

DESIGN REVIEW COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
THURSDAY FEBRUARY 15, 2018
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Lemmon, Messina, Pereira, Gore, Green, Ward

APPROVAL OF MINUTES:

January 25, 2018

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

Atlas Waterfront COR Vision Group Meeting

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: DLR Properties
Location: 722 N. 4th Street
Request: DLR Properties is requesting a meeting with the Design Review Commission for a modification to the approved design on the subject property for the addition of two carport structures. The subject property is within the Midtown Overlay District (MO) zoning district. (DR-2-18)

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.

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
JANUARY 25, 2018
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Joshua Gore
Jef Lemmon
Tom Messina
Rick Green
Michael Pereira (alternate)
Phil Ward (alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Administrative Assistant

COMMISSIONERS ABSENT:

None

CALL TO ORDER:

The meeting was called to order by Chairman Ives at 12:00 p.m.

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Ward, to approve the minutes of the Planning Commission meeting on August 31, 2017. Motion approved.

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Ms. Stroud announced the following items:

- Staff plans to schedule a workshop with the Design Review Commission to discuss the changes to the Design Review Procedure.
- We have two new Design Review applications scheduled for next month.

Chairman Ives stated he appreciates staff getting the survey comments out from the Design Review Commission. He looked over everyone's responses and commented there are a lot of good suggestions and looks forward to the workshop.

PUBLIC COMMENTS:

None

NEW BUSINESS:

1. Applicant: Miller Development Group
Location: 819 E. Sherman
Request: The Miller Development Group is requesting Design Review Commission's Early Design Consultation for the design of five, two-story townhomes. The subject property is in the Downtown Overlay – Eastside (DO-E) zoning district.

Tami Stroud, Planner, presented the staff report and stated that Miller Development Group is requesting the Design Review Commission's early design consultation for the design of five townhomes that will be built on three existing city lots. The townhomes will be two-stories with detached two-car garages with office/studio space on the upper level of the garages. The property falls within C-17L zone and within the Infill Downtown Overlay East (DO-E).

Ms. Stroud provided the following statements:

- The applicant is also proposing to have a retaining wall 2-3 feet in height, at the back side of the sidewalk.
- The property is currently zoned C-17L and is within the Infill Overlay Downtown East (DO-E). The maximum height allowed within the DO-E (Downtown East Overlay District) is 35' for residential uses.
- The subject property was formerly the site of the Rustlers Roost restaurant and Java. The commercial structure has been removed.
- There are three existing street trees within the right-of-way along Sherman Avenue and the subject property that will be retained.
- The Urban Forestry Committee has made a determination that the existing street trees within the right-of-way are in overall good health and condition.
- The Design Review Commission may consider discussing during the initial meeting with the applicant: orientation, massing, relationships to existing sites and structures, surrounding streets and sidewalks, how the building is seen from a distance.
- The applicant has requested no departures.
- Various site photos of the property were displayed.
- Ms. Stroud concluded her presentation and asked if the commission had any questions.

Commission Comments:

None

Public Testimony open.

Chad Oakland, applicant, provided the following statements:

- He stated that they are not asking for any deviations for this project and plans for building less than what the current density states.
- He commented that they will be giving the alley back to the city because there is an easement needed for the Wastewater Department and will work with them to see that if needed, they can get to it.
- Mr. Oakland concluded his presentation and asked if staff had questions.

Commission Comments:

Commissioner Ingalls stated that he likes the project and noticed, after looking at the rendering, that many of the trees were removed. He stated that part of our criteria is to preserve grand scale trees.

Mr. Oakland explained that there are three trees located on the right side of the property. He recently met with the Urban Forestry Committee to get permission to remove those trees so that they could replace the existing trees with larger trees and the Committee denied their request. He explained that they intend to add two trees that will match the exiting trees.

Commissioner Ingalls stated that he likes that the applicant intends to add more trees.

Commissioner Ward inquired how someone would access their property in the eastern units, as noted on the rendering.

