

**DEVELOPER TOOL KIT – CITY OF HAYDEN**  
**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 Hayden, the date of the responses, and the party and/or parties who provided the responses.

1. Fast track permits – Permits are reviewed in the order they are received and the average turn around for the initial review is two weeks. Single Family Residential home permits are sometimes completed even sooner.
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. We do this now for various permits; however, the review still includes a site plan review, and various other review components. Generally we request that a builder identifies if they are using a plan that has been previously approved and if they are requesting any changes to those approved plans. (In almost all cases, the plans have been changed in some way and still required a review.)
3. Reduced regulatory fees that the municipality can control. – No, unless it was for a credit toward impact fees or capitalization fees in accordance with Hayden City Code.
4. Form URD or PUD for their project. – See Hayden City Code Title 11 for a PUD.
5. Variances on Parking Requirements, consideration for alternative transportation methods as a method of commuting. – Very little alternative transportation methods are available for the City of Hayden with public transportation not available to 75% of the City. Parking Exceptions are identified in both the Central Business District and by request in Title 11.
6. Reduction of Open Space requirements, consideration of alternate open space usages (community garden, sports plex, etc.). – Various zone designations identify these uses, Planned Unit Developments allow for an alternate use for the required open space for various other public uses for example Schools, Fire Departments, Right of Way dedications for Transportation Corridors, etc.
7. Variance on Setbacks. – Various setbacks are available in various zones, and setback exceptions may be requested within a PUD.
8. Variances on Height. – Height variations are available by zone designation.
9. Increased Density. – Density is determined by zone designation and or minimum lot sizes.
10. Expansion of approval on building types (micro condos, cottage or tiny homes blocks). – The non-conforming manufactured home park will allow for replacement homes to be either manufactured homes or stick built homes. These homes may be as small as 400 square feet in size, but must meet the IRC code requirements for size of rooms. Cottages are an allowed building type in Mixed Residential.
11. Ability to blend different densities and product types to promote diversity of offerings and affordability points across the same development. – See Mixed Residential zone designation, and Mixed Use zone designation; also see the PUD design standards.
12. Variances for odd shaped/size lots to allow a building pocket. – The average lot configuration is rectangular, but it doesn’t have to be. Flag lots, and irregular lots are looked at on a case by

case basis to address their unique qualities to provide a building pocket. Some may require a variance request, most do not.

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 Donna Phillips, Community Development Director, from the City of Hayden on April 4<sup>th</sup>, 2023.