

**Minutes of Meeting  
Advisory Board Interview  
January 3, 2022  
10:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present was Deputy Clerk Tina Ginorio. Also present was Kootenai County Resident David Dean.

- A. **Call to Order:** Chairman Chris Fillios called the meeting to order at 10:01 a.m.
- B. **Changes to the Agenda (Action):** There were no changes to the agenda.
- C. **Business:**

**Planning & Zoning Commission Applicant Interview: David Dean (Discussion)**

Chairman Fillios explained that there were two current openings on the Planning & Zoning Commission and a third that might occur. He stated that the BOCC planned to interview eight candidates for these and would deliver a decision after the final interview, later this week. He said that each person would be asked the same basic questions.

Commissioner Leslie Duncan: What skills and experience in group dynamics would you bring to the Planning Commission that would make you an effective Commissioner?

Kootenai County Resident David Dean remarked that he had been on a number of different boards over the years, including the Post Falls Education Foundation, the Coeur d'Alene Tribe Development Corporation and the Post Falls Chamber of Commerce, on both the public and private sides of business. He described running a credit department and a real estate department for a bank, among other experiences.

Chairman Fillios: What do you see is the fundamental role of the Planning Commission?

Mr. Dean said the primary role was to give recommendations to the BOCC and Community Development, to see what was going on in the county and bring the information to the BOCC, but also to look at current policies and procedures and suggest changes or improvements.

Commissioner Bill Brooks: The ability to conduct research and report to the commission with a critical analysis and suggested course of action is vital. Can you provide an example that demonstrates this ability?

Mr. Dean described his experiences at a bank in which he had to examine banking code and rules as they aligned with Idaho Code and offer guidance for proper action. He said that he helped to create action plans based on the information gathered. He provided additional details of his work with the specific bank.

Commissioner Duncan: Planning Commissioners are obligated to represent the entire county rather than any particular geographic region or neighborhood area. Can you provide an example that demonstrates your ability to represent the welfare or well-being of the general public?

Mr. Dean said he spent ten years in Plummer, working with the City Council, the School Board and the Coeur d'Alene Tribe. He said before that, he had been an agricultural lender throughout Kootenai County, which allowed him to get to know the different areas and people. He stated that he had worked with most city planning departments and mayors in the County and knew most of the planners and community development groups.

Commissioner Duncan asked him to comment on the differences between the people that lived in the cities and those that lived in the unincorporated areas of the county.

Mr. Dean responded that everyone had different perspective, based partly on how long someone lived in the County. He said that opinions on such things as traffic, road conditions, loss of agricultural areas, and the Huetter Corridor would differ based on whether something impacted an individual directly or peripherally. He said he understood that he would need to represent all of those varied points of view if he were on the Commission.

Commissioner Duncan remarked that the decisions or recommendations the Planning Commission made to the BOCC did not have any impact on city residents.

Mr. Dean agreed that this statement was true, to some extent. He pointed out that the growth outside the cities would still have an effect on infrastructure, because people travel between the cities.

Commissioner Brooks asked if weighted consideration should be given to whether a property or a group was rural or city-centered.

Mr. Dean admitted he did not know how to answer that question. He said that the Commission had to represent everyone, although his personal preference might be to weight it more to the rural residents.

Chairman Fillios: An effective Planning Commission requires members from all walks of life to ensure that the entire community is well represented. Would you share why you believe your background or experience would be a helpful addition to the Commission?

Mr. Dean commented that he had experience with diverse groups such as realtors, attorneys and farmers, in setting policies, procedures and finding consensus. He noted he also had worked with the Tribe in various ways.

Commissioner Brooks: Effective Planning Commissioners have certain common traits such as the ability to: express oneself clearly and concisely in public; listen to opposing views and still keep a clear focus on where the real public interest lies (objectivity); keep an open mind to new issues; define what's really at issue on any matter; take the long

view; and assemble information and use it to make meaningful recommendations. Can you give us an example of a useful trait you would bring to the Commission?

Mr. Dean said he felt that he was able to provide the listed traits to any organization with which he was affiliated. He noted that he was accustomed to speaking to groups, making reports, considering and conciliating between opposed views, retaining objectivity, and accepting new ideas. He added that he was accustomed to managing projects that required a long view.

Chairman Fillios: Why are you applying for the Planning & Zoning Commission?

Mr. Dean touched on his history of public involvement, his brief retirement from that arena and his feeling that he was now able to commit energy again to serving the community.

In response to a question from Commissioner Duncan, he said his only current commitment was to the Rotary Club.

Chairman Fillios: What are the biggest issues Kootenai County is facing?

Mr. Dean listed the Huetter Bypass, growth in general, especially as it impacted traffic and services, among other things.

Chairman Fillios: What are your thoughts regarding the balance between growth versus private property rights?

Mr. Dean remarked that growth needed to be guided by the best possible policies, while still recognizing the rights of private individuals. He said that they should strive for the best developments, with the least impact on infrastructure. He acknowledged that, while he would protect the rights of individuals, there were times when the greater good of the community needed to be considered. He said that the Huetter Bypass was an example of this.

Chairman Fillios: What are your thoughts on the time it currently takes for building permits to be approved? It used to be two to three weeks; now it is about 3 months.

Mr. Dean reflected on the propensity of these things to come and go in waves, so trying to increase staff beyond a certain level would not fix it. He said the County could hire outside contractors during a peak, as had been done recently. He admitted he did not see a better way at this point.

Chairman Fillios: Would you consider limiting the number of building permits issued?

Mr. Dean commented that there were no legal ways that he knew of to do that.

Chairman Fillios said the Supreme Court had upheld this in certain cases, but on a temporary basis.

Mr. Dean responded that it would just drive up costs and increase the demand. He stated that he would have to really study the issue to see if that solution was effective before he offered an opinion.

Chairman Fillios: What are your thoughts regarding preservation of open spaces in the community?

Mr. Dean said he would be in favor of retaining open space on the Prairie, if it were possible. He added that he had read articles in the paper about this recently but did not feel sufficiently informed on the mechanics of the process.

Commissioner Brooks: Have you heard of Agenda 2021/2030?

Mr. Dean said he had not.

Commissioner Brooks: Have you served in the military?

Mr. Dean said he had gone right from college to work, so no.

Mr. Dean asked the Commissioners why there had been so much turnover on the Planning Commission.

Commissioner Duncan replied that the current Board of Commissioners had a philosophy of asking those who had been in place a long time to allow others to get involved. She added that a couple of situations had also arisen in which a person just was not a good fit for the group.

- D. **Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.
- E. **Adjournment (Action):** Chairman Fillios adjourned the meeting at 10:32 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk

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