

**Minutes of Meeting**  
**Advisory Board Interview**  
**February 15, 2019**  
**9:30 a.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda item. Also present were Community Development Administrative Manager Sandi Gilbertson and Deputy Clerk Tina Ginorio. Also present were Planning and Zoning Commission Chair Dave Levine and Kootenai County Resident Bingham Van Dyke. Commissioner Bill Brooks attended via teleconference.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 9:36 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. New Business (Discussion):**

**Planning & Zoning Commission Applicant Interviews: Bingham Van Dyke**

Mr. Van Dyke introduced himself as an engineer currently working in the field of energy consulting. He confirmed he had a Ph.D. in chemical engineering from MIT (Massachusetts Institute of Technology). He said he had previously been on a Planning Commission in Hanover Township, Pennsylvania for about ten years and had served as chair of that body for two years. He explained that the area had been experiencing rapid growth and he particularly noticed the strain it placed on infrastructure. Mr. Van Dyke said he felt developers should be asked to support infrastructure growth.

In response to questions from Commissioner Leslie Duncan, Mr. Van Dyke shared his belief that the Commission's fundamental role was to act as an advisor to the BOCC on land development, growth and infrastructure. He stressed that a Commission member should try to put personal preferences aside to focus on the needs and wishes of the community. He stated he was not yet familiar with the Kootenai County Comprehensive Plan, but would devote the necessary time to familiarize himself with it and the ongoing process of its update.

Commissioner Bill Brooks asked his opinion about the opt out for building codes currently allowed. Mr. Van Dyke explained that he believed people should follow a prescribed set of guidelines, for the protection of future buyers as well as themselves. However, he added, building codes should not be so strict as to place an inordinate burden on developers.

Commissioner Duncan asked him to mark his residence on their map. He said he lived in Rathdrum, on Bentgrass Lane, but this area was not included on the map.

Chairman Fillios asked him his feelings about sustainability. Mr. Van Dyke said, to him, sustainability meant protecting the environment, the aquifer and using renewable products like lumber for building.

In response to further questions from Chairman Fillios, he said he felt one of the challenges facing a Planning Commission was to manage growth and preserve space where appropriate. He indicated he felt property rights were affected by the circumstances of the individual property: that someone with a large lot could behave in certain ways without having an impact on neighbors, while someone on a smaller lot needed to behave in a more restricted way.

**D. Public Comment (Discussion):** 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 was no public comment.

**E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 10:00 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

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

\_\_\_\_\_