

**DESIGN REVIEW COMMISSION
MINUTES**

710 E Mullan Avenue, City Hall Conference Room #6

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

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Admin. Assistant

COMMISSIONERS ABSENT:

Greta Snodgrass

CALL TO ORDER:

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

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

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

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

None.

PUBLIC COMMENTS:

None.

NEW BUSINESS

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

Ms. Stroud provided the following statements:

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

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

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

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

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

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

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

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

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

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

Ms. Stroud, concluded her presentation.

Applicant Testimony:

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

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

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

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

Mr. Wilson replied yes.

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

Commissioner Lemmon stated he thought the parking lot was covered.

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

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

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

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

Chairman Messina thanked them for their feedback.

Public Testimony:

None.

Commission Discussion:

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

ROLL CALL:

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

Motion to approve carried by 5 a 0 vote.

ADJOURNMENT

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

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

Prepared by Traci Clark, Administrative Assistant