

**DESIGN REVIEW COMMISSION
MINUTES
710 E Mullan Avenue, City Hall Conference Room #6
THURSDAY 12:00 pm
OCTOBER 23, 2025**

COMMISSIONERS PRESENT:

Denise Lundy
Kori Keller (On Teams)
Tom Messina, Chair
Kevin Jester

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Jef Lemmon
Jon Ingalls
Michael Periera, Vice Chair

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 Jester, to approve the minutes of the Design Review Commission meeting on July 30, 2025. Motion Carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Tami Stroud, Associate Planner provided the following comments:

- She introduced the new commissioner, Kori Keller.

COMMISSION COMMENTS:

None.

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

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

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

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

The applicant has provided a letter that states in summary: Through no fault of the applicant, the timeframe within which this would be completed may well extend beyond September 26, 2024, although MPP anticipates starting prior to that date. In any event, MPP respectfully submits that the foregoing confirms and demonstrates a substantial development of the subject property and requests an extension of the DRC approval of September 26, 2024 for an additional year.

Decision Point

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

Ms. Stroud concluded with her presentation.

Public testimony opened:

Mr. Wilson stated they have received all the building department reviews, building permits, on all three structures. The site development permit is ready, and the site work has started, he thinks this is just a formality. He wanted to make sure the extension would get it in to make sure there were no hiccups.

Ms. Stroud stated just to clarify a building permit does not mean you have adequate movement on a project.

Mr. Wilson stated the site is fenced off and will start to begin the demo process.

Mr. Magnuson stated it isn't like we haven't done anything in the last year. Things take longer than a year. We have all the permits and all the financing now. We have evicted all the tenants. We plan to start the demo process in the next two weeks.

Commissioner Lundy commented that she read the letter that was submitted and a lot of progress has been made on the site development we have to have the applicant show unusual hardship shown by the applicant. Can you explain what the hardship has been for you over the past year?

Mr. Magnuson replied we could not have moved this project any faster, we have been applying for all of the building permits with Mr. Wilson. We cannot finalize our financing without the building permits. There is nothing more we could have done to advance it any more quickly.

Commissioner Jester stated he likes the quality design. He likes the interior court parking. Job well done. He would like to know who the contractor will be.

Mr. Wilson stated that Atlas Building Group will be the general contractor for this project.

Commissioner Lundy stated she likes that access to Sherman has been eliminated.

Public testimony closed

Commission Discussion:

Motion by Commissioner Jester, seconded by Commissioner Lundy, to approve Item DR-4-24 for a 1-year extension request. Motion carried.

ADJOURNMENT

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

The meeting was adjourned at 12:11 pm.

Prepared by Traci Clark, Administrative Assistant