

From: [Chris Filios](#)
To: [Nancy Jones](#)
Cc: [David Callahan](#)
Subject: Fwd: Kootenai County Building Codes
Date: Saturday, March 17, 2018 3:14:26 PM

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: chris@revrealty.us
Date: 3/17/18 9:01 AM (GMT-08:00)
To: kcbooc <kcbooc@kcgov.us>
Subject: Kootenai County Building Codes

Commissioners,

This is what I sent to all of our Realtors, Appraisers, and Inspectors and Bankers. Please FEEL FREE to read it on the 19th or whenever you need it.

Chris Filios, as a Realtor and much more importantly representing the will of the PEOPLE OF NORTH IDAHO you are completely wrong in not supporting the premises of the opposing commissioners.

Chris Walsh

My Fellow Realtors and MLS Members,

Kootenai County government has real problems in terms of their working hard to become more like California, and it starts with the County offices, more specifically the Building & Planning Departments, in terms of building codes, enforcement, and implementation. The reason I'm writing this email to everyone is because our MLS Officials, President Tom Torgerson et al, are fully in support of making North Idaho into California via onerous building codes, and many of our local organizations, including myself; deeply oppose this position. Below are my reasoning.

The codes and enforcement in Kootenai County have become not just onerous, but completely ridiculous. As a county, we have allowed our local governmental officials to demand and command from us everything from soils testing to the county demanding how a driveway or parking space MUST be installed, and frankly, our local building & planning departments have become a self sustaining and growing governmental industry, I.E. our local county government is growing ITSELF, they are making & enforcing more rules & codes in an EFFORT to make more government jobs necessary, and to demand more taxpayer dollars

in order to "keep us all safe from ourselves". It's out of control and the people that know this best are all of our builders, contractors and most importantly, our CLIENTS.

Like many of you, my Buyers come to me from all over the country, and many come from California. The people I sell to are for the most part moving here, not just buying second homes, and they ask questions. Most want to know about codes, restrictive government; and which county is the easiest to deal with. I direct them to the counties themselves, so they can get their own answers. So they call all of the county building & planning departments, and at least 90% of them come back and tell me "Ok, Chris, I want to live anywhere BUT Kootenai County, I spoke with those people and they're no different than the county I live in in California".

This IS monstrously detrimental to not only Kootenai County, but to all of North Idaho. People have historically moved to NORTH Idaho for their Freedoms, to have an ability to build a shed or a shop & be interfered with LITTLE, to ensure that they have the freedom to build things how they want; to express themselves without fear of a government "inspector" coming to tell them how their government demands that things be done.

Codes, are important. But they are ONLY viable if they make common sense, and aren't obnoxious or frankly stupid. We have PILES of idiotic codes AND confused enforcement in Kootenai County now, any builder or property owner who is attempting to build will tell you this, through their own aggravation & irritation/s. Remember the building boom in 2005, the County had to grow it's building & planning departments to "keep up". When the economy slowed to a crawl in 2008, no one at the county lost their jobs, even though the work was cut by more than half. THIS is what self sustaining government looks like, and we damned well have it in Kootenai County.

Our choices:

We can amend all of the codes, (of which there are hundreds).

If we decide to TRY to do this, we fight the county again, over EACH code; and we PAY THE County employees to fight us; using our own money. It will never get done this way, maybe we change one or two codes, but that's it. The county employees will drag the fight out 20 years into the future, and all along, we get punished because nothing changes.

The alternative is that we DO scrap the codes IN THE RURAL AREAS as designed by the commissioners, and then slowly reinstitute new codes that make sense in North Idaho. Frankly; this is the only way that we can actually wrest back control of our own destiny, and abilities to build how and what we want; from our County officials, who have instituted these insane California-esque policies in the first place.

As to our Board, according to President Tom Torgerson, they unanimously voted in favor of rejecting our County Commissioner's efforts to get our government off of our backs. When I voiced my opinion; I was personally chastised by Tom for not voting in MLS elections and told that if I want to change things, I need to run for office, and I will. This is NOT how things should be. I should be able to voice my opinion without being told of my own voting record and that I need to run for office.

As it stands, we as an association are being encouraged by our board to maintain these regulations and codes, and they are taking an active part in tearing down these commissioners

who are actually fighting for OUR rights. I'm ashamed, frankly, of our position as a group; and that's why I'm writing this email to you all directly.

We are in a bad position on this as a group; the local and very organized homeowner and property owner groups in North Idaho are all arrayed against us, as they well should be. From the Northwest Property Owner's Alliance, this is part of an email broadcast to all of their members:

"The Realtors Association and Contractors are losing their minds and campaigning to keep the big government status quo. They have been circulating false information and using scare tactics on their members. They are flooding the Commissioner's email. Most of these people live in the cities and are not affected by this, yet they are intent on being sure your freedom remains limited"

We VERY MUCH look as though we are trying hard to make Idaho into California, as a group. It's terrible for our professions, and our organization/s, and our local board's position on this pits us directly against the vast majority of property owners in Kootenai County; these property owners we are collectively fighting ARE OUR CUSTOMERS AND CLIENTS.

I urge you in every form to support these commissioners in their attempt to retain Kootenai County as the openly freedom loving and embracing area that it has been historically, and ensure that our Buyers CONTINUE coming here for precisely that reason. Please don't allow our rural areas to be regulated and restricted, via insane codes, into becoming San Francisco or Seattle. We deserve better.

God Bless you all-

Chris Walsh, Broker

Revolutionary Realty