

**SCANNED**  
**REC'D APR 22 2024**

**DOC 69**

JENNIFER LOCKE 11 P 2965888000  
KOOTENAI COUNTY RECORDER  
MRR 4/17/2024 9:02 AM  
REQ OF KC COMMISSIONERS

THE MATTER OF THE PETITION TO ANNEX )  
CERTAIN PROPERTY INTO THE )  
KOOTENAI COUNTY FIRE & RESCUE DISTRICT )

RECORDING FEE: \$0.00 XK  
Electronically Recorded  
**ORDER**

A petition has been filed by Copper Basin Construction Inc. Property to annex certain real property known as Parcel No. 51N05W-24-6750 into the Kootenai County Fire & Rescue District. Notice of said hearing has been given by publication within the District on January 5, 2024 as provided for by law;

The Public Hearing was held on January 16, 2024 at which time the Fire District Commissioners took the matter under advisement and subsequently decided to approve the petition; and

The Board of Commissioners of the Kootenai County Fire & Rescue District has certified the result of said hearing in the form of an Order containing the attached legal description of the property to be annexed to the Kootenai County Fire & Rescue District and has forwarded said order to the County Commissioners of Kootenai County; and

Further, it appears that the Kootenai County Fire & Rescue District has complied with all requirements of the law for annexation of the described real property;

NOW THEREFORE, IT IS HEREBY ORDERED that the annexation petitioned for by the owner be and hereby is granted.

IT IS FURTHER ORDERED that the boundaries of the Kootenai County Fire & Rescue District be amended so as to include the real property which is described in Exhibit A.

Dated this 16<sup>th</sup> day of April, 2024 by order of the Kootenai County Board of Commissioners.

KOOTENAI COUNTY  
BOARD OF COMMISSIONERS

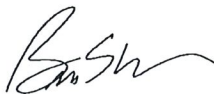
ATTEST:  
JENNIFER LOCKE, CLERK



Leslie Duncan, Commissioner - Signed 4/16/2024



Teri Johnston, Deputy Clerk - Signed 4/17/2024



Bruce E. Mattare, Commissioner - Signed 4/16/2024



# Kootenai County Fire & Rescue

Administration Office

5271 E. Seltice Way  
Post Falls, ID 83854  
Ph # (208) 777-8500  
Fax # (208) 777-1569

## PETITION FOR ANNEXATION INTO KOOTENAI COUNTY FIRE & RESCUE

TO: THE COMMISSIONERS OF KOOTENAI COUNTY FIRE & RESCUE

WHEREAS, the Kootenai County Fire & Rescue Fire Protection District is now and has since its inception, been charged with providing fire protection to the property owners within its' designated district bounds; and

WHEREAS, the real property hereinafter described is not within that district but adjoins the same; and

WHEREAS, your Petitioner(s) is/are the legal owner(s) or contract purchaser(s) of all the land described herein below.

NOW, THEREFORE, your Petitioner(s) respectfully submits this Petition in accordance with the provisions of Title 31, Chapter 14, Idaho Code and specifically, Section 31-1411 thereof, requesting that the same be heard to consider the annexation of the following described real property into Kootenai County Fire & Rescue Fire Protection District.

### LEGAL DESCRIPTION:

#### PLEASE PRINT PHYSICAL ADDRESS:

\_\_\_\_\_  
NKA Prairie Avenue - Parcel # 51N05W-24-6750  
\_\_\_\_\_

#### PLEASE PRINT MEETS AND BOUNDS DESCRIPTION:

\_\_\_\_\_  
See attached Exhibit A  
\_\_\_\_\_

and upon final hearing thereof, your Petitioner(s) prays that the same be approved and the real property as hereinbefore described be annexed into Kootenai County Fire & Rescue.

DATED this 27 day of November, 2023.

PETITIONER SIGNATURE  
Copper Basin Construction, Inc.  
Steve White, Manager  
PRINTED NAME

PETITIONER SIGNATURE  
PRINTED NAME

STATE OF IDAHO )  
  ) SS.  
County of Kootenai )

On this 27th day of November, 2023, before me, a Notary Public in and for said state, personally appeared Steve White (and) \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and official seal the day and year first above written.

