

BOARD OF COUNTY COMMISSIONERS
MINUTES OF PUBLIC HEARING
March 4, 2021
Spencer Jessant

Commissioners Present: Chair Chris Fillios and Commissioner Bill Brooks

Commissioners via Conference: Commissioner Leslie Duncan

Commissioner Absent: None

Staff Present: David Callahan, Pat Braden, Vlad Finkel, Mary Shaw and Kathryn Ford



The purpose of the meeting was for the Board to conduct a public hearing as advertised in the *Coeur d'Alene Press*. Chair Fillios called the hearing to order at 9:02 am. The members were polled for conflicts of interest. No conflicts were expressed.

CONFLICT(S): None

CHANGES: None

Case No. ZON20-0009, Jessant T. Spencer to complete a Zone Change from Agriculture to Light Industrial on parcel of land approximately 18.5 acres in size. The subject parcel is undeveloped, and there is no specific future use contemplated at this time. The subject parcel is bordered by parcels zoned Light Industrial, Commercial with a Conditional Zoning Development Agreement, and Mining with a Conditional Zoning Development Agreement. Access to the subject parcel can be gained from W. Bedrock Road, a privately maintained road within a public right-of-way, and from N. Beck Road, a public road maintained by the Post Falls Highway District. The property is located within the shared tier of the City of Hayden, Rathdrum and Post Falls Coordinated Area of City Impact. The parcel number is 0196001143AA. The parcel is described as: East Farms Irrigation Tracts Plat 5, Tracts 143, 144 EX RW in Section 01, Township 50N, Range 06W, B.M. Kootenai County, Idaho. The subject site is located at the southwest corner of the intersection of Beck and Bedrock Roads. The Hearing Examiner held a public hearing on January 7, 2021 and recommended approval. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, addressed the Board referencing a presentation for the zone change from Agriculture to Light Industrial on parcel of land approximately 18.5 acres in size. The site is off Beck and Bedrock Roads surrounded by different zoning classifications. The public agencies have provided comments with no opposition and public comment is in support.

Applicant Presentation: Jessant Spencer, Applicant, stated the staff presentation covered the details of the application and he was available for questions.

Exhibit: B 1000 – Presentation submitted by Vlad Finkel.

Public Testimony: Comment Sheets submitted: None, Applicant– 1 via Zoom; In Favor-0, Neutral–0, Opposed–0. The names and addresses of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

Motion by Commissioner Brooks seconded by Commissioner Duncan, to close the public hearing and enter into deliberations at 9:08 a.m.

Deliberations: Commissioner Duncan stated the application was straight forward and she would approve. Commissioner Brooks and Chair Fillios agreed.

Motion by Commissioner Brooks seconded by Commissioner Duncan, to approve the zone change request for **Case No. ZON20-0009 Spencer Jessant.**

Commissioner Brooks	Aye
Commissioner Duncan:	Aye
Chair Fillios:	Aye

Decision:	Approved
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Deputy Clerk's Signature: _____
March 4, 2021

Community Development Update
Minutes of Meeting
March 4, 2021, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios and Commissioner Brooks were present. In attendance were Director David Callahan, and Deputy Clerk Kathryn Ford. Commissioner Duncan and Civil Deputy Prosecuting Attorney Pat Braden participated by teleconferencing.

I. Call to Order: Chair Fillios called the meeting to order at 9:10 a.m. after deliberations.

II. Changes to the Agenda: None

III. Business

A. Consider possible incentives to locate a wealth creating industry in the county.

Gynii Gilliam, Executive Director, CDAEDC addressed the Board regarding incentive for wealth-creating industries in the county. There are companies that have taken special interest in this area. She added a tax incentive match would need to be considered to have companies relocate to Kootenai County.

Community Development Director David Callahan stated wealth creating industries are rare in Kootenai County. They stimulate the economy much differently than the service or government sectors. There could be options for incentives to have a company move such as tax exemptions or breaks, or discounting building permit prices. He added that the City of Post Falls provides a 50% building permit break and they get that back in taxes within a year. He would be in favor of some permit reduction for Community Development.

Commissioner Brooks stated that 50% would be reasonable and attractive to private industry. Commissioner Duncan inquired when the decision needed to be made since the legislature could alter the state's taxing regulations in Senate Bill 1108. She added the Board needs to weigh the entire picture since the permitting fees could be considered but not a tax reduction today. Chair Fillios questioned what was motivating companies to consider northern Idaho for relocation.

Ms. Gilliam stated the states they are from have more regulations and the pandemic has nudged companies to northern Idaho. Also, they want opportunities for their work force to have home ownership which in other neighboring states is becoming out of reach.

Mr. Callahan stated this is only a discussion item for the Board which is something they may want to consider.

The Board requested this item to be placed on the BOCC Update Agenda for March 11, 2021 as an "action item" for further discussion to consider incentive for the industry.

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:21 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair