, 2026

Tami Stroud
Associate Planner
City of Coeur d'Alene

Re: Commercial Design Review Departure – CDA Temple and Meetinghouse

Dear Tami,

During our initial review of the Commercial Zones Design Guidelines 4.7.10, requirement II. Building Design C. Windows Facing the Street was the only item that both structures didn't technically comply. Due to the terminology in the City of Coeur d'Alene Code of Ordinances and the Commercial Design Guidelines document, the window requirement only applied to commercial uses. Every reference to "religious assembly" in the Code of Ordinances categorizes religious assembly as a "civic" use. The Commercial Zones Design Guidelines 4.7.10, II. Building Design C. Windows Facing the Street Intent: To have "commercial" activities visible from streets created our confusion. Our intent was definitely not to dismiss any requirements but to show that the worship spaces do not lend themselves to abundant fenestration. Regardless, the exercise to apply for the design departure has allowed for a more thorough explanation of the project's compliance with Section 17.05.565 Basic Development Standards, Design Guidelines and Departures.

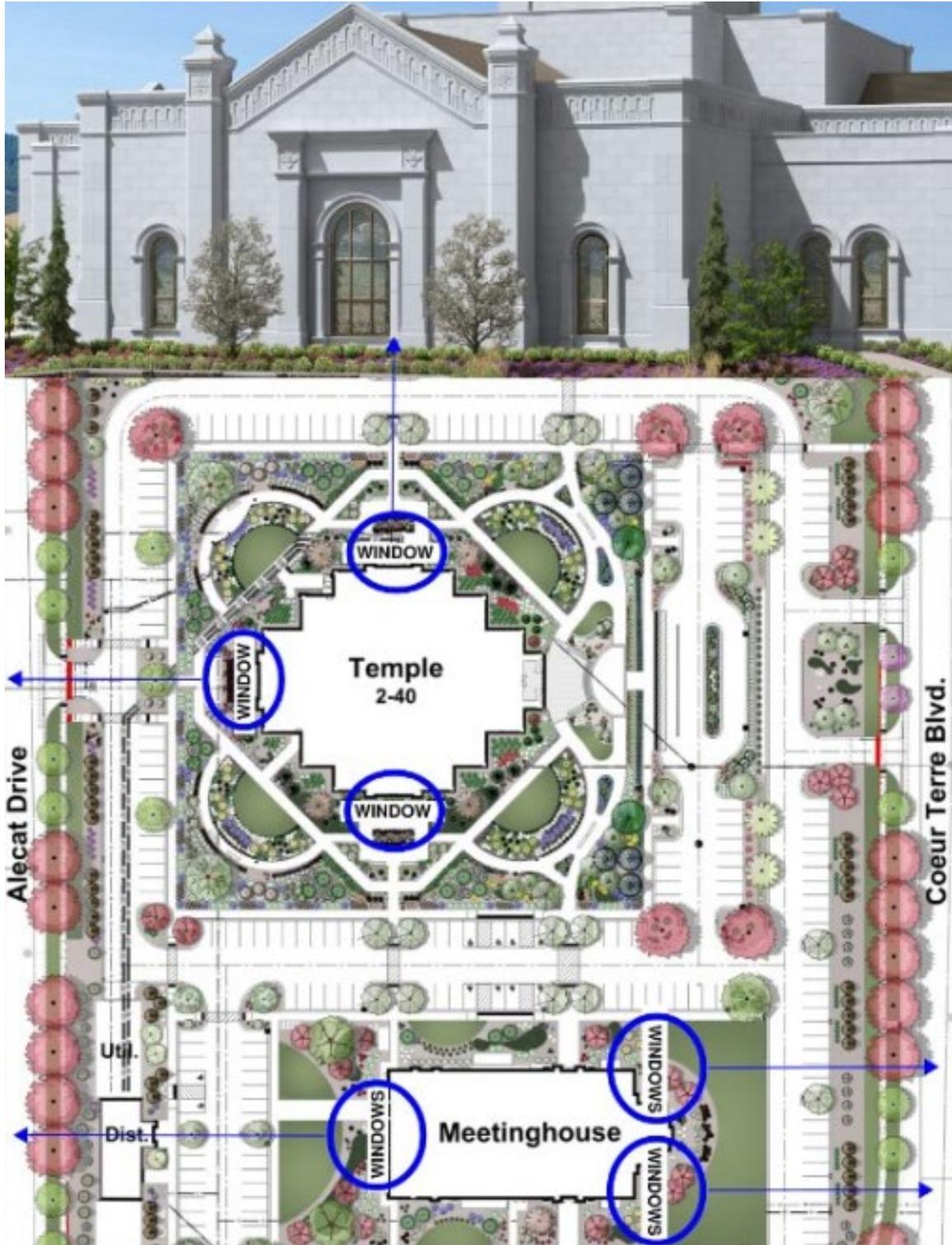
In Section 17.05.565, the ordinance reads that the guidelines are intended to have some flexibility provided the basic intent is met. It is our argument that upon review of the initial application and the additional information included in the design departure document that the CDA Temple and Meetinghouse project far exceeds the minimum basic intent of the guidelines. We have reviewed the five conditions for the approval of a design departure. The attached diagrams, renderings and drawing show the high degree of craftsmanship, building detail, architectural design and the quality of materials not typically found in standard construction. Both structures incorporate all of the requirements listed in II. Building Design D. Treatment of Blank Walls except for a trellis. We recognize that the architectural elevations that typically are included in construction documents challenge the ability to view the structures as volumes rather than flat planes. Attached are axonometric and perspective renderings to assist visualizing the dramatic relief each building incorporates.

Please review the material attached and consider our petition for approval of the design departure from the "commercial" fenestration requirement. We firmly believe that Section 17.05.565 has been both literally and figuratively satisfied. The CDA Temple and Meetinghouse project will be a positive addition to the character and quality of the community.

Respectfully,

Johnny Watson
Project Manager
JRW & Associates

DESIGN DEPARTURE REQUEST: WINDOWS FACING THE STREET



This proposal only seeks a Departure for the 20% Glazing requirement; this is a Civic Use for Religious Assembly purposes.

Applicable C-17/C-17L Commercial Design Guidelines

- *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*
- *Roof Edge*
- *Width and Spacing of Curb Cuts*
- *Massing: Base/middle/top*
- *Accessory Buildings*
- ~~*Setbacks Adjacent to Single Family*~~

The applicant has provided a detailed analysis of how they believe the project complies with all required design guidelines on pages 22-23. The applicant has also provided additional graphics that will be provided then the applicant's presentation during the DRC Meeting. The Applicant's Narrative is also attached.

APPLICANT'S DESIGN GUIDELINES WORKSHEET:

The applicant's representative has provided additional details on how the project has met the required C-17/C-17L Commercial Design Guidelines and Standards as noted on the Design Guideline worksheet below.

DESIGN GUIDELINES WORKSHEET FOR: C-17

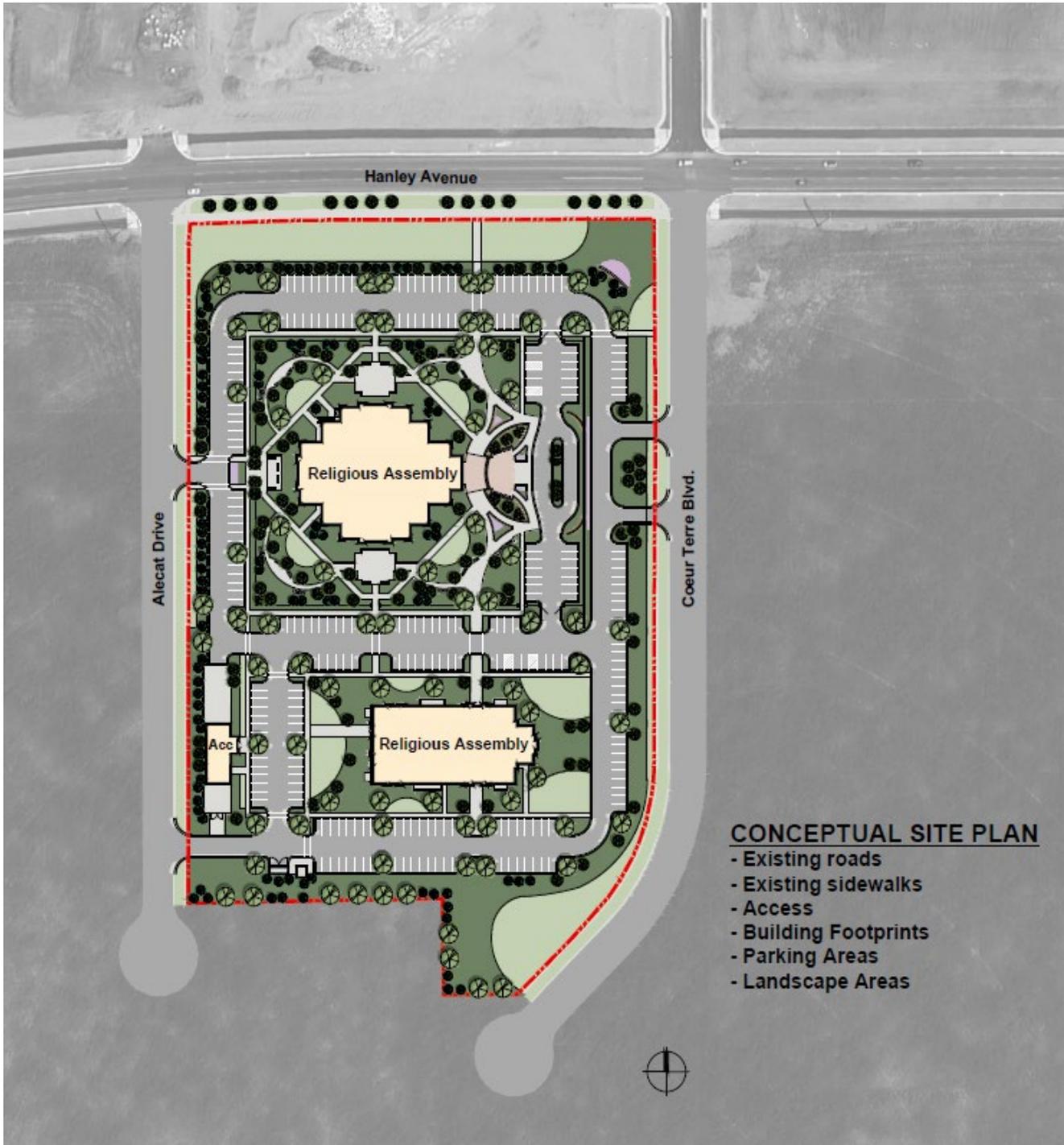
- **Curb Cuts**
 - The two approaches on Alecat Drive are spaces over 400 feet apart. There is no vehicular access from Hanley Avenue. There is a spit approach on Coeur Terre Boulevard providing a designated an individual entry and egress drive. The two drives are 100' apart from centerline to centerline. All pedestrian sidewalks in the public right-of-way are continuous through the approaches. The grading design allows for the sidewalks to be vertically continuous also.
- **Street Trees**
 - Minimum 2" caliper medium sized street trees are to be placed 35' apart and consistent of trees from the approved street tree list.
 - Hanley Avenue = 574 LnFt with Swamp White Oak
 - Coeur Terre Boulevard = 811 LnFt with Black Tupelo and Emerald Sunshine Elm
 - Alecat Drive = 628 LnFt with Black Tupelo and Emerald Sunshine Elm
- **Grand Scale Trees**
 - Unfortunately, the site is vacant agriculture land void of any grand scale trees. There are over 500 trees scheduled to be planted on the 10-acre parcel to provide grand scale trees for future generations.
- **Sidewalks/Walkways**
 - As per Profile #2 shown on I. Site Design B. Sidewalks along Street Frontages, there are unobstructed sidewalks along all three streets bordering the site. Pedestrian connectivity is also located on each street to enhance the access to the development. The site design affords the pedestrian a rich experience with ornate landscaping, pedestrian plazas and seating areas. These reverent spaces allow for the appreciation and human connection with nature. Quiet meditation or personal reflection is encouraged and is available to the public during open hours.
- **Residential/Parking Lot Screening**
 - All parking areas are screened from the public right-of-way by six-foot-wide landscape buffers. Each buffer includes one tree per every 35 feet and shrubs to screen vehicles. Twenty percent of the trees are to be evergreen.
 - The residential use to the south is screened by a ten-foot-wide buffer that includes trees at 25 feet on center. The trees are scheduled to be a minimum of 10-12 feet high evergreens. The residential buffer also includes 30" tall evergreen shrubs at 48" on center.

- **Parking Lot Landscaping**
 - The one tree per every six parking stalls between buildings and streets visually breaks up the paved area but also provides excellent shading for all hard surfaces. On the interior side of the buildings, one tree per eight stalls contributes to the overall lush landscape. Twenty percent of the parking lot trees will be native evergreens. All islands also include understory shrubs and ground cover.
- **Lighting**
 - All site lighting fixtures are equipped with full cut-off design. There are no fixtures over 18' tall. The exterior lighting design not only complies with the ordinance but provides adequate light for pedestrian safety and travel after daylight hours.
- **Screening of Service and Trash Areas**
 - A six-foot-tall matching masonry wall is provided to screen the trash dumpsters as well as the Grounds Maintenance Service area. The wall has matching brick belt coursing bands as the Meetinghouse and the Accessory Facility Building. The wall is capped with a matching decorative pre-cast concrete cap.
- **Screening of Rooftop Equipment**
 - Neither the Meetinghouse or the Accessory Facility Building have any rooftop equipment. The condensing units for the Meetinghouse are placed behind masonry screen walls similar to the ones screening the trash enclosure.
 - All the rooftop equipment on the Temple has been carefully concealed by the correct parapet heights.
- **Entrance Visible from Street**
 - The Temple's is very prominent and visible from Coeur Terre Boulevard. The Meetinghouse has entrances on both Coeur Terre and Alecat. The main formal entrances to the Meetinghouse are marked by dominant gabled porticos.
- **Windows Facing Street**
 - All three non-commercial structures have limited fenestration but compensate with additional architectural features. The Temple and Meetinghouse contain numerous religious gather areas that do not allow for additional glazing. The Meetinghouse has obscure glazing in all windows except entries and the Temple has very ornate art glass to enhance the passage of natural light into its spaces. As described in the Design Departure letter, the overall level of design, craftsmanship and materials provides both structures superior additions to the citizens of the CDA community.
- **Treatment of Blank Walls**
 - The very few blank walls on any of the structures still possess a high level of detail. The features listed in II. Building Design d. Treatment of Blank Walls are all utilized except for the vine covered trellis. The colored renderings and elevations provided show the intense detailing in the architecture.

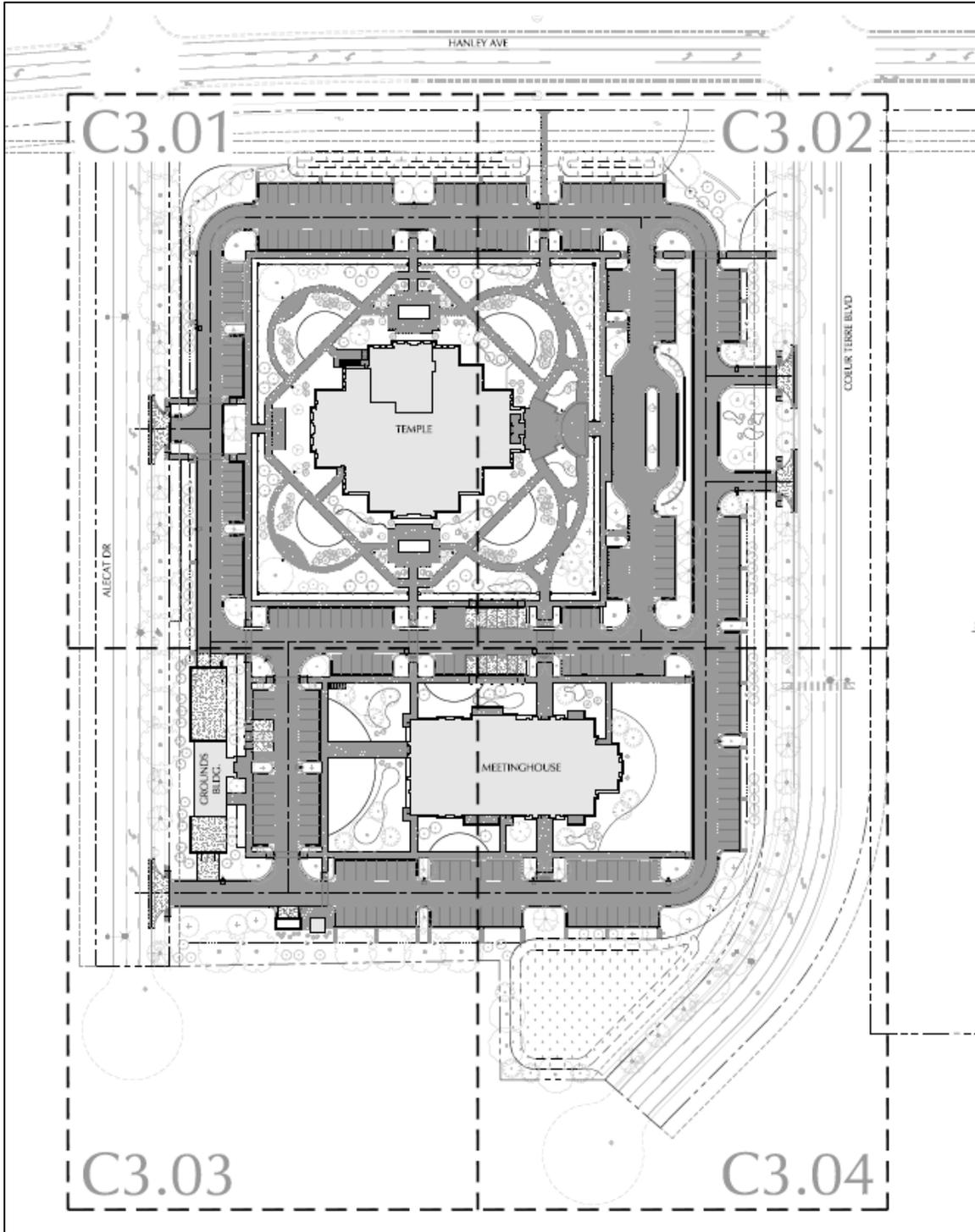
SITE PLAN, BUILDING ELEVATIONS, BUILDING MATERIALS, AND LANDSCAPE PLANS:

The following pages include the proposed site plan, elevations, building materials and landscaping for the Church of Later-Day Saints Temple and Meetinghouse.

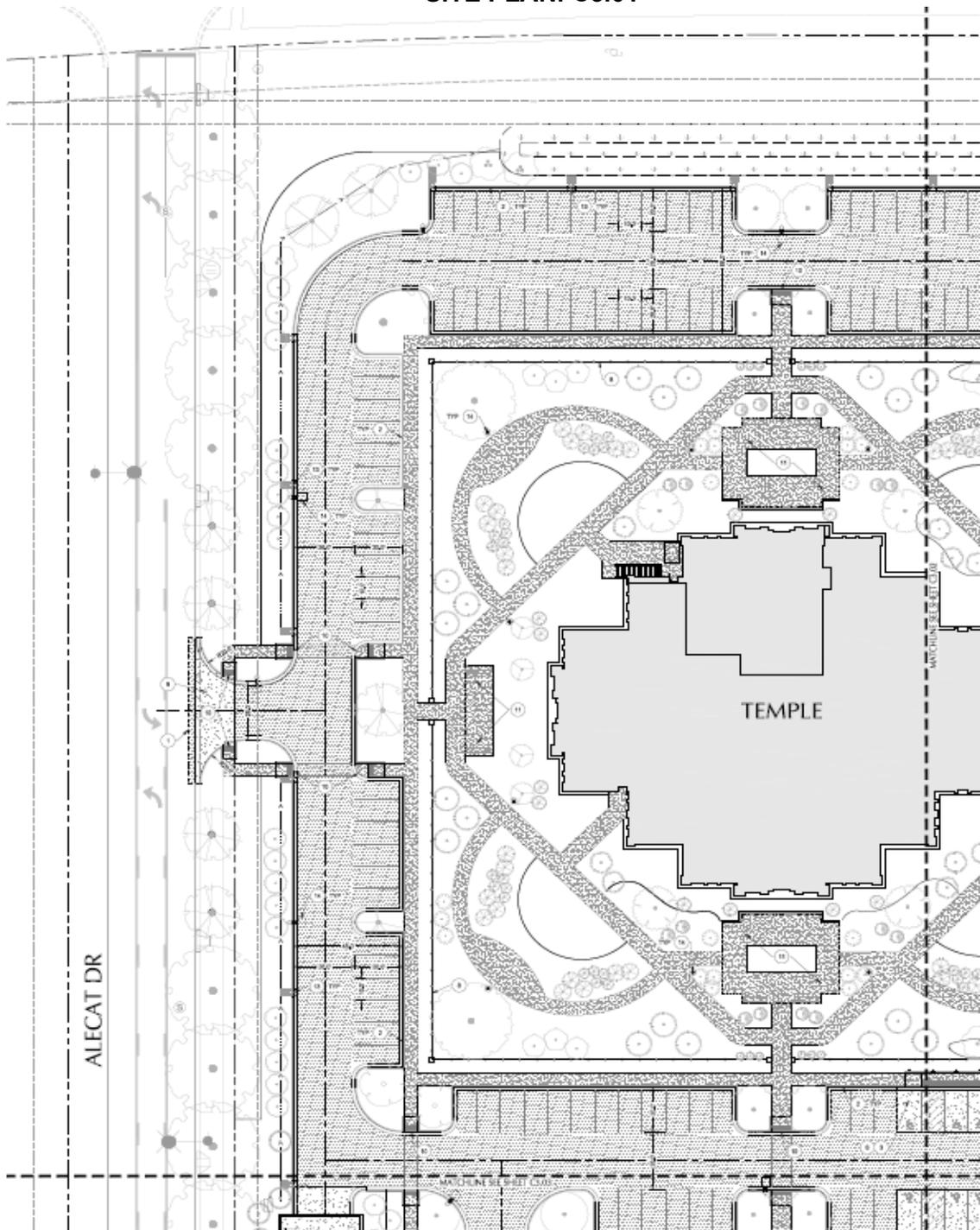
CONCEPTUAL SITE PLAN:



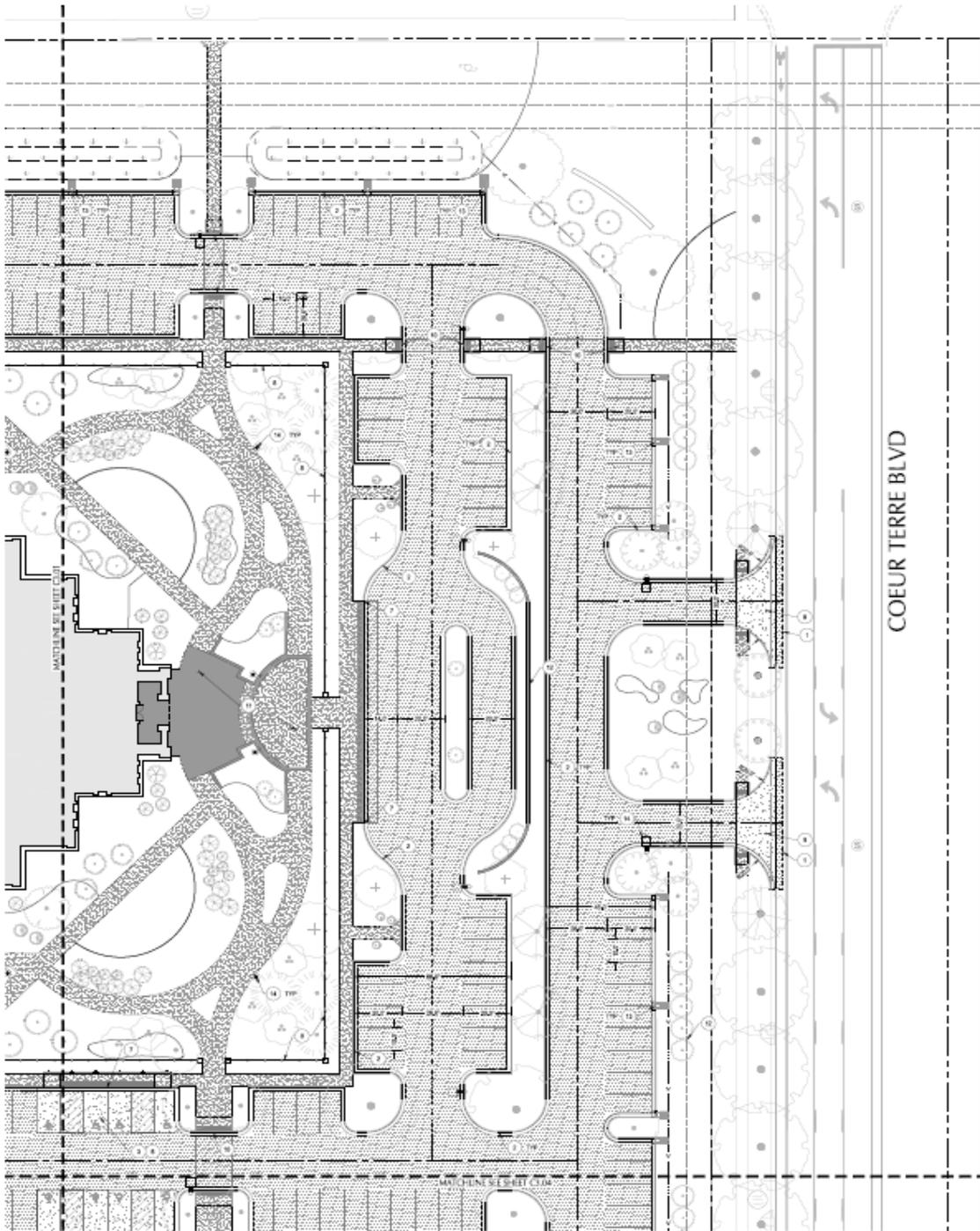
OVERALL SITE PLAN:



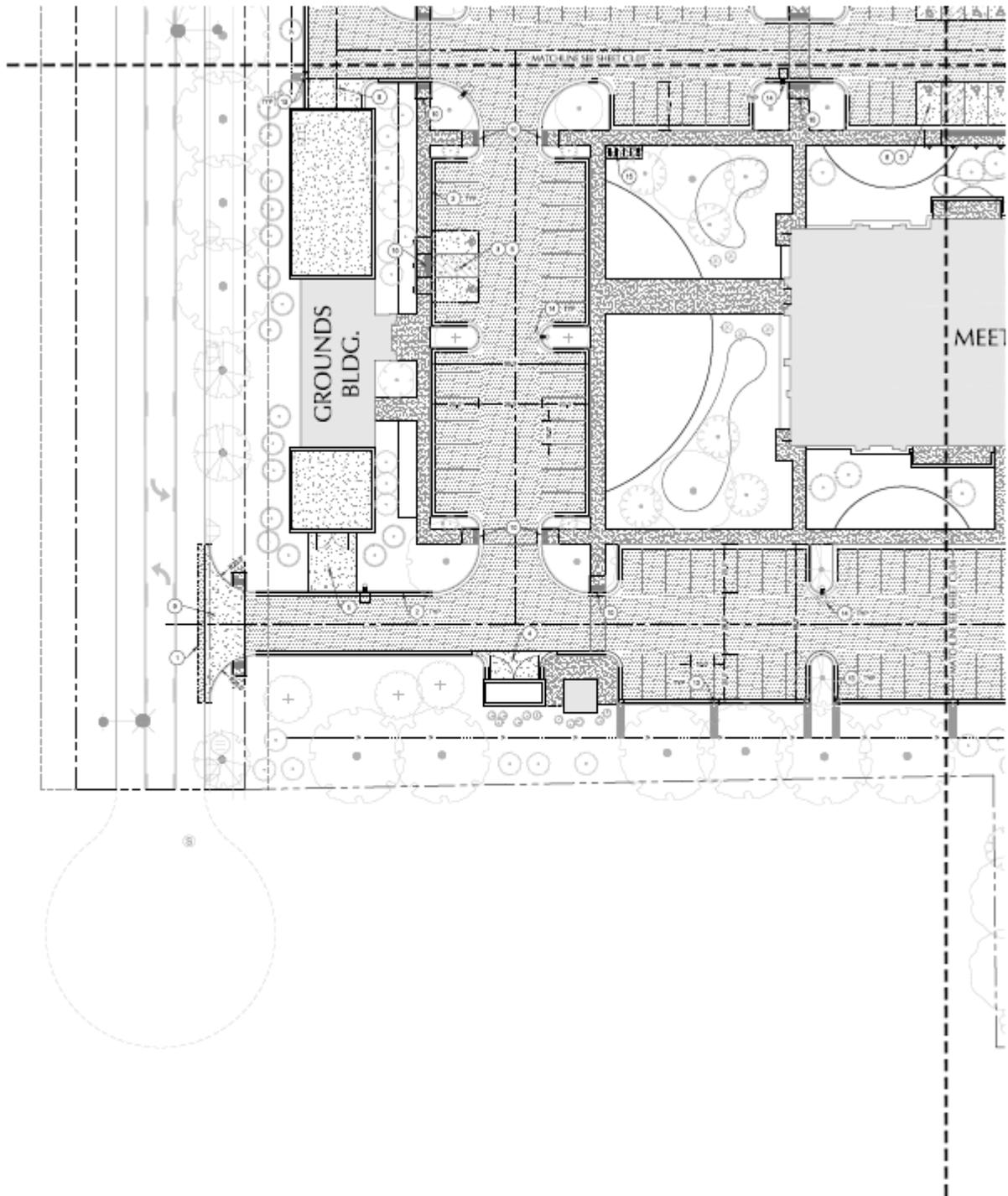
SITE PLAN: C3.01



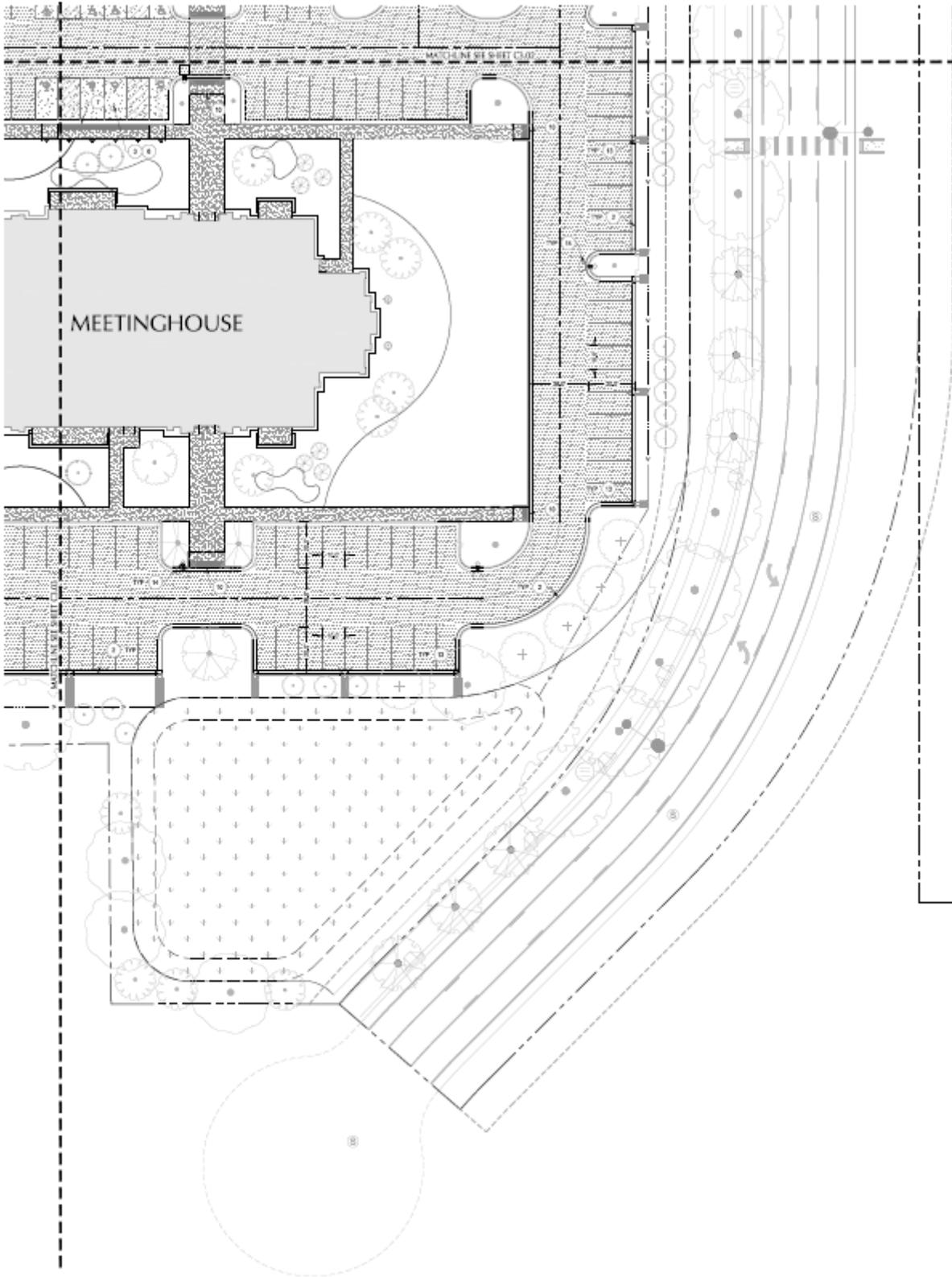
SITE PLAN: C3.02



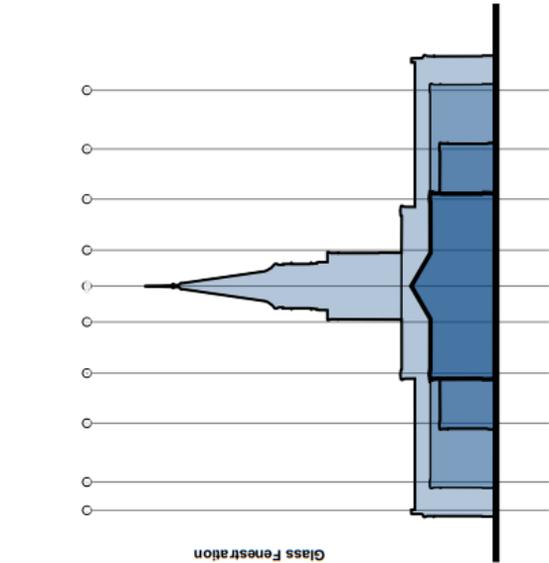
SITE PLAN: C3.03



SITE PLAN: C3.04



GENERAL MASSING CONCEPTUAL ELEVATIONS



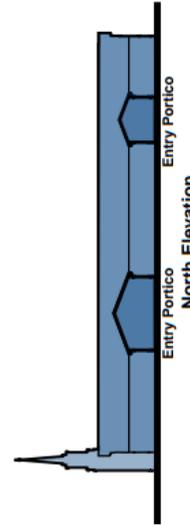
Hanley Avenue Elevation

Design Narrative

In creating a vision for the Coeur d'Alene Temple, the design team drew inspiration from familiar elements found in the architectural style typical of many local landmark structures. Rendered here in a restrained fashion, the temple retains the characteristic emphasis on steep vertical relief, counterpoised by intentional angularity, simultaneously evoking both movement and stability.

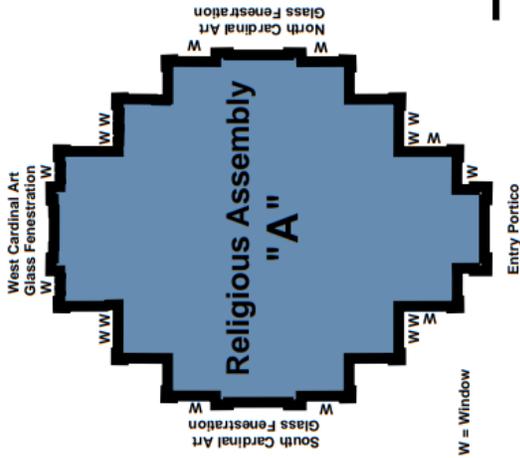
Complementing these concepts, images inspired by natural elements found in area forests and prairie are features in the art glass and other design motifs.

Imbued with design elements inspired both by the finest regional architecture, as well as local flora and fauna, the Coeur d'Alene temple is both striking and subtle.

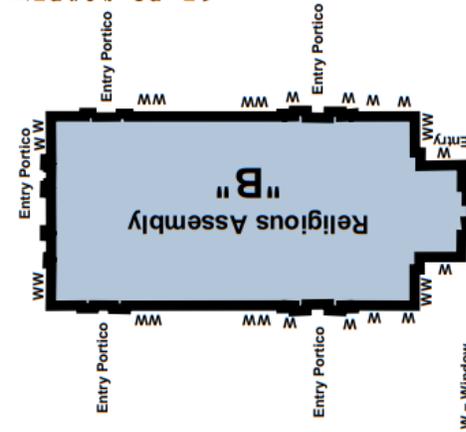


North Elevation

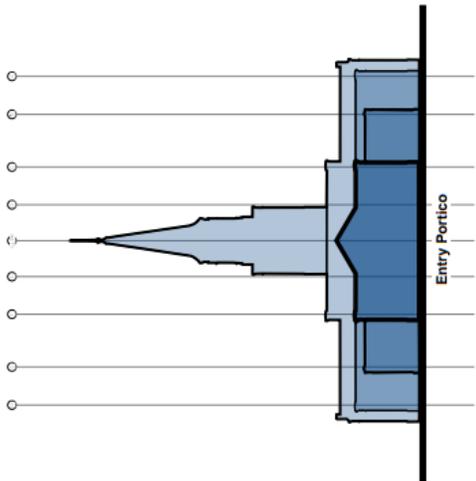
GENERAL MASSING CONCEPTUAL ELEVATIONS



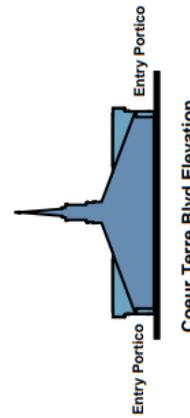
Religious Assembly "A" Footprint



Religious Assembly "B" Footprint



Coeur Terre Blvd Elevation

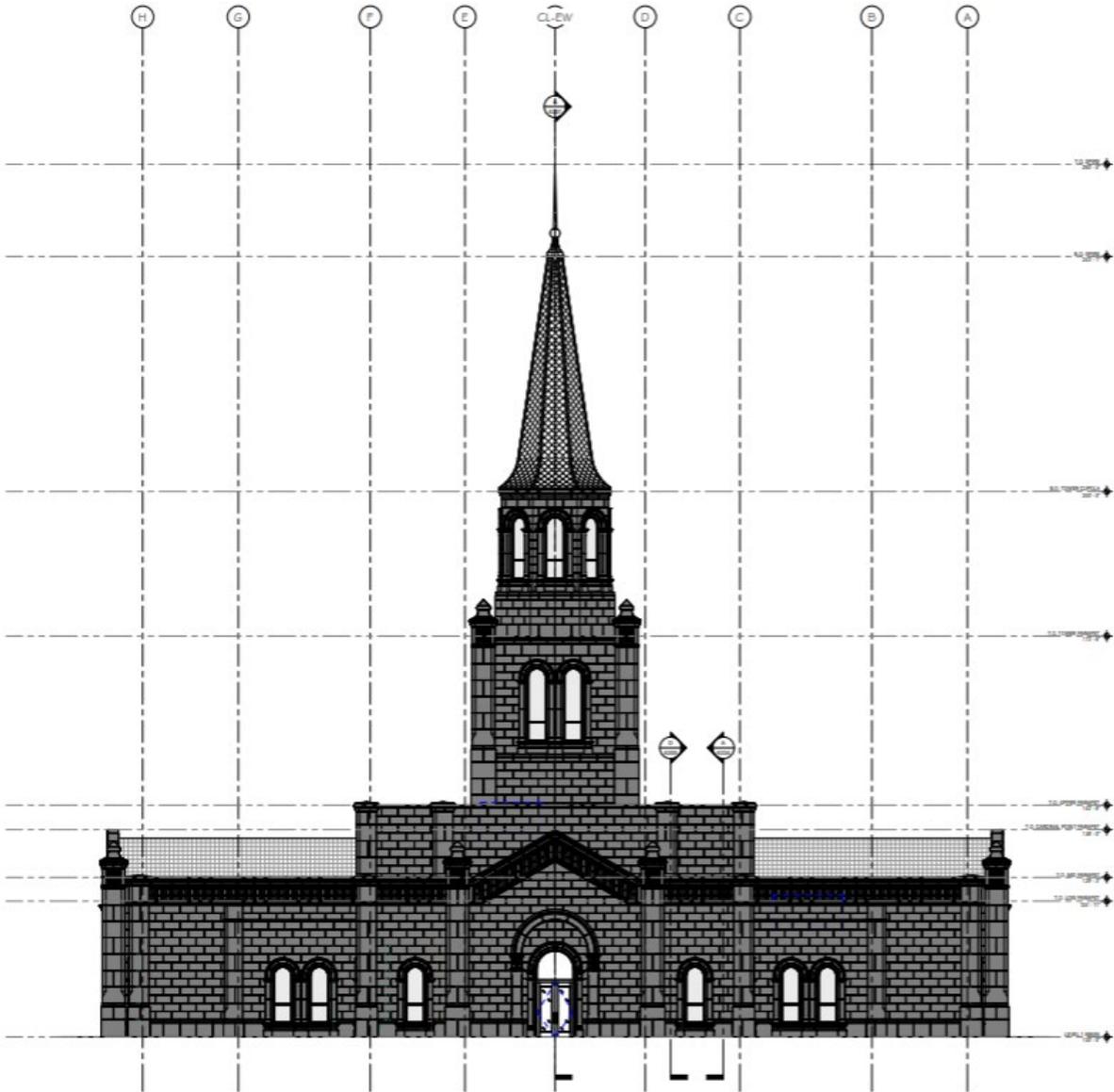


Coeur Terre Blvd Elevation

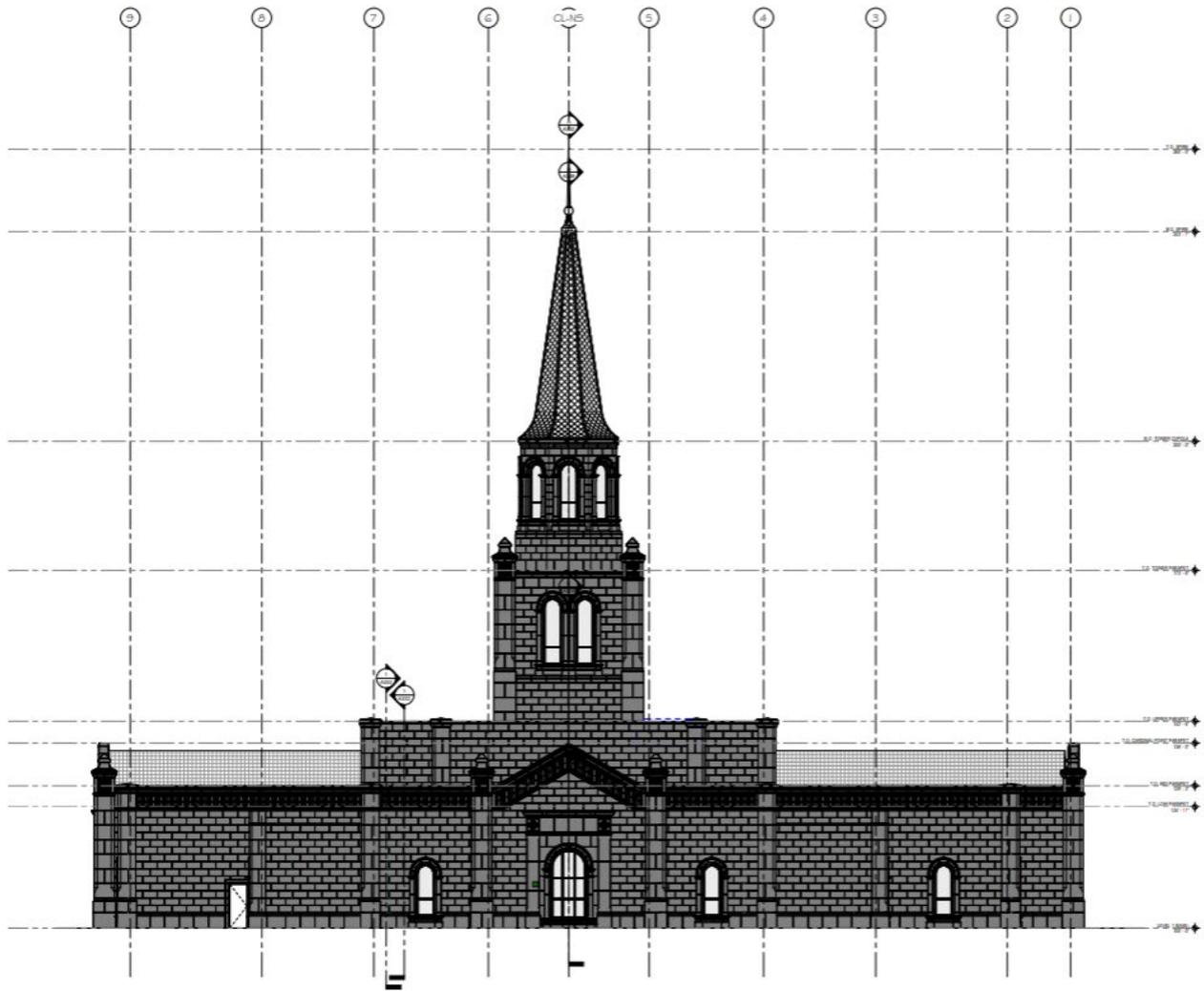
**TEMPLE- GENERAL MASSING
EXTERIOR ELEVATIONS:**