Andrea L. Dittman  
Notary Public for Idaho  
Residing at Kootenai County  
1-5-29



(Notary Commission Expiration Date)

KOOTENAI COUNTY FIRE & RESCUE:

- [Signature] President
- [Signature] Commissioner
- [Signature] Commissioner
- [Signature] Commissioner
- [Signature] Commissioner

ATTEST:  
Tara Whitmore  
Secretary of Kootenai County Fire & Rescue



STATE OF IDAHO )  
  ) SS.  
County of Kootenai )

On this 14 day of January, 2024, before me, a Notary Public in and for said State, personally appeared the Board of Commissioners of Kootenai County Fire & Rescue, a corporation authorized by the laws of the State of Idaho that executed the

foregoing instrument and acknowledged to me that said corporation authorized by the laws of the State of Idaho executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and official seal the day and year above written.

Jana L. Helmer  
Notary Public for Idaho  
Residing at 5071 Seltrick Way  
9/24/2024  
(Notary Commission Expiration Date)

Owner: Copper Basin  
Mailing Address: PO Box 949  
Hayden, ID 83835  
Phone #: 208-765-5059

- Kootenai Co. Assessment
- Map
- Property Description
- Physical Address
- Mailing Address
- Check

DATE OF ANNEXATION: 1/16/24

## **Exhibit**

### Property Description for Parcel Annexed into Kootenai County Fire & Rescue

1. COPPER BASIN CONSTRUCTION INC PROPERTY 51N05W-24-6750 TCA 035-000  
West half of the Southeast Quarter of the Southwest  
Quarter In Section 24, Township 51 North, Range 5 W.B.M

**KOOTENAI COUNTY FIRE & RESCUE  
BOARD OF COMMISSIONERS**

THE MATTER OF THE PETITION TO ANNEX )  
CERTAIN PROPERTIES INTO THE )  
KOOTENAI COUNTY FIRE & RESCUE DISTRICT )

**ORDER**

On the 16<sup>th</sup> day of January, at 4:00 pm, the Kootenai County Fire & Rescue District's Board of Commissioners conducted a Public Hearing, after duly advertising and conforming to the requirements of Idaho Code 31-1411, to consider one (1) petition of certain properties located within the County of Kootenai, to annex real property into the Kootenai County Fire & Rescue District.

The property owner requesting Annexation into the Fire District is *Copper Basin Construction*, for one (1) parcel located at: W2-SE-SW, 24 51N 05W in Post Falls, for a total of 20.043 acres that meets the requirement of Idaho Code 31-1411. The property's legal description is Parcel # 51N05W-24-6750. In the Ross Point Water District, Kootenai County, Idaho. The land sought to be annexed is in Kootenai County, Idaho, and more particularly described on the "Petition for Annexation" attached hereto, and by this reference incorporated herein.

The Kootenai County Fire & Rescue District's Board of Commissioners reviewed the "Petition for Annexation," which was found to be conforming with respect to Idaho Code Section 31-1411, entertained public comments at said hearing, and after having given full consideration to the matter, unanimously approved the presented "Petition for Annexation".

Accordingly, it is hereby ordered by the Kootenai County Fire & Rescue District's Board of Commissioners, that the above-described land/property has been unanimously approved for annexation. It is further ordered that a certified copy of this Order, along with an accurate and complete legal description of the annexed property, shall be delivered to the Board of County Commissioners, Kootenai County, State of Idaho, so that the same can be recorded upon the tax rolls of Kootenai County.

**DATED this 16<sup>th</sup> day of January 2024.**

Subscribed and sworn to before me  
this 16<sup>th</sup> day of January 2024 personally  
known to me: *Andy Boyle, Michael Hunt*  
*Tom Laponsey, Shawn Smidt and Keith Hutcheson.*



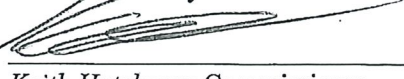
  
\_\_\_\_\_  
Notary Public for State of Idaho

  
\_\_\_\_\_  
*Andy Beyle*, Commissioner  
Kootenai County Fire & Rescue

  
\_\_\_\_\_  
*Michael Hunt*, Commissioner  
Kootenai County Fire & Rescue

  
\_\_\_\_\_  
*Tom Laponsey*, Commissioner  
Kootenai County Fire & Rescue

  
\_\_\_\_\_  
*Shawn Smidt*, Commissioner  
Kootenai County Fire & Rescue

  
\_\_\_\_\_  
*Keith Hutcheson* Commissioner  
Kootenai County Fire & Rescue

# Kootenai County Fire & Rescue

Administration Office

5271 E. Seltice Way  
Post Falls, ID 83854  
Ph # (208) 777-8500  
Fax # (208) 777-1569

## PROPOSAL FOR FIRE PROTECTION SERVICES

Owner(s) Name: Copper Basin Construction, Inc.

Owner(s) Address: PO Box 949 Hayden, Id 83835

Owner(s) Telephone: 208-765-5059

TYPE OF PROTECTION REQUESTED <input type="checkbox"/> CONTRACT <input checked="" type="checkbox"/> ANNEXATION
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### PROPERTY INFORMATION

PHYSICAL ADDRESS:

NKA Prairie Avenue

MEETS AND BOUNDS DESCRIPTION:

See attached legal description

CURRENT PROPERTY USE: Vacant

PROPOSED PROPERTY USE: Residential and Commercial

IS THERE A CURRENT WATER SOURCE ON THE PROPERTY?     YES     NO

If yes what is the water source? Ross Point Water District

IS THERE ROAD ACCESS TO THE PROPERTY?     YES     NO

If yes, please describe the condition of the roadway: Prairie Avenue - 5 lane paved Arterial

CURRENT PROPERTY TAX ASSESSMENT (BEFORE EXEMPTIONS): \$603,110

PLEASE ATTACH THE FOLLOWING DOCUMENTATION:

- ⊙ MAP OF THE PROPERTY
- ⊙ CURRENT ASSESSOR'S MARKET VALUATION SHEET

**Exhibit A**

**Annexation Description**

A parcel of land being the West half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

**Commencing** at the South Quarter corner of said Section 24 being a 1/2 inch rebar with illegible yellow plastic cap per CP&F Instrument Number 2625186000, Records of Kootenai County, from which the Southwest corner bears North 89°42'22" West a distance of 2651.31 feet; thence along the South line of said Southwest Quarter, North 89°42'22" West a distance of 662.83 feet to a point on the City of Post Falls Boundary and also the **True Point of Beginning**;

thence continuing along said City of Post Falls Boundary, North 89°42'22" West a distance of 662.83 feet to a point on the East line of the Southwest Quarter of said Southwest Quarter of Section 24;

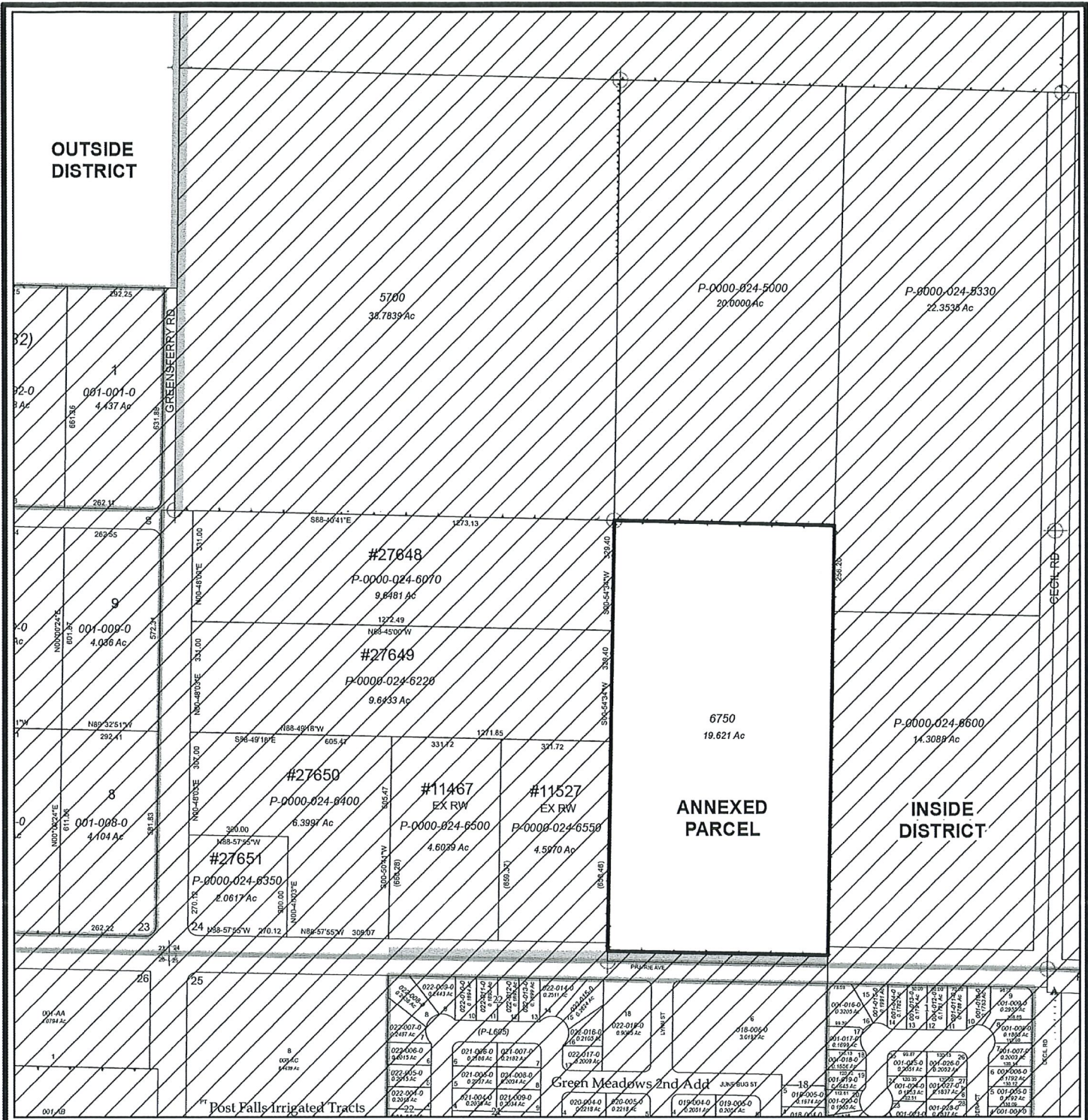
thence continuing along said City of Post Falls Boundary and along said East line, North 00°09'56" East a distance of 1317.65 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the South line of the Northeast Quarter of said Southwest Quarter, South 89°25'14" East a distance of 664.06 feet to the Northwest corner of the East half of said Southeast Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the West line of said East half of the Southeast Quarter of the Southwest Quarter, South 00°13'07" West a distance of 1314.34 feet to the **True Point of Beginning**;

