

DEVELOPER TOOL KIT – KOOTENAI COUNTY
7/6/2023

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 Kootenai County, the date of the responses, and the party and/or parties who provided the responses.

1. Fast track permits. – Yes, with complete applications
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. – No
3. Reduced regulatory fees that the municipality can control. - No
4. Form URD or PUD for their project. - Yes
5. Variances on Parking Requirements, consideration for alternative transportation methods as a method of commuting. – Yes through the PUD process
6. Reduction of Open Space requirements, consideration of alternate open space usages (community garden, sports plex, etc.). – Yes through the PUD process
7. Variance on Setbacks. – Yes through the PUD process
8. Variances on Height. – Yes through the PUD process
9. Increased Density. – Yes through the PUD process
10. Expansion of approval on building types (micro condos, cottage or tiny homes blocks). – Yes through the PUD process
11. Ability to blend different densities and product types to promote diversity of offerings and affordability points across the same development. – Yes through the PUD process
12. Variances for odd shaped/size lots to allow a building pocket. - No

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 David Callahan and Brooke Sausser from Kootenai County on December 13th, 2022.