

**DEVELOPER TOOL KIT – CITY OF RATHDRUM**  
**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 The City of Rathdrum, the date of the responses, and the party and/or parties who provided the responses.

1. Fast track permits.  
-No.
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.  
-Specifically, in multifamily developments where multiple identical buildings are constructed, this is already being done
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.  
-Variances are available through our variance process – additionally, there are no forms of public transportation which service the Rathdrum Area
6. Reduction of Open Space requirements, consideration of alternate open space usages (community garden, sports plex, etc.).  
-The City of Rathdrum has steadily increased its open space/green space requirements, and added amenity requirements for multi family housing developments. Development of sports complexes/garden areas are already allowed, and in some cases required
7. Variance on Setbacks.  
-Derivations from code requirements may be requested through the variance process for individual properties, or via the PUD process for developments.
8. Variances on Height.  
-Derivations from code requirements may be requested through the variance process for individual properties, or via the PUD process for developments
9. Increased Density.  
-We currently offer 7 different residential zoning designations  
R-1, single family min lot size 10K  
R-2, single family and duplexes, min lot size 7500 (cannot be created after 2014)  
R-2S, single family, min lot size 7500  
R-2D, single family and duplexes, min lot size 7500  
R-3, single family, duplex, triplex, min lot size 6000 (+1500 for each additional dwelling unit)  
R-3M, multi family, 6000 min lot size, +1500 per additional dwelling  
MR, single family, required lot deviations (see question 11, below)

We are currently working on code to add mixed use residential/commercial developments.

Accessory dwelling units are allowed by CUP in the R-1, R-2S, and MR zones (all other zoning designations already allow for multiple dwellings)

10. Expansion of approval on building types (micro condos, cottage or tiny homes blocks).  
-The city allows construction as allowed/adopted by the state of Idaho
11. Ability to blend different densities and product types to promote diversity of offerings and affordability points across the same development.  
-Last year we specifically created a zoning designation for this (MR) which requires 1/3 of the lots developed be between 6000-7500 sq ft, 1/3 of the lots to be between 7500-10000 sq ft, and allows up to 1/3 of the lots to be greater than 10000.
12. Variances for odd shaped/size lots to allow a building pocket.  
-Rathdrum has no restrictions on lot "shape", but general standards still apply (min size, access, frontage, zoning restrictions, etc)

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 Leon Duce and James Agidius from the City of Rathdrum on March 14<sup>th</sup>, 2023.