Mr. Oakland explained that access to the property will be from the alley.

Commissioner Ward inquired if the alley will provide two way access.

Mr. Oakland explained that decision would be up to the city.

Commissioner Ward inquired if the steps leading to the retaining wall will be elevated to match the property that will be elevated.

Mr. Oakland explained that the design of the retaining wall will be similar to a project they are doing at Bellerive.

Commissioner Ward questioned what the distance between the garages and the houses is.

Mr. Oakland explained he would estimate that there will be 13-feet from the back wall to the front of the garage. He commented that they intend to provide access with a man-door to the garage.

Commissioner Ward inquired regarding the intent for the offices and if they will be used by the public or be private.

Mr. Oakland explained that they will be used for personal use, such as an office or studio.

Commissioner Ward inquired if the owners don't want to use the studio as an office, could they be rented out. He inquired if there will be a bathroom in this unit.

Mr. Oakland explained there will be a bathroom in these units and they do not intend to put in a kitchen. He stated that you could rent it out, but it would be illegal.

Commissioner Lemmon stated the design is nice and inquired if the applicant could explain the type of materials used on the building.

Mr. Oakland explained the panels used on the building will be 2x4 hardy panels. He explained they are trying a different look for the building. He stated that the materials they use on the patios and porches will be metal and steel.

Commissioner Lemmon commented that the design sounds nice and hopes that it has a lot of details instead of a cluster of wood.

Ms. Stroud suggested that the Commission look at what the overlay districts define for entrances and make suggestions what you want to see at the next meeting.

Chairman Ives suggested that the applicant pay attention to the overhangs at the roof lines that would dress that area up to not look so bland.

Commissioner Ingalls stated that he likes the project but feels there is more opportunity to enhance the façade with additional details such as an awning.

Mr. Oakland explained that this is a new contemporary farmhouse style which is very popular right now.

Commissioner Gore concurs that the farmhouse style is a very popular design and stated that he likes the design.

Mr. Oakland explained that at the next meeting they will be bringing back plans showing more detail including a finished look.

Commissioner Lemmon commented that he is concerned about where the garbage cans will be kept.

Mr. Oakland stated that he doesn't want one dumpster for the owners to use but prefer individual cans that should be kept in garages and will talk to the city about picking up the cans in the alley.

Commissioner Messina stated this is a great project and suggested that the applicant look at the other architectural designs around the area and incorporates some of those elements into the design. He stated that he understands the design, which is great, but since this project will be placed on Sherman Avenue, he doesn't want it to look so different that it doesn't blend in with the other houses. He suggested putting some type of wood accents so that it doesn't look like a wall along Sherman Avenue.

Mr. Oakland commented that he understands but is trying to bring something different, since a lot of the house designs on Sherman are out of date.

Commissioner Messina understands the desire, but this project will be on Sherman Avenue and the first thing people will see when coming into town.

Commissioner Green questioned why the three interior units have fencing around their balconies and the other two end units don't.

Mr. Oakland explained that the interior units are designed different the end units, since the bedrooms are in a different place to provide a balcony access.

Commissioner Green inquired about the fence around the perimeter on the eastside and if it will wrap around or stop at the corner.

Mr. Oakland explained that it will stop at the alley.

Commissioner Green inquired if the fence will continue on the other side.

Mr. Oakland explained that there is an older fence there now that is solid and they would like to tear the old fence down and replace it with another solid fence.

Public Testimony closed.

Ms. Stroud inquired if the commission could provide a list of items that they want to see at the next meeting from the applicant.

Discussion:

The commission requested the following for the applicant to provide at the second meeting:

- Colors and samples of the materials going to be used on the building
- Large scale drawings of the buildings and finished renderings
- Treatment of the blank walls
- Show on plans where garbage bins to be located
- Identify elements

Motion by Ingalls, seconded by Green, to approve Item DR-1-18 to a second meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Green	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

ADJOURNMENT:

Motion by Messina, seconded by Pereira, to adjourn the meeting. Motion approved.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: FEBRUARY 15, 2018
SUBJECT: DR-2-18: REQUEST FOR A MODIFICATION TO THE APPROVED PLANS FOR THE 4TH STREET LOFTS WITH THE ADDITION OF TWO CARPORT STRUCTURES.