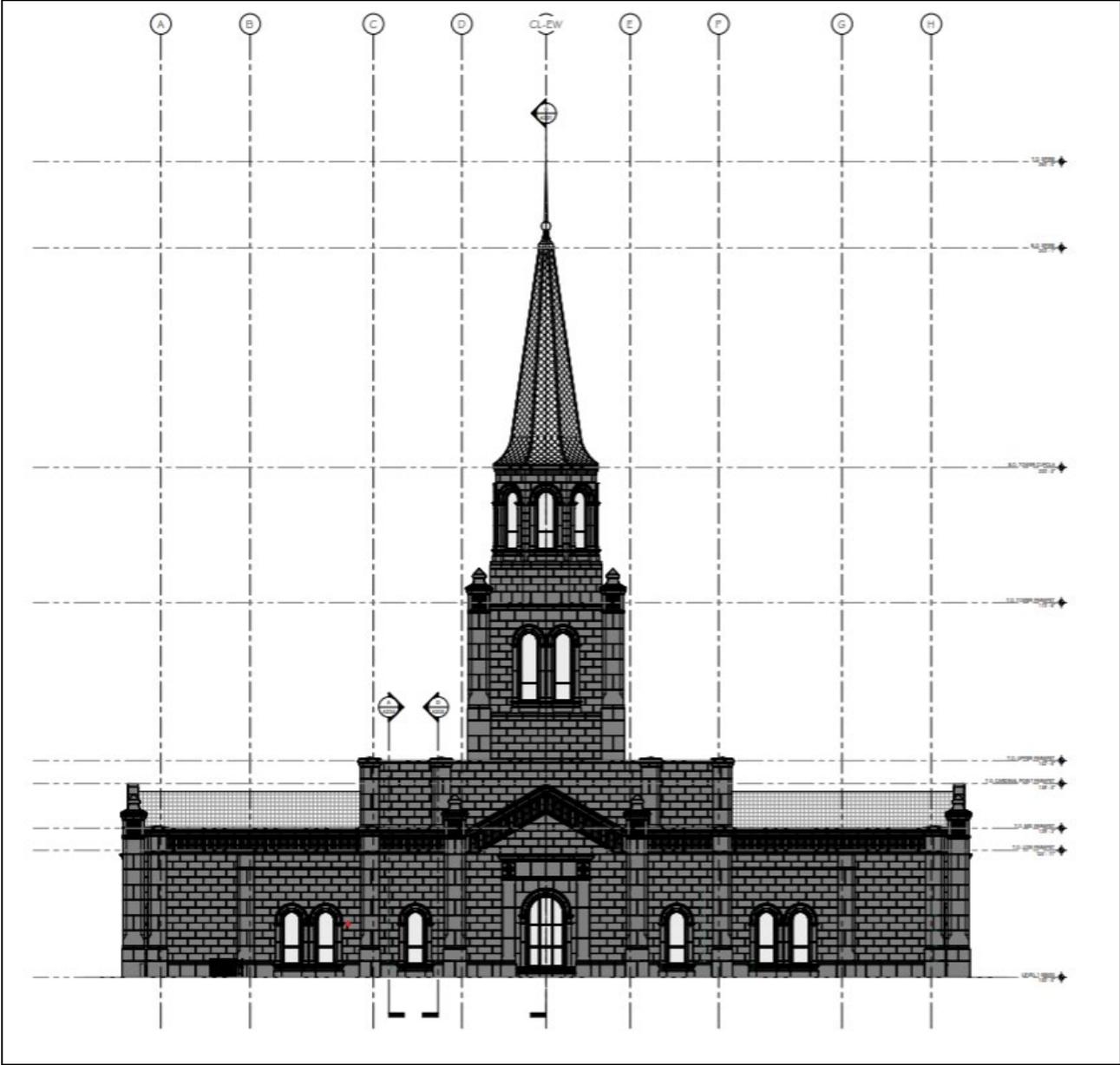
TEMPLE - NORTH FRONT ELEVATION



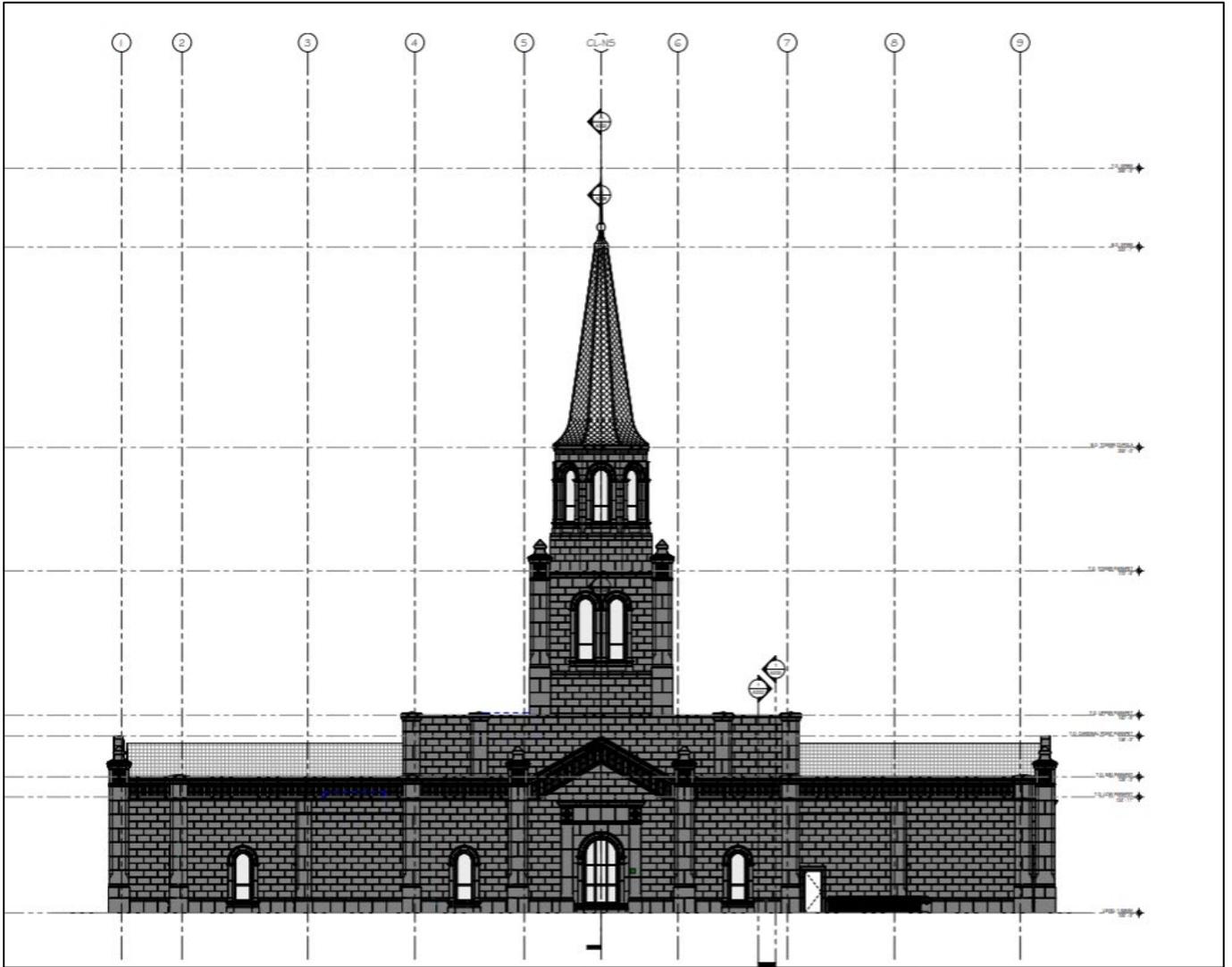
TEMPLE - EAST ELEVATION



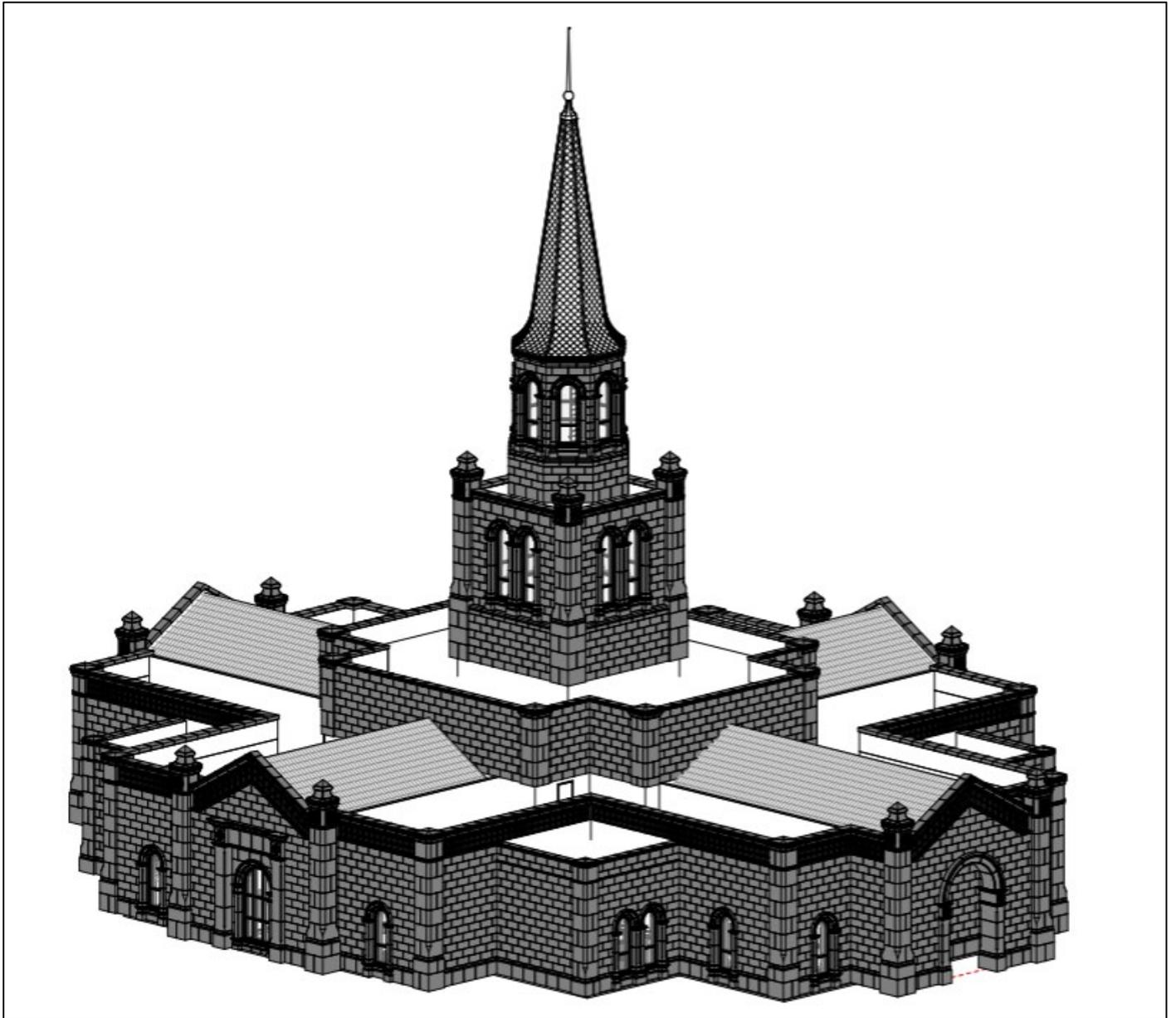
TEMPLE - SOUTH ELEVATION



TEMPLE - WEST ELEVATION:



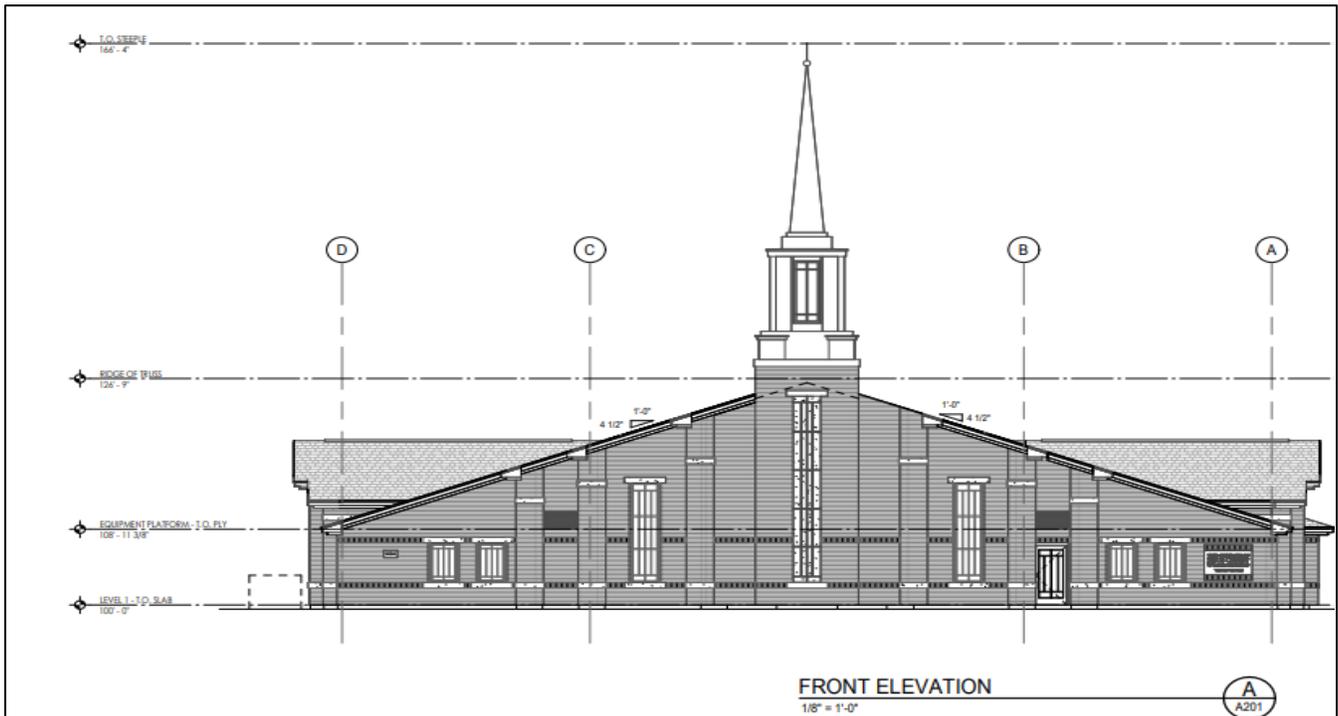
TEMPLE – AXONOMETRIC: SOUTHEAST



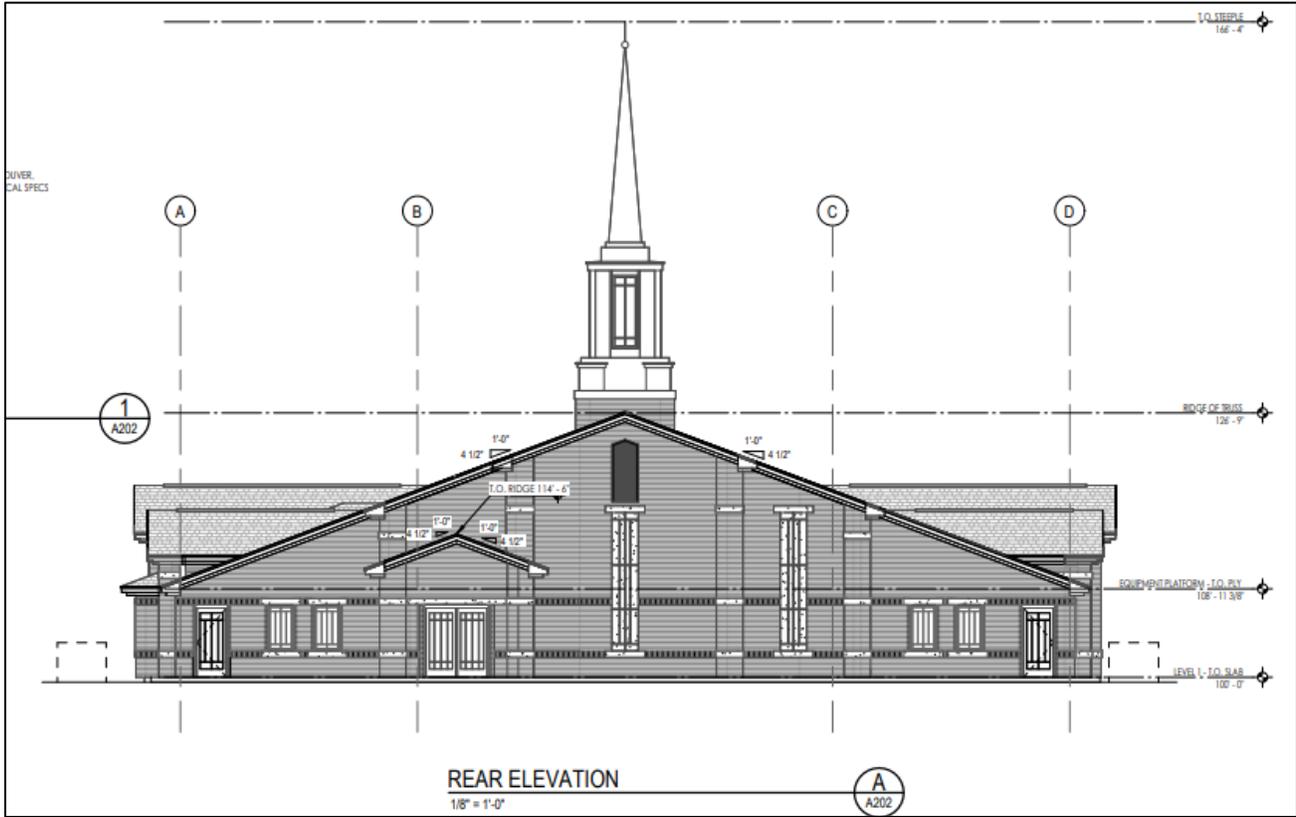
CONCEPTUAL RENDERING: MEETINGHOUSE



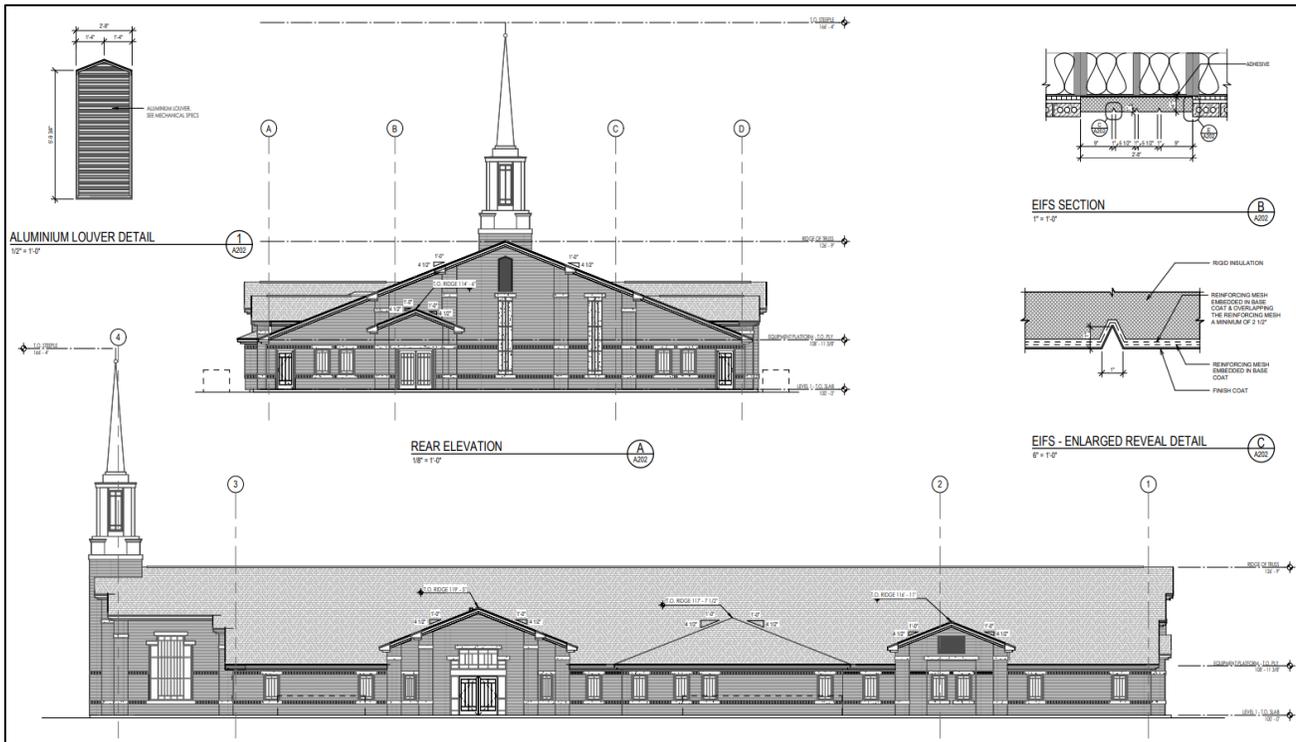
FRONT ELEVATION:



REAR ELEVATION:



