

REC'D MAR 13 2024

ORDER GRANTING PETITION FOR ANNEXATION  
TO NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

PRAIRIE SHOPPING CENTER LLC ANNEXATION

THE BOARD OF DIRECTORS (the "Board") of NORTH KOOTENAI WATER DISTRICT (the "District") makes the following findings relative to a Petition for Annexation presented to the Board:

(1) The District is a validly formed water district under and by virtue of the laws of the State of Idaho.

(2) The owner of certain real property located in Kootenai County, Idaho, generally adjacent to the boundaries of the District, filed a Petition for Annexation with the District which complied with the requirements of Idaho Code §42-3218(a) (a copy of the Petition and attachments thereto are attached hereto as Exhibit "A" as though fully set forth herein).

(3) After a thorough examination and review by the Board and its consultants, it was established that the Petition was executed by the property owner in the area covered by the annexation. (The area covered by the annexation is set forth in the map attached hereto and incorporated herein by this reference as Exhibit "B".)

(4) The Board set a public hearing on the Petition for Annexation.

(5) The public hearing was set for February 15, 2024, with notice of this hearing ("Notice") given per Idaho Code §42-3218. Notice was published in the *Coeur d'Alene Press* on February 1, 2024 and February 8, 2024 (a copy of the Notice and Affidavit of Publication are attached hereto and incorporated herein by this reference as Exhibit "C.") At this public hearing, the Board and its consultants were prepared to respond to any questions or issues raised.

(6) The Board has assumed, pursuant to the provisions of Idaho Code §42-3218(b) that the failure of any other individuals to show cause in writing as to the annexation of the property described in Exhibit "B," is deemed as their assent.

(7) The Board, after consideration of the records and files herein and the public health and safety of the current and future residents and businesses in the District and the area proposed for annexation, find it in the best interests of the District, its residents and those who are in the area to be annexed into the District, to annex the area covered by the Petition.

(8) Subject to the conditions placed on the annexation by the District, the real property described in the map attached hereto as Exhibit "B" and legally described in

Exhibit "D" attached hereto is hereby incorporated into the District as of the date this Order is recorded with the County Recorder.

(9) The Secretary of the District is hereby directed to file this Order in the records of the District and transmit this Order and all the attachments thereto to the appropriate Kootenai County offices for filing pursuant to Idaho Code §42-3218(b).

(10) Petitioner agrees to pay for its share of a New Facility Plan or Facility Plan Amendment and Preliminary Engineering Report as required by the Idaho Department of Environmental Quality.

(11) Conditions: This annexation is conditioned upon completion of the following:

(a) That the petitioner will complete and pay for certain improvements to the specifications and requirements of the District (at its sole discretion) in order to provide service to the property included in this annexation.

(b) Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

This Order is adopted by a majority vote of the Board of Directors at a meeting on Feb 15, 2024.

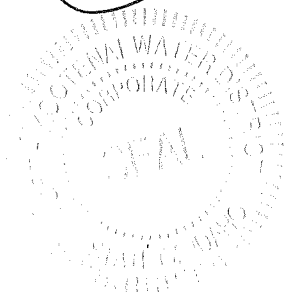
NORTH KOOTENAI WATER DISTRICT

By: Shannon Crum  
Chairman, Board of Directors

ATTEST:

Curt Carter  
District Secretary

(SEAL)



## LIST OF EXHIBITS

- A. Petition requesting annexation
- B. Map of the area to be annexed
- C. Notice and Affidavit of Publication of Public Hearing
- D. Legal Description of real property annexed into District

# **Exhibit A**

PETITION FOR ANNEXATION

NORTH KOOTENAI WATER DISTRICT  
KOOTENAI COUNTY, IDAHO

Prairie Shopping Center LLC ANNEXATION

COMES NOW Petitioner(s), Prairie Shopping Center, LLC and petitions the Board of Directors of North Kootenai Water District ("District") as follows:

1. Petitioner(s) are the owners of the real property situated within the County of Kootenai, State of Idaho, particularly described in Exhibit "A", attached hereto, and incorporated herein by reference.

2. Petitioner(s) are desirous that the above-described property be included in, made or part of, and be served with water system improvements in North Kootenai Water District, Kootenai County, Idaho.

3. Petitioner(s) request that, in accordance with the provisions of Section 42-3218, Idaho Code, notice of the filing of this petition be given and published in the official newspaper of the District in Kootenai County, Idaho, said notice to give all persons interested an opportunity to appear and show cause in writing, if any they have, why this petition should not be granted at the hearing, time and place to be set by this Board; that further, assuming that no valid objections are made to the inclusion of the above-described property within the boundaries of the District, the Board enter its order that the above-described property be included within the boundaries of the District, and that such order be recorded and filed with Kootenai County, Idaho and filed with the State of Idaho Tax Commission.