LOCATION: 722 NORTH 4TH STREET

APPLICANT/OWNER:

DLR Properties
206 Indiana Avenue
Coeur d'Alene, ID 83814

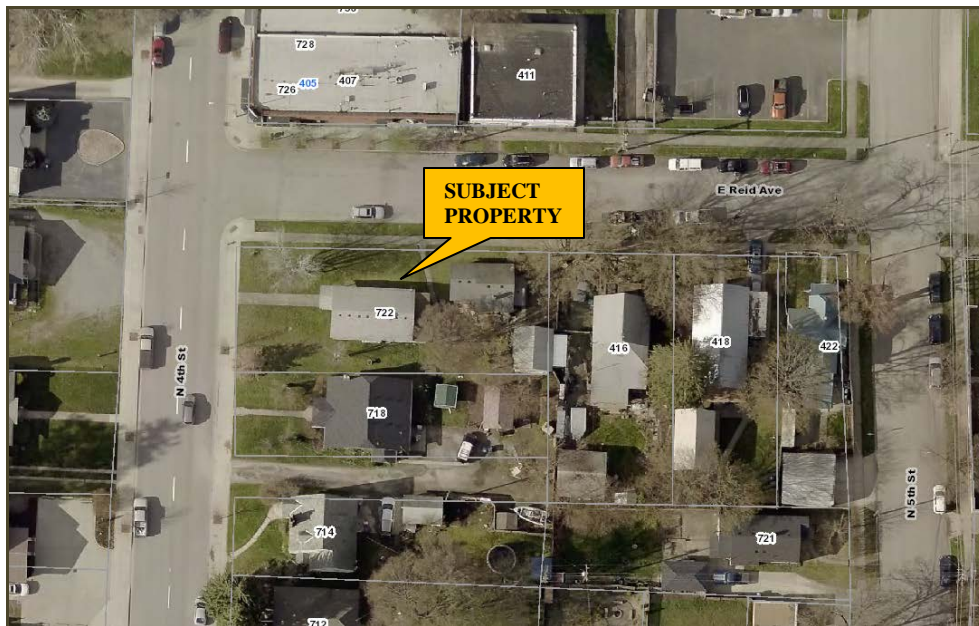
ARCHITECT:

Momentum Architecture – Tim Wilson/Contact
1412 Hazel Avenue, Studio B
Coeur d'Alene, ID 83814

DECISION POINT: Tim Wilson on behalf of DLR Properties is requesting the approval of the design of two (2) carport structures in the rear portion of the subject property to provide covered parking for 8 of the 10 parking stalls for the residential loft project. The property is currently zoned R-12 and is within the Midtown Overlay (MO) district.

ACTION: The Design Review Commission will provide feedback to the Applicant and ensure that the proposed carport structures meet the intent of the Midtown Overlay (MO) Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the design guidelines, and make a decision to approve, approve with conditions, or deny the design.

A. AERIAL VIEW:



GENERAL INFORMATION:

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

B. PROJECT ANALYSIS/HISTORY:

The property is located at 722 4th Street and is on the southeast corner of 4th Street and Reid Avenue. The property is legally described as Lot 17, Block 13, Reid’s Addition to Coeur d’Alene, according to the plat thereof, filed in Book A of Plats at pages (s) 141, records of Kootenai County, Idaho.

On August 25, 2016, The Design Review Commission approved the design for a residential structure with eight (8) 1-bedroom units. Construction is now underway and the 4th Street Lofts are currently being built. The applicant has provided ten (10) parking stalls for the proposed units, which will be located to the rear of the structure, and is requesting a modification to the approved design to provide carport structures over eight (8) of the required parking stalls. All units will be accessed from the entrance off of Reid Avenue. The property is currently zoned R-12 and is within the Midtown Overlay (MO).