REAR AND RIGHT ELEVATION:



SITE MATERIALS:

1
Rockville Beige in
SPLIT

2
Rockville Beige in
DIAMOND[®] 5

3

4

5

Wall and Cap

- 1. Wall Cladding: Split Granite in Rockville Beige from Coldspring USA, coldspringusa.com
- 2. Wall Cap: Granite in Rockville Beige with Diamond 5 Finish from Coldspring USA, coldspringusa.com
- 3. Wall Cap Style Example with Split Face Edge Finish
- 4,5. Granite Wall Veneer Examples in Ledgerstone Style Pattern

SITE MATERIALS: PAVERS

1
Texas Pearl in
DIAMOND[®] 5

2
Rockville Beige in
DIAMOND[®] 200

3
Vineyard
A 24x36 / B 24x24 / C 12x24

4
Modesto
A 24x36 / B 24x24 / C 12x24

5

Pavers

- 1. Primary Paver: Granite Paver in Texas Pearl with Diamond 5 Finish from Coldspring USA. coldspringusa.com
- 2. Accent/Border Paver: Granite Paver in Rockville Beige with a Diamond 200 Finish from Coldspring USA, coldspringusa.com
- 3. Paver Pattern Option: Vineyard
- 4. Paver Pattern Option: Modesto
- 5. Paver Pattern Option: Fan

BENCHES:

1



3



CHROMITE

4



BRONZE

2



Benches

- 1. Keystone Ridge Augustine Bench: Available in 4', 6', and 8' Lengths.
- 2. Keystone Ridge Augustine Bench Installed
- 3. Color Option: Chromite
- 4. Color Option: Bronze

1



3



CHROMITE

4



BRONZE

2



Benches

- 1. Keystone Ridge Augustine Flat Bench: Available in 4', 6', and 8' Lengths.
- 2. Keystone Ridge Augustine Flat Bench Installed
- 3. Color Option: Chromite
- 4. Color Option: Bronze

TRASH RECEPTACLES:

1



2

	AGS-22	AGS-32	AGS-38
WIDTH (A)	23 3/4"	28"	28"
ELEVATED LEG	28 3/4"	33 1/2"	33 1/2"
ADJUSTABLE LEG (B)	27 3/4"	32 1/2"	32 1/2"
LID WIDTH (C)	20 3/4"	23 3/4"	23 3/4"
WEIGHT	155 lbs.	195 lbs.	205 lbs.

STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: elevated or adjustable
- Liner: commercial-grade plastic
- Lid: matching flat lid with anti-theft lanyard
- Sleeve: matching standard KEYSHIELD® powder coat color
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS

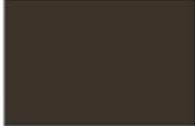
- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Liner: galvanized or powder coated steel
- Lid: elevated, elevated ash, dome, ash dome, dome with galvanized door, recycling and trash
- Sleeve: custom KEYSHIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic

3



CHROMITE

4



BRONZE

Trash Receptacles

- 1. Keystone Ridge Augustine Litter Receptacle: Available in 22, 32, and 38 Gallons
- 2. Augustine Litter Receptacle Features and Options
- 3. Color Option: Chromite
- 4. Color Option: Bronze

PLANTERS:

1



2



Florence Square
FCR-3000

3

PEARL
GFRC - LIGHTWEIGHT CONCRETE



Acid Etch



Fine Grain



Natural Sand



Sandblast



Travertine

4

Squares

Part. No.	Material	Exterior Size (top x bottom x ht)	Interior Size (top x bottom x ht)	Weight (lbs.)	Soil Volume (cu. ft.)	Matching Irrigation
FCR-2418	GFRC	24" x 20" x 18"	16" x 18.5" x 17.25"	125	3	CWM-R1100/CWM-R1114-M5
FCR-2400	GFRC	24" x 18" x 24"	16" x 17.5" x 23.25"	140	4	CWM-R1100/CWM-R1120-M5
FCR-3018	GFRC	30" x 20" x 18"	22" x 20.5" x 17.25"	170	6	CWM-R1100/CWM-R1114-M5
FCR-3024	GFRC	30" x 25" x 24"	22" x 23.5" x 23.25"	195	7	CWM-R1850/CWM-R1820-M5
FCR-3000	GFRC	30" x 24" x 30"	22" x 23.5" x 29.25"	220	9	CWM-R1850/CWM-R1820-M5
FCR-3618	GFRC	36" x 30" x 18"	27" x 28.5" x 17.25"	220	8	CWM-R2014-M5
FCR-3624	GFRC	36" x 30" x 24"	27" x 27.5" x 23.25"	250	11	CWM-R2020-M5
FCR-3600	GFRC	36" x 28" x 30"	27" x 26.5" x 29.25"	285	13	CWM-R2020-M5
FCR-4818	GFRC	48" x 40" x 18"	39" x 38.5" x 17.25	320	16	CWM-R2914-M5
FCR-4824	GFRC	48" x 39" x 24"	39" x 37.5" x 23.25"	360	21	CWM-R2020-M5
FCR-4830	GFRC	48" x 38" x 30"	39" x 36.5" x 29.25"	405	27	CWM-R2020-M5
FCR-4800	GFRC	48" x 37" x 36"	39" x 35.5" x 35.25"	440	31	CWM-R2020-M5
FCR-6018	GFRC	60" x 50" x 18"	51" x 48.5" x 17.25"	430	26	CWM-R2014-M5
FCR-6024	GFRC	60" x 48" x 24"	51" x 46.5" x 23.25"	475	34	CWM-R2020-M5
FCR-6036	GFRC	60" x 45" x 36"	51" x 43.5" x 35.25"	575	49	CWM-R2020-ADJ
FCR-6000	GFRC	60" x 43" x 42"	51" x 41.5" x 41.25"	620	53	CWM-R2020-ADJ

Note: GFRC planters come with 1-5/8" drain holes.

Planters

- 1. Tournesol GFRC Florence Square Planter
- 2. Tournesol GFRC Florence Square Planter Model Drawing
- 3. Tournesol GFRC Color Options
- 4. Tournesol GFRC Florence Square Planter Sizing Options

COLONIAL FLAG COMMERCIAL 40 FLAGPOLE:

40 Feet
COMMERCIAL
Above ground height: 40'
Base diameter: 7"
Wall thickness: .156"
Standard flag size: 8'x12'

• Ships in two sections
• Ground sleeve included

***Extra Parts Shown Below**

- 1- 10' Inset handle
- 1- 7'6" White Counterweight
- 1- 7' Inset Counterweight
- 1- 8'x12' Flag Arrangement
- 1- Cable Assembly
- 1- M Winch handle

Revolving Truck & Gold Ball

Satin Finish

M Winch

Flash Collar

40 Feet
COMMERCIAL
Above ground height: 40'
Base diameter: 7"
Wall thickness: .156"
Standard flag size: 8'x12'

• Ships in two sections
• Ground sleeve included

***Extra Parts Shown Below**

- 1- 10' Inset handle
- 1- 7'6" White Counterweight
- 1- 7' Inset Counterweight
- 1- 8'x12' Flag Arrangement
- 1- Cable Assembly
- 1- M Winch handle

Revolving Truck & Gold Ball

Bronze Finish

M Winch

Flash Collar

- Available in Bronze or Satin Finish

Colonial Flag
Commercial 40 Flag
Pole

LANDSCAPE PLAN:

1

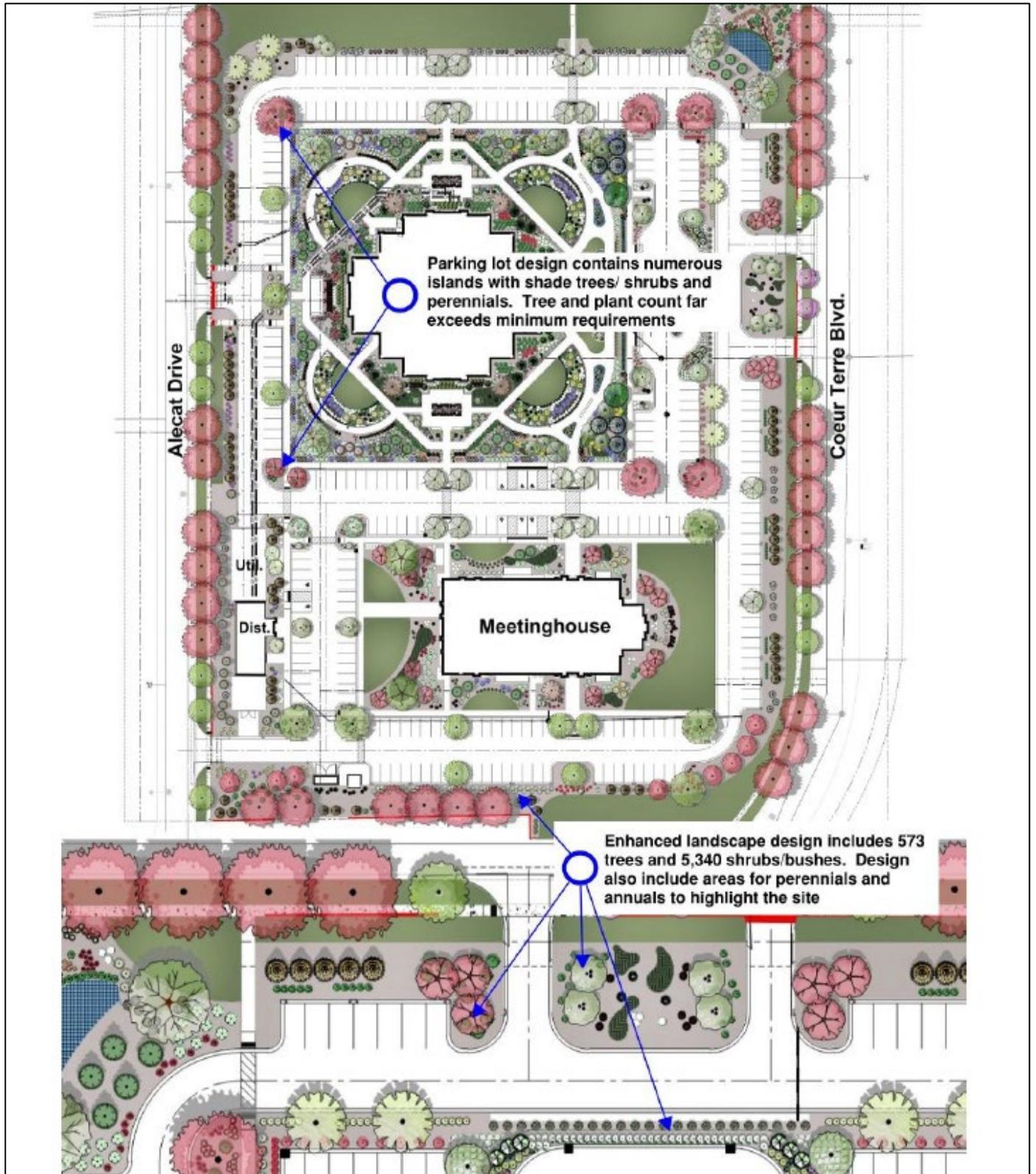
2

3

Decorative Landscape Mulch and Gravel

- 1. Woodshale Flat Stone Mulch from Rockhound Landscape Supply in Post Falls, Idaho. Rockhoundcda.com
- 2. 3/4" Basalt from Rockhound Landscape Supply in Post Falls, Idaho. Rockhoundcda.com
- 3. Medium Fine Bark from Rockhound Landscape Supply in Post Falls, Idaho. Rockhoundcda.com

LANDSCAPE PLAN:



STAFF EVALUATION OF FACTS:

The applicant is seeking design review approval from the DRC for **The Church of Jesus Christ Latter-Day Saints (Item DR-3-26)**.

- The subject property is described as a 10.91- acre parcel located south of W. Hanley Avenue Boardered by Alecat Road on the west and Coeur Terre Boulevard on the east, and legally described as Lot 2, Block 1, Full Circle Tracts, according to the plat thereof, Recorded in Book L of Plats at Page(s) 878, Records of Kootenai County, Idaho.
- The property is subject to the C-17/C-17L Commercial Design Guidelines. M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City's DRC.
- The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
- The applicant has completed a project review meeting on February 10, 2026 as required by M.C. § 17.09.325(B).
- The applicant has completed an initial meeting with staff on December 19, 2025 as required by M.C. § 17.325(D).
- The applicant is seeking design review approval from the DRC at an initial meeting on March 26, 2026.
- Thirty-three (33) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on March 6, 2026, which fulfills the legal requirement as provided by M.C. § 17.09.315(A).
- The public hearing notice was published in the Coeur d'Alene Press on February 7, 2026, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).
- The subject property was posted with the public hearing notice on March 17, 2026, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
- Public testimony will be received by the DRC at a public hearing on March 26, 2026.
- The existing zoning is Commercial (C-17) Zoning District as shown by the City's zoning map.
- The subject property is a 10.91-acre parcel as shown by the applicant. The building square footage for the Temple would be 29,630 square feet. The square-footage for the Meetinghouse would be 17,282.
- The proposed Temple would have three stories, two above grade with a total height of 160' tall (Temple Building = 42'-6" + spire/cupola 117'-6" = 160'-0") The Meetinghouse is to be 66'-4" tall (Meetinghouse Building = 26'-9" + spire/steeple 39'-7" = 66'-4"). There is no maximum height in the Commercial zone pursuant to M.C. § 17.05.530. **(BUILDING HEIGHT)**

- M.C. §17.44.050: requires one (1) space for each ten (10) seats for the Religious Assembly use. The project requires 18.4 parking spaces for the Temple and is providing 19 parking surface stalls. A total of 54 parking stalls are required for the Meetinghouse. The combined total of required parking spaces is 73 spaces. The applicant has provided 266 parking spaces. All parking spaces are 10' x 20'. All drive aisles are 26' wide. Based on the total number of parking spaces, 9 bicycle parking spaces are required. 10 are provided.

