

**Minutes of Meeting**  
**Impact Fees**  
**August 31, 2022**  
**10:30 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 were Finance Director Brandi Falcon, Parks & Waterways (P&W)/Noxious Weeds/Snowgroomers Director Nick Snyder, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Senior Business Analyst Nanci Plouffe, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were TischlerBise (Galena Consulting) Representative Anne Wescott, Coeur d'Alene Press Reporter Kaye Thornbrugh, Post Falls Deputy City Attorney Field Herrington, Impact Fee Advisory Committee Chair Don Bradway and Kootenai County Resident Dave White. Ms. Wescott was present via Zoom and Mr. Braden and Mr. Herrington were present via teleconference.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 10:35 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

**County Impact Fees: Recommendation from Advisory Committee and Draft Report (Action)**

TischlerBise (Galena Consulting) Representative Anne Wescott reviewed the projected growth numbers for Kootenai County over the next ten years. She noted that the projections had been updated, based on new information received. She said they estimated a population growth of over 50,000, an increase in Residential Units of 92,637 and an increase in Nonresidential area of 3,040,369 square feet. She remarked that these numbers would be reviewed and updated annually.

Ms. Wescott reminded those present that Impact Fees were intended to allow the County to maintain the same level of services as growth was experienced. She reviewed the projections for the Sheriff's Department, the Jail and Parks & Waterways (P&W) for facilities, vehicles and equipment and the Impact Fee Study costs.

In response to a question from Chairman Fillios, Ms. Wescott explained that remedying deficiencies in current facilities was not something that could be paid for using Impact Fees. For example, she stated that completing the two currently unfinished pods at the Jail would not be covered, because they represented a deficiency in terms of current Jail needs. However, she said that adding two more pods to the Jail in the future would be covered because they would be added in response to increased population pressures.

Impact Fee Advisory Committee Chair Don Bradway described the actions of the Committee and presented its final recommendations. He said that the Committee had been unanimous in its approval of the proposal.

Chairman Fillios said that public comment would be accepted before they moved on.

Kootenai County Resident Dave White voiced his opposition to Impact Fees, indicated that he did not think the people on the Advisory Committee were informed about the effect they would have on builders and complained about the length of time it took to get permits from Community Development.

Mr. Bradway commented that the members of the Committee had been drawn from builders, developers and realtors, so they had personal knowledge and experience in the areas that would be affected.

Chairman Fillios stated that he was the BOCC liaison to Community Development. He explained that many of the delays in processing permits were caused by incomplete submissions of specifications. He acknowledged that the department had been experiencing staffing shortages, but said that outside companies had been hired to help with the workload.

Civil Deputy Prosecuting Attorney Pat Braden indicated that the Board needed to offer direction to Community Development staff to continue the process and bring the proposal before the Planning Commission with the recommendation of the Impact Fee Advisory Committee. He said they could do it in the form of a motion or not, as the Board preferred.

Commissioner Leslie Duncan moved that the Board direct Legal and Community Development to bring this proposal forward to its next step. Commissioner Bill Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks:           Aye  
Commissioner Duncan:        Aye  
Chairman Fillios:             Aye

The motion carried.

- 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 additional public comments.

- E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 11:06 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

BOCC SIGNATURE

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