Evaluation:

Compliance with the approved design is required, therefore; the applicant has brought a request for the carport structures forward, due to the modification of the approved project.

17.09.340: ADHERENCE TO APPROVED PLANS:

A. Compliance With Approved Plan: Once approved, the project must be developed in accordance with the approved plans and all conditions of approval. If the development applicant wishes to modify the design in a substantial manner or submits an application for permit approval that does not incorporate all of the substantive elements of the approved design, the development applicant must submit the revised plan for design review and approval as outlined by this article.

NOTE: The Community Planning Director made the determination based upon Section 17.09.340:B that the requested modification to the approved design and shall be reviewed by the DRC for a “Final” meeting to address the design of the proposed carport structures, which were not part of the original submittal.

C. REQUESTED DESIGN DEPARTURES:

None.

Applicant’s Narrative: 4th Street Lofts:

Addition of two new carports over the current designated parking area, refer to proposed site plan attached. 8 of the 10 provided stalls to be covered. The two structures are 875 S.F and 962 SF in covered area and approx. 12 feet tall at the highest side. The structures will drain toward the parking lot side so the current parking/lot drainage plan to be unaffected. The structures will incorporate a low sloped roof similar to the residence and to be the same color as the residences sloped roofs (dark grey) thus blending the structures designs together.

D. SITE PHOTOS OF THE 4TH STREET LOFTS CURRENTLY UNDER CONSTRUCTION:

View looking northeast from 4th Street at the subject property



View of the 4th Street Lofts from Reid Avenue looking southwest at the subject property



View of the 4th Street Lofts from Reid Avenue looking southwest at the subject property



View of the 4th Street Lofts from Reid Avenue looking south toward future parking area

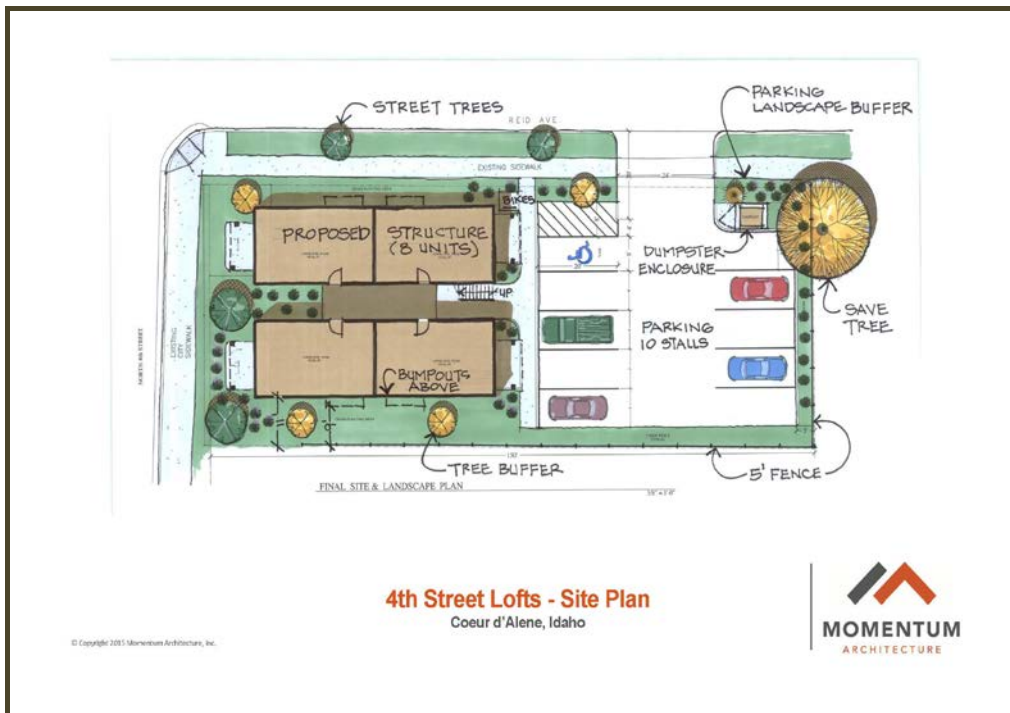


View of the 4th Street Lofts from Reid Avenue looking south toward future parking area



E. SITE PLANS AND ELEVATIONS

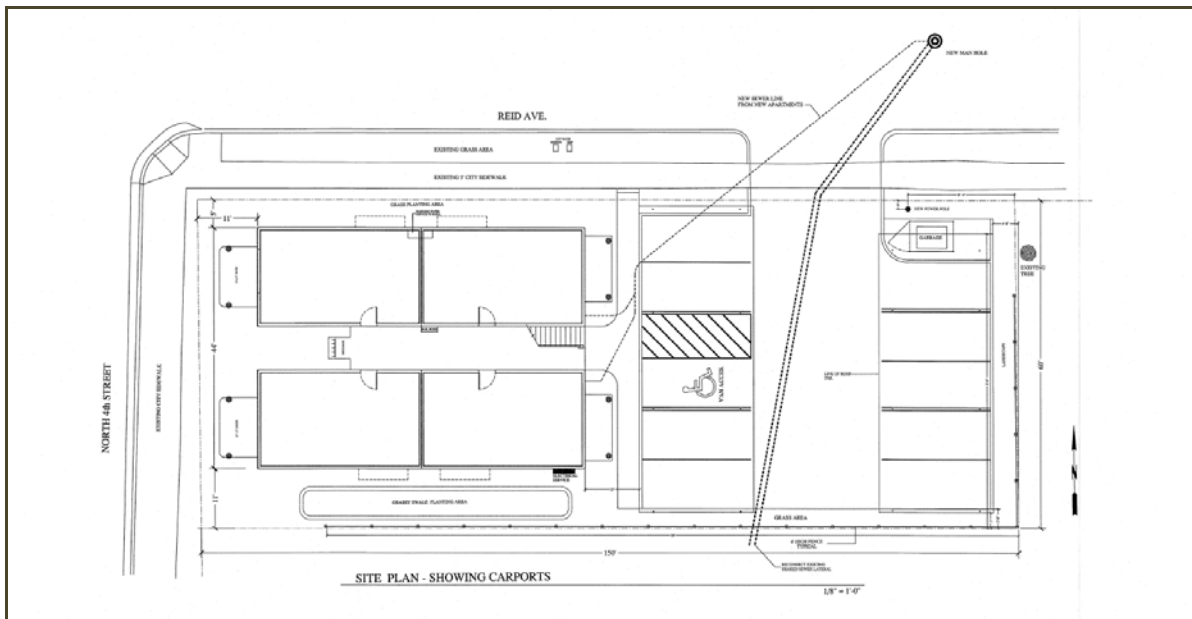
Approved site plan: 4th Street Lofts Site Plan/Landscape Drawings