(PARKING COUNT & LOCATION)

- To ensure smoother, more organized traffic movements and less disruption of pedestrian movement approaches: width and spacing must be addressed. The two approaches on Alecat Drive are spaces over 400 feet apart. There is no vehicular access from Hanley Avenue. There is a spit approach on Coeur Terre Boulevard providing a designated an individual entry and egress drive. The two drives are 100' apart from centerline to centerline. All pedestrian sidewalks in the public right-of-way are continuous through the approaches. The grading design allows for the sidewalks to be vertically continuous also.

(WIDTH AND SPACING OF CURB CUTS)

- To ensure a safe, convenient, comfortable and continuous route for people who are walking sidewalks along street frontages should be provided. As per Profile #2 shown on I. Site Design B. Sidewalks along Street Frontages, there are unobstructed sidewalks along all three streets bordering the site. Pedestrian connectivity is also located on each street to enhance the access to the development. The site design affords the pedestrian a rich experience with ornate landscaping, pedestrian plazas and seating areas. These reverent spaces allow for the appreciation and human connection with nature. Quiet meditation or personal reflection is encouraged and is available to the public during open hours.

(SIDEWALKS ALONG STREET FRONTAGES) (WALKWAYS)

- In order to maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development street trees are required. Minimum 2" caliper medium sized street trees are to be placed 35' apart and consistent of trees from the approved street tree list.

- Hanley Avenue = 574 LnFt with Swamp White Oak
- Coeur Terre Boulevard = 811 LnFt with Black Tupelo and Emerald Sunshine Elm
- Alecat Drive = 628 LnFt with Black Tupelo and Emerald Sunshine Elm

(STREET TREES)

- Unfortunately, the site is vacant agriculture land void of any grand scale trees. There are over 500 trees scheduled to be planted on the 10-acre parcel to provide grand scale trees for future generations. **(GRAND SCALE TREES)**

- Provide parking lot landscaping to allow for infiltration of run-off, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking. The one tree per every six parking stalls between buildings and streets visually breaks up the paved area but also provides excellent shading for all hard surfaces. On the interior side of the buildings, one tree per eight stalls contributes to the overall lush landscape. Twenty percent of the parking lot trees will be native evergreens. All islands also include understory shrubs and ground cover. **(PARKING LOT LANDSCAPING)**

- To prevent glare and spillover of lighting toward adjacent properties, especially residential areas All site lighting fixtures are equipped with full cut-off design. There are no fixtures over 18' tall. The exterior lighting design not only complies with the ordinance but provides adequate light for pedestrian safety and travel after daylight hours. **(LIGHTING)**
- The proposed use is Religious Assembly which is a civic use. The Temple is very prominent and will be visible from Coeur Terre Boulevard. The Meetinghouse has entrances on both Coeur Terre and Alecat. The main formal entrances to the Meetinghouse are marked by dominant gabled porticos. **(ENTRANCE VISIBLE FROM STREET)**
- All three non-commercial structures have limited fenestration but compensate with additional architectural features. The Temple and Meetinghouse contain numerous religious gather areas that do not allow for additional glazing. The Meetinghouse has obscure glazing in all windows except entries and the Temple has very ornate art glass to enhance the passage of natural light into its spaces. As described in the Design Departure letter, the overall level of design, craftsmanship and materials provides both structures superior additions to the citizens of the CDA community. **(WINDOWS FACING STREET)**
- The very few blank walls on any of the structures still possess a high level of detail. The features listed in II. Building Design d. Treatment of Blank Walls are all utilized except for the vine covered trellis. The colored renderings and elevations provided show the intense detailing in the architecture. **(TREATMENT OF BLANK WALLS)**
- Neither the Meetinghouse or the Accessory Facility Building have any rooftop equipment. The condensing units for the Meetinghouse are placed behind masonry screen walls similar to the ones screening the trash enclosure. All the rooftop equipment on the Temple has been carefully concealed by the correct parapet heights. **(SCREENING OF ROOFTOP EQUIPMENT)**
- Screening of Service and Trash areas are required in order to minimize the visibility of these functions. A six-foot-tall matching masonry wall is provided to screen the trash dumpsters as well as the Grounds Maintenance Service area. The wall has matching brick belt coursing bands as the Meetinghouse and the Accessory Facility Building. The wall is capped with a matching decorative pre-cast concrete cap. **(SCREENING OF SERVICE AND TRASH AREAS)**
- The following design guidelines do not apply to this project: Grand Scale Trees, Residential/Parking Lot Screening, Setbacks Adjacent to Single-Family.

RECOMMENDED CONDITIONS OF APPROVAL

Planning:

1. The proposed design shall be substantially similar the DRC approval of item DR-3-26.

DESIGN REVIEW COMMISSION'S ROLE

The DRC may provide input on the proposed design and shall identify any changes to the proposed project which are needed in order for the project to comply with the required commercial design guidelines. The DRC must determine, based on the information before it, whether the proposed project meets the applicable Commercial Design Guidelines. The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.

DECISION POINT

The DRC should grant the application in Item DR-3-26, a request by Collin Hill with JRW & Associates on behalf of The Church of Jesus Christ of Latter Day Saints for the design of a 29,630 square-foot temple and a 17,282 square-foot meetinghouse on a 10.91 acre parcel located south of W. Hanley Avenue bordered by Alecat Road on the west and Coeur Terre Boulevard on the east, legally described as Lot 2, Block 1 Full Circle Tracts, according to the Plat thereof, recorded in Book L of Plats at Page(s) 878, Records of Kootenai County 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 the circumstances.

Attachments:

Application and Narrative

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APPLICANT'S APPLICATION

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DESIGN REVIEW APPLICATION

STAFF USE ONLY
 Date Submitted: _____ Received by: TS Fee paid: 2328.00 Project # DR-3-26

REQUIRED SUBMITTALS

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** Description of proposal and/or property use.
- A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- n/a Infill Design Guideline Worksheet:** (Attached) Please fill out the appropriate Infill Worksheet for your project.

APPLICATION DOCUMENTS:

A. Purpose of Application Submittals: Purpose of Application Submittals: A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community.

In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

B. Materials to Be Submitted for Initial Meeting with Planning Staff: Not later than fifteen (15) days before the Initial Meeting with staff, the applicant must submit the supplemental and updated information required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the Initial Meeting to a later date. Prior to the Initial Meeting with Planning staff, all Floor Area Ratio (F.A.R.) development bonuses must be approved by the Community Planning Director, or his or her designee.

After the Initial Meeting, the Director shall schedule the Second Meeting with the Commission for a date not less than thirty (30) days after the Initial Meeting. In the Director's discretion, any meeting may be scheduled at an earlier or later date if it is in the best interests of the Commission, the applicant, or staff.

- ✓ 1. A complete application (including the applicable fee); and
- ✓ 2. A site map, showing property lines, rights of way, easements, topography, existing and proposed building footprints (if applicable), major landscaped areas, parking, access, sidewalks amenities and public areas; and
- ✓ 3. A context map, showing building footprints and uses of parcels within three hundred feet (300'); and
- ✓ 4. A written narrative including: A summary of the development plan including the areas for each use, number of floors, ~~etc.~~ total square footage and total acreage, and any information that will clarify the proposed project); and; a detailed description of how the project meets each applicable design guideline and design standards, including images/exhibits, and any design departures, and all revisions to the project made as a result of the initial meeting with staff. The narrative shall also include a description and photos detailing proximity to major roads, view corridors, and neighborhood context.
- ✓ 5. General parking information including the number of stalls, dimensions of the parking stalls, access point(s), circulation plan, any covered parking areas, bicycle parking (included enclosed bike storage areas), and whether the parking will be surface or structured parking; and
- ✓ 6. An ownership list prepared by a title insurance company, listing the owners of property within a three hundred foot (300') radius of the external boundaries of the subject property. The list shall include the last known name and address of such owners as shown on the latest adopted tax roll of the county; and
- ✓ 7. Photographs of nearby buildings that are visible from the site, from different vantage points with a key map; and
- ✓ 8. Views of the site, with a key map; and
- ✓ 9. A generalized massing, bulk and orientation study of the proposal; and
- ✓ 10. Elevations of the conceptual design for all sides of the proposal and an elevation along the block, showing massing of the proposal; and
- ✓ 11. An exhibit showing existing and proposed grade; and
- ✓ 12. Project inspiration images.
- ✓ 13. Sample of materials and colors, both physically and an electronic copy; and
- ✓ 14. A PowerPoint presentation that includes a detailed description of how the project meets each finding and any design departures, and addressing all of the items required in the narrative.

C. Materials to Be Submitted for First Meeting with Design Review Commission: Not later than the first working day of the month, the DRC Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted in a timely manner, the Director may postpone the Meeting to a later date.

- 1. All items required for the first meeting with staff with any changes; and
- 2. A narrative demonstrating all revisions to the project made as a result of the meeting with staff, and referencing the project's compliance with the applicable design guidelines, including images/exhibits, and design departures.
- 3. A refined site plan with major landscaped areas, parking, access, circulation, sidewalks and public/private amenities; and

- 4. Refined elevations; and
- 5. Perspective sketches (but not finished renderings); and
- 6. A conceptual model is strongly suggested (this can be a computer model).

D. Materials To Be Submitted For The Optional Second Meeting With Design Review Commission: At the time of the First Meeting with the DRC, the Commission shall determine whether the review of the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or is necessary based on all the circumstances. If the Commission decides that a subsequent Meeting will be beneficial or necessary, the Director or his/her designee shall schedule such meeting in accordance is § 17.09.325(C). Not later than fifteen (15) days before the subsequent Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the subsequent Meeting to a later date.

- 1. Refined site plan and elevations for all sides of the proposal; and
- 2. Large scale drawings of entry, street level facade, site amenities; and
- 3. Samples of materials and colors, electronic copy of materials and colors, and physical samples of the materials will need to be brought to the meeting; and
- 4. Finished perspective rendering(s) for all sides; and
- 5. Elevations; and
- 6. A narrative demonstrating all revisions to the project made as a result of the previous Meeting.

DEADLINE FOR SUBMITTALS:

A complete application and applicable fee for design review under this Article shall be made on a form prescribed by, and filed with, the Director. The completed application must be filed not later than the first working day of the month and the Initial Meeting with the Commission will be held on the fourth Thursday of- the following month, unless otherwise directed by the Commission or Director and duly noticed. The Director shall schedule the Initial Meeting before the Commission upon receipt of the completed application in accordance with this subsection.

All supplemental information to be added to the application file must be received by the Planning Department no later than five (5) working days prior to the meeting date for this item. *17.09.305 TITLE & PURPOSE.*

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole		
MAILING ADDRESS: 50 East North Temple Street		
CITY: Salt Lake City	STATE: Utah	ZIP: 84150
PHONE: [REDACTED]	FAX:	EMAIL: [REDACTED]
APPLICANT OR CONSULTANT: Collin Hill (JRW & Associates)		STATUS: ENGINEER (OTHER)
MAILING ADDRESS: 1152 Bond Avenue Suite A		
CITY: Rexburg	STATE: Idaho	ZIP: 83440
PHONE: [REDACTED]	FAX:	EMAIL: [REDACTED]

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: Parcel # C-L878-001-002-0		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input checked="" type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL # C-L878-001-002-0	TOTAL NUMBER OF LOTS: 1	ADJACENT ZONING: R-17, R-8
GROSS AREA/ACRES: 10.912 Acres	CURRENT LAND USE: Undeveloped	ADJACENT LAND USE: Undeveloped
DESCRIPTION OF PROJECT/REASON FOR REQUEST: Project consists of two religious assemblies, a small accessory building, paved parking areas, public gathering spaces with benches, seat walls, decorative pedestrian lighting and lush landscape areas. Site is currently served by vehicle access on Coeur Terre Blvd and Alecat Road. Pedestrian access is provided by an existing trail on Hanley Avenue and existing concrete walks along Coeur Terre Blvd and Alecat. The number of Owner requested parking spaces far exceeds the City's requirements.		

CERTIFICATION OF APPLICANT:

I, Collin Hill, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

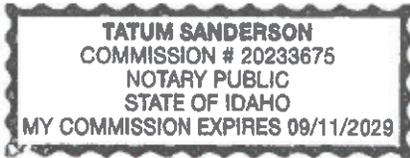
request and knows the contents thereof to be true to his/her knowledge.

Signed: Collin Hill
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 30th day of June, 2025.

Notary Public for Idaho Residing at: Rexburg, Idaho



My commission expires: 9/11/29
Signed: Tatum Sanderson
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Michael J. Thomson Telephone No.: 801-240-4238

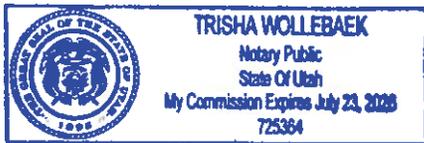
Address: 50 EAST NORTH TEMPLE ST., SLC, UT. 84150-0010

Signed by Owner: [Signature]
Authorized Agent

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 30th day of June, 2025.

Notary Public for Idaho Residing at: Salt Lake County



My commission expires: July 23, 2026
Signed: [Signature]
(notary)

PROJECT NARRATIVE

The proposed project is on a 10.91-acre parcel located south of W Hanley Avenue, bordered by Alecat Road on the west and Coeur Terre Boulevard on the east. The predominant zoning districts surrounding the site are residential but this parcel is designated C-17 Commercial District. There are currently no developments within the bordering parcels.

