

DEVELOPER TOOL KIT – CITY OF COEUR D’ALENE 7/6/23

After the JOINT PLANNING COMMISSION MEETING on November 10, 2022, contact was made with the City of Coeur d’Alene, the City of Post Falls, the City of Rathdrum, the City of Hayden, and Kootenai County. The goal was to review ideas that were suggested by the NIBCA’s Developer Council for incentives that a developer could ask for in exchange for providing housing for local workers. Below is the responses from The City of Coeur d’Alene, the date of the responses, and the party and/or parties who provided the responses.

1. Fast track permits. - [Yes](#)
2. Consideration for pre-approved designs (review and approve once, simplified review for balance as long as design remains the same) to promote consistent build methods and design philosophy. - [Yes](#)
3. Reduced regulatory fees that the municipality can control. - [No](#)
4. Form URD or PUD for their project. – [No on forming a new URD for a project. Yes, the planned unit development \(PUD\) is an existing tool.](#)
5. Variances on Parking Requirements, consideration for alternative transportation methods as a method of commuting. – [Yes, available through the PUD process.](#)
6. Reduction of Open Space requirements, consideration of alternate open space usages (community garden, sports plex, etc.). – [Yes, available through the PUD process.](#)
7. Variance on Setbacks. – [Yes, allowed through the PUD process.](#)
8. Variances on Height. – [Yes, allowed through the PUD process.](#)
9. Increased Density. – [Yes, allowed through special use permit process.](#)
10. Expansion of approval on building types (micro condos, cottage or tiny homes blocks). – [Yes, allowed in some zoning districts and through PUD process. City staff has also discussed possible zoning code modifications and initiated efforts through the preliminary Coeur Housing Code discussions.](#)
11. Ability to blend different densities and product types to promote diversity of offerings and affordability points across the same development. - [Yes, allowed in some zoning districts and available through the PUD process and development agreements. City staff has also discussed possible zoning code modifications.](#)
12. Variances for odd shaped/size lots to allow a building pocket. – [Yes, the Zoning Code already allows for existing lots that are nonconforming. The variance procedure exists and the PUD process allows for some flexibility with lot sizes and shapes. Please note, other development standards would still apply to ensure sufficient utilities, access, and public safety.](#)

The above list of ideas and responses are intended to be a guiding document. There are certainly other ideas that can be presented, and the responses are in no way obligatory, fixed, or definite. Any developer’s project will be assessed by the city and/or county based on its entire application and the above responses in no way represent tacit approval.

The above responses were provided by Hilary Patterson and Troy Tymesen from The City of Coeur d’Alene on January 11th, 2023.