4. That Petitioner(s) are aware that, as a condition of annexation, the District may require that the land described in this petition be subjected to the following requirements:

(a) The Petitioner(s) shall pay for the actual costs incurred by the District for District administration, engineering, legal, inspection, and preparation of any necessary documents that are required by the District for annexation of the property. Such District costs shall include, but are not limited to, preparation of conditions of annexation, any needed water and/or system master planning, design consultations, plan reviews, and final approval of the Petitioner's construction plans and specifications for water facilities.

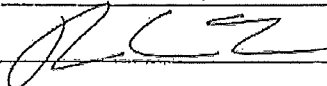
(b) The Petitioner(s) shall be responsible for all water facilities that will be necessary to serve the Petitioner's annexed property. These water facilities will include those required within the annexed property as well as all necessary water and sewer facilities needed to extend water and sewer service from the District's existing facilities to those proposed to serve the annexed property. The District shall have the right to dictate where and how the Petitioner's water and sewer facilities that serve the annexed area may be connected to the District's water and sewer facilities. Upon completion of installation and approval by the District of all water and sewer facilities the Petitioner shall dedicate such facilities to the District.

(c) The District shall not be obligated to serve any property annexed within the District where the District has determined there is not sufficient water and/or sewer system capacity to adequately serve such property. There shall arise no right to service or obligation by the District for service upon annexation and as among other properties annexed to the District, and there shall be no priority for service until each water and/or sewer connection permit has been obtained. If construction is not completed within two (2) years from the date the water connection permit was issued, any priority for service shall become null and void. The District may extend the time for completion upon a request by the property owner and a showing of good cause why such extension should be granted.

(d) And such other conditions as the District may prescribe.

WHEREFORE, Petitioner(s) pray that this petition be set for hearing at the earliest practicable time, and that the Board grant the petition including the conditions as set forth in Paragraph 3 above.


DATED: 1/5/2024

Petitioner: Prairie Shopping Center, LLC  
Address: 2100 Northwest Blvd., suite 350  
Coeur d'Alene, Idaho 83814  
Signature: 

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF KOOTENAI )

I certify that I know or have satisfactory evidence that Ryan C Nipp  
is the person who appeared before me, and said person acknowledged that he signed this instrument  
as the Manager of Prairie Shopping Center, LLC and acknowledged it  
to be his/her free and voluntary act for the uses and purposed mentioned in the instrument.

JILL CARUGATI  
NOTARY PUBLIC  
State of Idaho  
Commission No. 48346

  
(Signature of Notary)  
NOTARY PUBLIC for the State of Idaho  
Jill Carugati  
(Print Name)

My appointment expires: 10-16-24

# **Exhibit B**







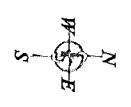
151 W Prairie Avenue





# Kootenai County, Idaho

North	1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

### Map Revisions

- 01/13/05 - ET
- H-1650-002-007-A and pin of 005-0 (new-A) combined w/ 005-0 (new-A) and reclassified as H-22183 (09)
- 06/19/05 - VAW
- H-0000-002-740 combined w/7020 (09)
- 08/04/05 - ET
- Pin H-1650-001-007-D (new-A) out to RW (10)
- 11/02/05 - ET
- Pin H-0000-002-720 reclassified as H-2222209 (10)
- H-1650-001-011-0 acreage amended (10)
- Pin H-0000-002-730 out to RW (10)
- 01/14/10 - GJC
- H-0000-002-720 pin added into KUEBERN 51/8 (10)
- 02/01/13 - JB
- H-2491-004-002-03 out of 002-A as H-24923408; Pin 002-A H-2491-004-002-03 out of 002-A as H-24923410 (13)
- H-2491-004-002-03 out of 002-A (13)
- 02/01/16 - ET
- Pin H-0000-002-5350 out to additional RW (10)
- 08/31/16 - GP
- H-2491-004-002-A pin added into LESURE PARK 11TH ADD (17)
- 10/09/16 - bc
- Pin H-0000-002-5350 out to RW (20)
- 08/04/20 - TH
- Pin H-0000-002-5350 out to RW (21)
- 07/05/22 - ET
- H-0000-002-006-A, 015-A, 016-A, 017-A, 018-A, 019-A, 020-A, 021-A, 022-A, 002-A, 003-A, 004-A, 005-A & 006-A & 007-A amended into HONEYBUCKLE GLADE 1ST ADD (22)

### Notes:

HAYDEN PLAZA CONDOS (H-4800) (4 UNITS)  
HONEYBUCKLE GLADE CONDO 1 (H-4120)  
(22 UNITS)

Parcel areas have been calculated by previous owners when sufficient information has been available. Areas shown in red are subject to change. The information shown on this map is for informational purposes only and should not be used to determine legal boundaries. Discrepancies in parcelist details record and/or plat filed at different times.

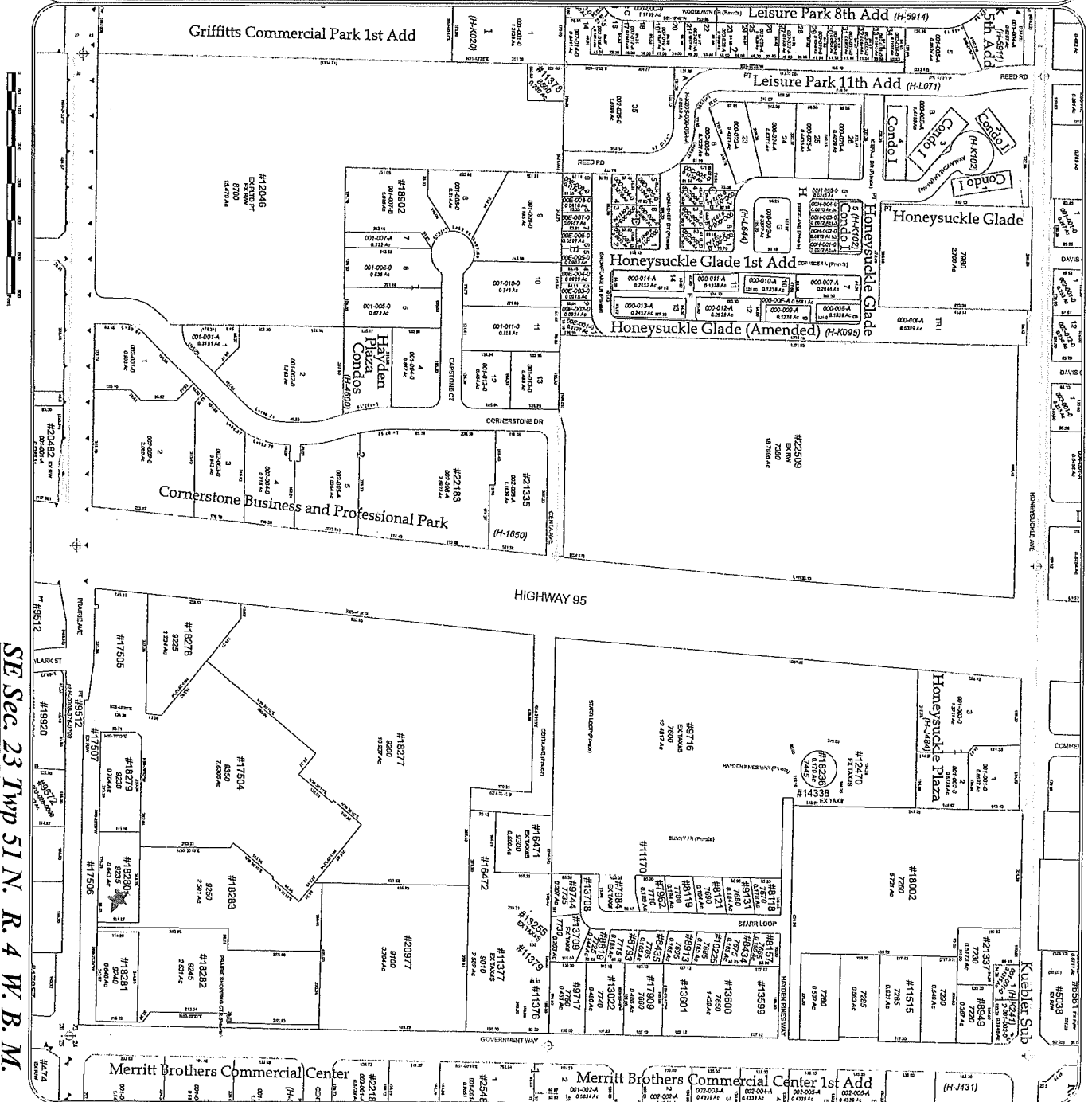
LOCATION OF ROAD SHOWING ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are based on following:  
Residential PIN = CSD19-021-899-C or CSD1021899-C  
Unimproved, Township and Parcel ID # = S0000W16 and T98N  
Residential PIN = S0000W16-7950 or S0000W16-7950

### Legend

- (C-5357) Sub-plot
- 001-007-4 Parcel ID# (PIN)
- Legal Areas
- Road RW
- Private Roads
- Plat Boundaries
- City Limits
- GCDB, Corners
- GCDB, Lines

Mapfile: 51N04W23SE



SE Sec. 23 Twp 51 N. R. 4 W. B. M.