said parcel containing 20.043 acres of land, more or less.





Annexed Property by Parcel ID: 51N05W-24-6750  
 From TCA 035-000 to TCA 073-000



# Annexation Map

Section 24 Township 51 N, Range 05 W.B.M.  
 District: Kootenai County Fire & Rescue  
 BOCC ORDER / Date:  
 Year Effective: 2025

## Kootenai County Geographic Information Services

P.O. Box 9000  
 N 451 Government Way  
 Coeur d'Alene, ID 83816-9000  
 e-mail: [kcmmap@kcgov.us](mailto:kcmmap@kcgov.us)  
[www.kcgov.us](http://www.kcgov.us)

Prepared by: Gina Price  
 Project Filename: 240404\_KCFRD\_51N05W246750.mxd  
 Plot File: 240404\_KCFRD\_51N05W246750.pdf

This map is to be used for reference purposes only, and the County is not responsible for any inaccuracies contained herein.

- [Return](#)
- [New Search](#)
- [Tax Info](#)
- [Print](#)
- [PDF Plat Map](#)
- [GIS Online Map](#)

### General Information

Owner: Copper Basin Construction Inc	Parcel ID (PIN): 51N05W246750
Mailing Address: Po Box 949 Hayden Id 83835	Alternate ID (AIN): 194688
Property Address: Not Available	Property Class: 512- Rural residential tract
Neighborhood: 2050 East Prairie	Deeded Acres: 20.0000
District (TCA): 035000	

Last updated: 11/02/2023 01:54:27 AM

### Legal Descriptions

**Description**  
 W2-SE-SW  
 24 51N 05W

### Net Taxable Value

Tax Year	Value
2023	\$603,110.00
2022	\$519,315.00
2021	\$444,111.00
2020	\$11,184.00
2019	\$11,674.00
2018	\$12,067.00

### Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$603,110.00	\$0.00	\$603,110.00
2022	Assessment Update	\$519,315.00	\$0.00	\$519,315.00
2021	Assessment Update	\$444,111.00	\$0.00	\$444,111.00
2021	Assessment Update	\$10,988.00	\$0.00	\$10,988.00
2020	Assessment Update	\$270,859.00	\$0.00	\$270,859.00


### Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
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No modifier data is available for this record.

 Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	18.62	\$363,110
Rural Land Site Value	1.00	\$240,000
Right Of Way (Easement)	0.38	\$0

 Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
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No improvements data present.

Additional Commercial Info.


Property Record	Use Code	Description	Gross Square Footage
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No additional commercial improvements data present.

 Permits

Filing Date	Sq Ft	Permit Description
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No permits data is available.

 Sales History

Document Number	Date	Owner	Grantee	Type
2763894	7/15/20	Acuff J Patrick	Copper Basin Construction Inc	Single Parcel Transfer
2409832	5/13/13	Multiple Owners	Acuff J Patrick	Single Parcel Transfer
2170218	1/1/08	Multiple Owners	Multiple Owners	Single Parcel Transfer
2040495	1/1/06	Lenz Scott D Etux	Multiple Owners	
	7/1/94			