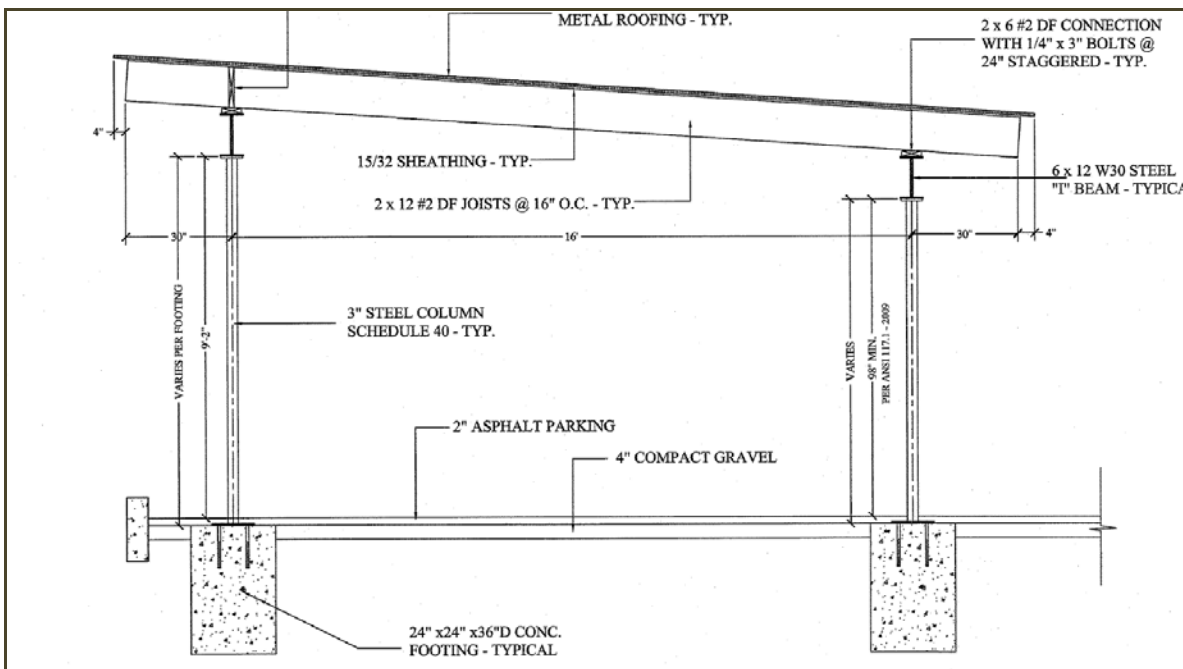
4th Street Lofts Elevation- 8 unit residential project and proposed carports



Proposed Site Plan with Carports



Carport Elevation



4th Street Lofts North / Front Elevation Drawings



During the Final meeting with Design Review Commission, discussion includes:

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.


Design standards and guidelines for consideration are as follows:

MO

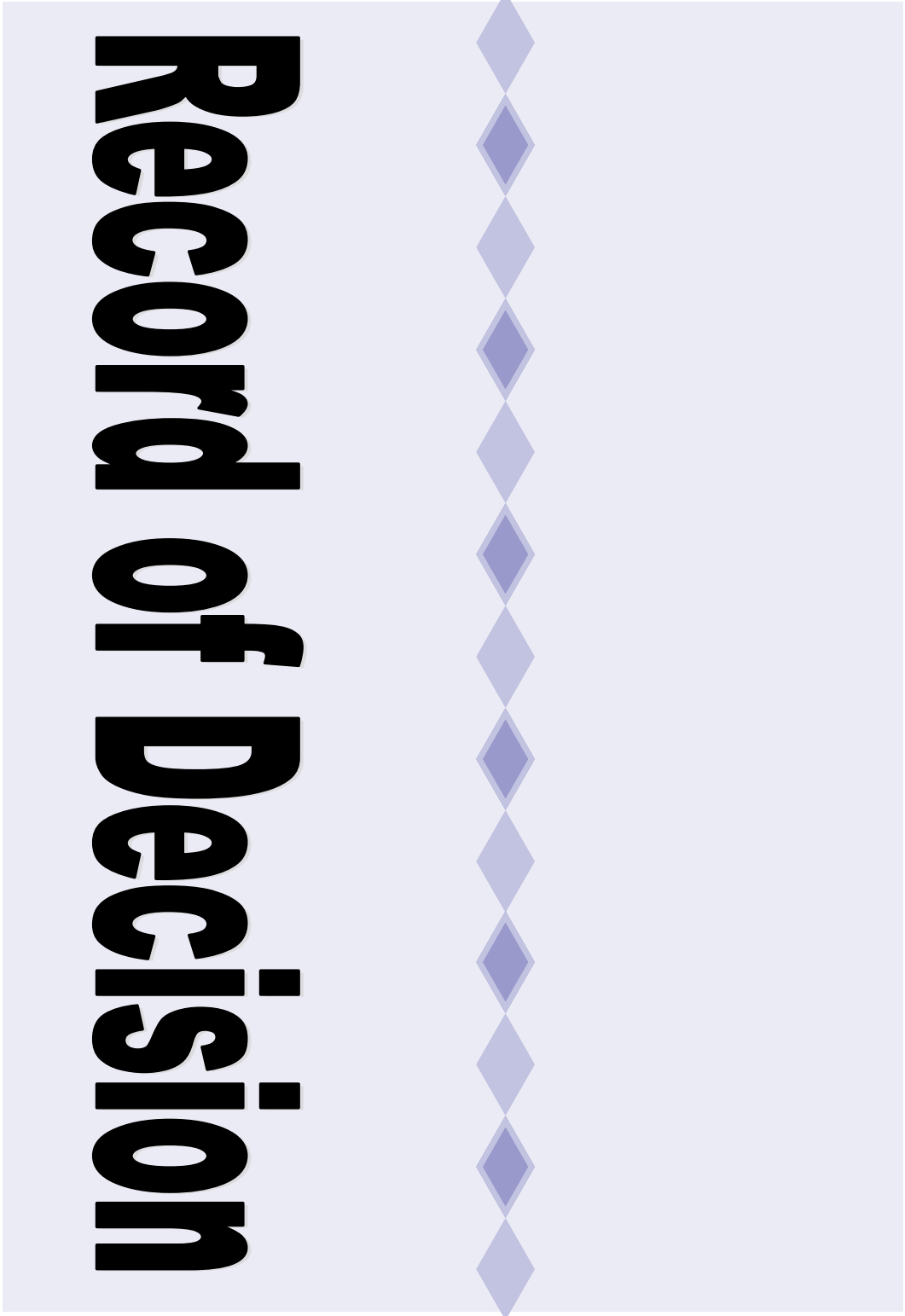
- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls Next to Sidewalks
- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs

ACTION:

Because the request is for accessory structures, the DRC would only need to make a finding stating that the proposed modification is or is not in conformance with the intent of the Midtown Overlay District regulations and guidelines.



Record of Decision



**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-2-18
RECORD OF DECISION**

A. INTRODUCTION:

Tim Wilson on behalf of DLR Properties is requesting the approval of the design of two (2) carport structures in the rear portion of the subject property to provide covered parking for 8 of the 10 parking stalls for the residential loft project. The property is currently zoned R-12 and is within the Midtown Overlay (MO) district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first /final meeting with the applicant was held on February 15, 2018.
 - a. Comments were received from:

Tim Wilson (Applicant) on behalf of DLR Properties, Joe Chapman, members of the public and the Design Review Commission:

Motion by , seconded by, to approve Item DR-2-18. Motion approved.

INFILL OVERLAY DISTRICTS

17.07.900: Purpose:

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. **IT IS THE INTENT OF THESE DEVELOPMENT STANDARDS TO ENCOURAGE A SENSITIVE FORM OF DEVELOPMENT AND TO ALLOW FOR A REASONABLE USE THAT COMPLEMENTS THE VISUAL CHARACTER AND THE NATURE OF THE CITY.**

Midtown Overlay (MO)

The boundaries of the MO District are as depicted in subsection C of this section. The intent of this district is to create a lively, neighborhood business district with a mixture of uses, including retail, services, and residential. Storefronts would be relatively continuous along the street within the core of the district. Housing would be encouraged both above and behind commercial uses. Traffic calming measures would be applied and there would be an emphasis on creating a streetscape that would offer safety, convenience and visual appeal to pedestrians. The proposed modification is in conformance with the intent of the Midtown Overlay District regulations and guidelines.

Motion by , seconded by to approve the foregoing Record of Decision.

ROLL CALL:

Commissioner Ingalls	Voted
Commissioner Messina	Voted
Commissioner Lemmon	Voted
Commissioner Gore	Voted
Commissioner Green	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	Voted

CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the _____ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for _____

Residing at _____

My Commission expires: _____

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

RIGHT OF APPEAL

FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.

COMPLIANCE WITH APPROVED PLAN

ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.