

**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 2<sup>nd</sup> 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. 4<sup>th</sup> 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. 4<sup>th</sup> 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 3<sup>rd</sup> 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