Two religious assemblies are the major structures proposed. They will have street access off of Coeur Terre Boulevard and Alecat. A split drive with landscaped island is proposed as the grand entrance off of Coeur Terre Boulevard. Two alternate access points are to be provided on Alecat to insure good emergency vehicle access and provide additional traffic options for patrons and visitors. Pedestrian and bicycle travel will be maintained with the existing paved trail along Hanley Avenue. Both Coeur Terre and Alecat have existing concrete walks in the public right-of-way.

The primary structure for the project is Religious Assembly "A". It has three stories, two above grade, with a total of 29,630 square feet. The International Building Code categorizes the use as an A-3 Assembly Group Occupancy. It will be a fire sprinklered, structural steel facility with Type II-B Construction (non-combustible, non-fire rated). The exterior cladding is typically stone, GFRC or custom precast detailing. Each façade will have beautiful, stained glass windows that reflect the local natural colors and fauna.

Similar structures can be found in Spokane Valley or Moses Lake, Washington. The proposed design will be a great compliment to the existing historical, civic and religious landmarks. Typical to these religious assemblies, the exterior grounds contain plazas, intimate gathering areas with benches, sitting walls to provide reverent reflection. The landscape design will be brilliant with annuals, perennials, shrubs and both deciduous and evergreen trees providing varied color and texture year-round.

South of the more prominent edifice sits Religious Assembly "B". A single story, brick masonry structure with 17,282 square feet. Also, a A-3 Assembly Group Occupancy, fire sprinklered but with Type V-B Construction (combustible, non-fire rated). All elevations have obscure fenestration with a number of entry porticos. The exterior has good pedestrian circulation but the overall design is a subtle compliment to Religious Assembly "A". A similar structure can be found at 2293 W Hanley Ave in Coeur d'Alene.

Included in the overall development are an Accessory Building, small Storage Building (<200 square feet), enclosed Grounds Maintenance Area, enclosed Mechanical Yard and Dumpster Enclosure. The Accessory Building houses a small religious materials center and the Grounds Maintenance Office. All the structures listed above are constructed with masonry materials matching the Religious Assembly "B".

PUBLIC COMMENTS

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From: [Donna Phillips](#)
To: [CLARK, TRACI](#)
Subject: RE: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION TO BE HELD ON THURSDAY MARCH 26, 2026 12:00
Date: Friday, March 6, 2026 9:39:42 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The City of Hayden has no comments for this request. Thank for the opportunity to provide comments.

Donna Phillips, GISP

Community Development Director

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, March 6, 2026 9:10 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: RE: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION TO BE HELD ON THURSDAY MARCH 26, 2026 12:00

greetings,

Attached is a copy of the public hearing notice for Design Review to be held on **THURSDAY MARCH 26, 2026, 12:00.**

If you have any comments, please let me know.

Traci Clark
Administrative Assistant
Planning Department, City of Coeur d'Alene

208.769-2240
tclark@cdaid.org



From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEM: DR-3-26
Date: Tuesday, March 10, 2026 3:55:25 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Traci,

It looks to me like we would need an avigation easement for this parcel but I'm not sure this is the correct stage to ask for it.

Would you mind letting me know please?

Thanks very much! Kim



**COEUR D'ALENE
A I R P O R T**

Kim Stevenson
Compliance Administrator
10375 N Sensor Ave
Hayden, ID 83835
(208) 446-1861

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION TO BE HELD ON THURSDAY MARCH 26, 2026 12:00
Date: Monday, March 9, 2026 1:09:13 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice DR-3-26 .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Phillips 66 does not have any utilities within the attached project vicinity.
(Response



Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



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From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, March 6, 2026 9:10 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]RE: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION TO BE HELD ON THURSDAY MARCH 26, 2026 12:00

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greetings,

Attached is a copy of the public hearing notice for Design Review to be held on **THURSDAY
MARCH 26, 2026, 12:00.**

If you have any comments, please let me know.

Traci Clark
Administrative Assistant
Planning Department, City of Coeur d'Alene

208.769-2240

tclark@cdaid.org



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COEUR D'ALENE DESIGN REVIEW COMMISSION

FINDINGS AND ORDER

DR-3-26

INTRODUCTION

This matter came before the Design Review Commission (“DRC”) on March 26, 2026, DR-3-26, a request for a meeting with the Design Review Commission for design approval of two religious assembly structures with surface parking in the C-17-17 (commercial) zoning district.

APPLICANT: Collin Hill, JRW & Associates

PROPERTY OWNER: The Church of Jesus Christ of Latter-Day Saints

LOCATION: A 10.91-acre parcel located south of W Hanley Ave bordered by Alecat Road on the west and Coeur Terre Blvd on the East, legally described as Lot 2, Block 1, Full Circle Tracts, according to the plat thereof, recorded in Book I of Plats at page(s) 878, records of Kootenai County, Idaho

A. FINDINGS OF FACT

The DRC finds that the following facts, A1 through A26, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing:

1. The subject property is described as a 10.91- acre parcel located south of W. Hanley Avenue Boardered by Alecat Road on the west and Coeur Terre Boulevard on the east, and legally described as Lot 2, Block 1, Full Circle Tracts, according to the plat thereof, Recorded in Book L of Plats at Page(s) 878, Records of Kootenai County, Idaho.
2. The property is subject to the C-17/C-17L Commercial Design Guidelines. M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City's DRC.
3. The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
4. The applicant has completed a project review meeting on February 10, 2026 as required by M.C. § 17.09.325(B).
5. The applicant has completed an initial meeting with staff on December 19, 2025 as required by M.C. § 17.325(D).
6. The applicant is seeking design review approval from the DRC at an initial meeting on March 26, 2026.
7. Thirty-three (33) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on March 6, 2026, which fulfills the legal requirement as provided by M.C. §17.09.315(A).
8. The public hearing notice was published in the Coeur d'Alene Press on February 7, 2026, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).

9. The subject property was posted with the public hearing notice on March 17, 2026, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
10. Public testimony was received by the DRC at a public hearing on March 26, 2026.
11. The existing zoning is Commercial (C-17) Zoning District as shown by the City's zoning map.
12. The subject property is a 10.91-acre parcel as shown by the applicant. The building square footage for the Temple would be 29,630 square feet. The square-footage for the Meetinghouse would be 17,282.
13. The proposed Temple would have three stories, two above grade with a total height of 160' tall (Temple Building = 42'-6" + spire/cupola 117'-6" = 160'-0") The Meetinghouse is to be 66'-4" tall (Meetinghouse Building = 26'-9" + spire/steeple 39'-7" = 66'-4"). There is no maximum height in the Commercial zone pursuant to M.C. § 17.05.530. **(BUILDING HEIGHT)**
14. M.C. §17.44.050: requires one (1) space for each ten (10) seats for the Religious Assembly use. The project requires 18.4 parking spaces for the Temple and is providing 19 parking surface stalls. A total of 54 parking stalls are required for the Meetinghouse. The combined total of required parking spaces is 73 spaces. The applicant has provided 266 parking spaces. All parking spaces are 10' x 20'. All drive aisles are 26' wide. Based on the total number of parking spaces, 9 bicycle parking spaces are required. 10 are provided. **(PARKING COUNT & LOCATION)**
15. To ensure smoother, more organized traffic movements and less disruption of pedestrian movement approaches: width and spacing must be addressed. The two approaches on Alecat Drive are spaces over 400 feet apart. There is no vehicular access from Hanley Avenue. There is a spit approach on Coeur Terre Boulevard providing a designated an individual entry and egress drive. The two drives are 100' apart from centerline to centerline. All pedestrian sidewalks in the public right-of-way are continuous through the approaches. The grading design allows for the sidewalks to be vertically continuous also. **(WIDTH AND SPACING OF CURB CUTS)**
16. To ensure a safe, convenient, comfortable and continuous route for people who are walking sidewalks along street frontages should be provided. As per Profile #2 shown on I. Site Design B. Sidewalks along Street Frontages, there are unobstructed sidewalks along all three streets bordering the site. Pedestrian connectivity is also located on each street to enhance the access to the development. The site design affords the pedestrian a rich experience with ornate landscaping, pedestrian plazas and seating areas. These reverent spaces allow for the appreciation and human connection with nature. Quiet meditation or personal reflection is encouraged and is available to the public during open hours. **(SIDEWALKS ALONG STREET FRONTAGES) (WALKWAYS)**
17. In order to maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development street trees are required. Minimum 2" caliper medium sized street trees are to be placed 35' apart and consistent of trees from the approved street tree list.
 - o Hanley Avenue = 574 LnFt with Swamp White Oak
 - o Coeur Terre Boulevard = 811 LnFt with Black Tupelo and Emerald Sunshine Elm
 - o Alecat Drive = 628 LnFt with Black Tupelo and Emerald Sunshine Elm**(STREET TREES)**
18. Unfortunately, the site is vacant agriculture land void of any grand scale trees. There are over 500 trees scheduled to be planted on the 10-acre parcel to provide grand scale trees for future generations. **(GRAND SCALE TREES)**

19. Provide parking lot landscaping to allow for infiltration of run-off, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking. The one tree per every six parking stalls between buildings and streets visually breaks up the paved area but also provides excellent shading for all hard surfaces. On the interior side of the buildings, one tree per eight stalls contributes to the overall lush landscape. Twenty percent of the parking lot trees will be native evergreens. All islands also include understory shrubs and ground cover. **(PARKING LOT LANDSCAPING)**
20. To prevent glare and spillover of lighting toward adjacent properties, especially residential areas All site lighting fixtures are equipped with full cut-off design. There are no fixtures over 18' tall. The exterior lighting design not only complies with the ordinance but provides adequate light for pedestrian safety and travel after daylight hours. **(LIGHTING)**
21. The proposed use is Religious Assembly which is a civic use. The Temple is very prominent and will be visible from Coeur Terre Boulevard. The Meetinghouse has entrances on both Coeur Terre and Alecat. The main formal entrances to the Meetinghouse are marked by dominant gabled porticos. **(ENTRANCE VISIBLE FROM STREET)**
22. All three non-commercial structures have limited fenestration but compensate with additional architectural features. The Temple and Meetinghouse contain numerous religious gather areas that do not allow for additional glazing. The Meetinghouse has obscure glazing in all windows except entries and the Temple has very ornate art glass to enhance the passage of natural light into its spaces. As described in the Design Departure letter, the overall level of design, craftsmanship and materials provides both structures superior additions to the citizens of the CDA community. **(WINDOWS FACING STREET)**
23. The very few blank walls on any of the structures still possess a high level of detail. The features listed in II. Building Design d. Treatment of Blank Walls are all utilized except for the vine covered trellis. The colored renderings and elevations provided show the intense detailing in the architecture. **(TREATMENT OF BLANK WALLS)**
24. Neither the Meetinghouse or the Accessory Facility Building have any rooftop equipment. The condensing units for the Meetinghouse are placed behind masonry screen walls similar to the ones screening the trash enclosure. All the rooftop equipment on the Temple has been carefully concealed by the correct parapet heights. **(SCREENING OF ROOFTOP EQUIPMENT)**
25. Screening of Service and Trash areas are required in order to minimize the visibility of these functions. A six-foot-tall matching masonry wall is provided to screen the trash dumpsters as well as the Grounds Maintenance Service area. The wall has matching brick belt coursing bands as the Meetinghouse and the Accessory Facility Building. The wall is capped with a matching decorative pre-cast concrete cap. **(SCREENING OF SERVICE AND TRASH AREAS)**
26. The following design guidelines do not apply to this project: Grand Scale Trees, Residential/Parking Lot Screening, Setbacks Adjacent to Single-Family.

The DRC heard testimony from the public and the applicant. Based on the public record, the DRC adopts all Findings of Fact. The DRC concludes that the proposal **[is] [is not]** in conformance with the applicable design standards with conditions. The project **[would] [would not]** benefit from a second meeting.

(The commission may add additional facts or modify the facts above.)

B. CONCLUSIONS OF LAW

Based on the foregoing Findings of Fact, the DRC makes the following Conclusions of Law.

1. This proposal **[is] [is not]** in conformance with applicable Municipal Coderequirements.
2. This proposal **[is] [is not]** in conformance with the applicable C-17/C-17L Commercial Design Guidelines & Standards.
 - *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*
 - *Roof Edge*
 - *Width and Spacing of Curb Cuts*
 - *Massing: Base/middle/top*
 - *Accessory Buildings*
 - ~~*Setbacks Adjacent to Single Family*~~

C. DECISION

The DRC, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that two religious assembly structures with surface parking in the C-17-17 (commercial) zoning district (**should be granted design review approval today with the following conditions**) or (**should be continued to a second hearing to address specific items**).

Conditions:

1. The proposed design shall be substantially similar the DRC approval of item DR-3-26.

(The commission may add additional conditions to ensure project compliance with the applicable Commercial Design Guidelines.)

Motion by Commissioner _____, seconded by Commissioner _____, to adopt the foregoing Findings of Fact, Conclusions of Law, and Order, and **(grant design review approval of the application with conditions)** or **(continue to a second hearing)**.

ROLL CALL

Commissioner Jester	Voted	(AYE/NAY)
Commissioner Ingalls	Voted	(AYE/NAY)
Commissioner Pereira	Voted	(AYE/NAY)
Commissioner Lemmon	Voted	(AYE/NAY)
Chairman Messina	Voted	(AYE/NAY)
Commissioner Lundy	Voted	(AYE/NAY)
Commissioner Keller	Voted	(AYE/NAY)

Motion to approve carried by a to vote.