# **Exhibit C**

NOTICE OF PUBLIC HEARING  
OF ANNEXATION OF PROPERTY INTO  
NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

PRAIRIE SHOPPING CENTER LLC ANNEXATION

The Board of Directors (the "Board") of the North Kootenai Water District (the "District") will hold a public hearing on the annexation of property into the District. The public hearing will be held as follows:

Date: February 15, 2024

Time: 12:30 p.m.

Location: 13649 N. Meyer Rd., Rathdrum, ID 83858-4904

The annexation hearing is based upon petition filed by the following party for the property identified in such petition: Prairie Shopping Center LLC (Parcel No. H00000239235 / AIN 221050).

A copy of the petition and additional description of the area covered by the petition can be obtained from the District by sending a request to:

North Kootenai Water District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

All persons interested in appearing at the time and place of the hearing may show cause in writing why any petition for annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first-class mail, postage prepaid, to:

North Kootenai Water District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 29<sup>th</sup> day of January 2024.

NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

# AFFIDAVIT OF PUBLICATION

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

RikkiJade Lindstrom, being first duly sworn upon oath, deposes and states:

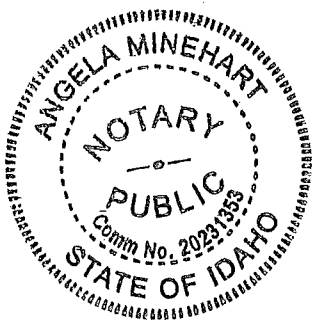
1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press", a newspaper printed and published daily in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice of which the annexed is a printed copy, was published in the regular Thursday issue of said newspaper for 2 consecutive Weeks commencing on the 1 day of February, 2024, and ending on the 8 day of February, 2024, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice.

R. Lindstrom  
On this 8 day of February in the year of 2024 before me, a Notary Public, personally appeared RikkiJade Lindstrom, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Angela Minehart  
Notary Public for the State of Idaho  
Residing in Coeur d'Alene, Idaho

My Commission Expires 03/20/2029

NOTICE OF  
PUBLIC HEARING  
OF ANNEXATION OF  
PROPERTY INTO  
NORTH KOOTENAI  
WATER DISTRICT  
Kootenai County, Idaho

PRAIRIE SHOPPING CENTER  
LLC ANNEXATION

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Rathdrum, ID 83858-4904

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DATED this 29th day of January 2024.

NORTH KOOTENAI  
WATER DISTRICT  
Kootenai County, Idaho  
Legal#11943  
AD#19134  
February 1, 8, 2024

# **Exhibit D**

**Legal Description of Annexed Property**

PARCEL 6

A portion of the Southeast Quarter of Section 23, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows:

Commencing at a found brass cap monument in the southeast corner of said Section 23: thence

Along the southerly line of the southeast Quarter of Section 23 North  $89^{\circ}25'26''$  West 296.94 feet to a point; thence

Leaving said Southerly line North  $00^{\circ}34'34''$  East 72.00 feet: thence

North  $89^{\circ}25'26''$  West 12.50 feet to the TRUE POINT OF BEGINNING: thence

North  $89^{\circ}25'26''$  West 91.03 feet; thence

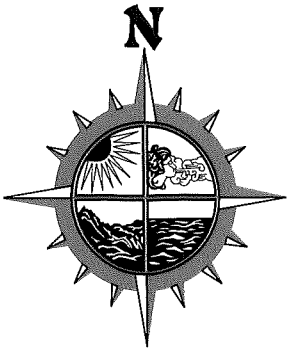
North  $00^{\circ}34'34''$  East 1.50 feet; thence

North  $89^{\circ}25'26''$  West 155.25 feet; thence

North  $00^{\circ}30'10''$  East 113.06 feet; thence

South  $89^{\circ}29'50''$  East 246.28 feet: thence

South  $00^{\circ}30'10''$  West 114.87 feet to the TRUE POINT or BEGINNING.



## North Kootenai Water & Sewer District

13649 N. Meyer Rd. • Rathdrum, ID 83858  
Phone: (208) 687-6593 • Fax: (208) 687-6597  
[www.nkwsd.com](http://www.nkwsd.com)

REC'D MAR 13 2024

March 5, 2024

GIS Department  
Idaho State Tax Commission  
PO Box 36  
Boise, ID 83722-0410

RE: Transmittal of recorded annexations into North Kootenai Water and Sewer District

Enclosed please find the annexation order for the following property:

1. Prairie Shopping Center LLC – AIN 221050

If you need additional information, you may contact me by phone at (208) 687-6593 or by email at [robinp@nkwsd.com](mailto:robinp@nkwsd.com).

Thank you for your help.

Sincerely,

A handwritten signature in cursive script that reads "Robin Potts".

Robin Potts  
Senior Customer Service Specialist

Enclosure