

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

**ORDER**

A petition has been filed by James & Emily Heilman to annex certain real property known as Parcel No. 50N02W-20-4350 into the Kootenai County Fire & Rescue District. Notice of said hearing has been given by publication within the District on January 4, 2023 as provided for by law;

The Public Hearing was held on January 17, 2023 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 14<sup>th</sup> day of February, 2023 by order of the Kootenai County Board of Commissioners.

KOOTENAI COUNTY  
BOARD OF COMMISSIONERS

ATTEST:  
JENNIFER LOCKE, CLERK

**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 17<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.

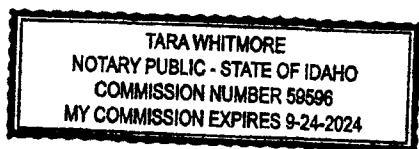
The property owners requesting Annexation into the Fire District are: *Petitioners James & Emily Heilman*, for one (1) parcel located at: 217 S. Bandsaw Trail in Coeur d'Alene, for a total of 10 acres that meets the requirement of Idaho Code 31-1411. The property's legal description is Parcel; 50N02W204350; Folson Ridge Estates, PTN LT 1 BLK 1 in N2-SE-NW 2050N02W Kootenai County, Idaho. The land sought to be annexed is located 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 17<sup>th</sup> day of January 2023.**

**Subscribed and sworn to before me**  
**this 17<sup>th</sup> day of January 2023** personally  
known to me: *Pam Houser, Michael Hunt*  
*Joe Dollefeld, Keith Hutcheson, and Shawn Smidt*



*Tara Whitmore*  
Notary Public for State of Idaho

*Pam Houser*

*Pam Houser*, President  
Kootenai County Fire & Rescue

*Michael Hunt*  
*Michael Hunt*, Vice-President  
Kootenai-County Fire & Rescue

*Joe Dollefeld*  
*Joe Dollefeld*, Treasurer  
Kootenai County Fire & Rescue

*Keith Hutcheson*  
*Keith Hutcheson*, Commissioner  
Kootenai County Fire & Rescue

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

## **Exhibit**

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

1. HEILMAN, JAMES L & EMILY R PROPERTY (50N02W-20-4350, TCA 021-000)  
The Northwest quarter of the Southeast Quarter  
of the Northwest quarter  
In Section 20, Township 50 North, Range 2 W.B.M

# **Kootenai County Fire & Rescue**

Administration Office

1590 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:**

217 S. Bandsaw Trail Coeur d'Alene, ID 83814

#### **PLEASE PRINT MEETS AND BOUNDS DESCRIPTION:**

The north half of the southeast quarter of the northwest quarter of section 20, township 50 north, range 2 west, Boise Meridian, Kootenai County, Idaho

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 30th day of December, 2022.

[Signature]  
PETITIONER SIGNATURE

James Heilman  
PRINTED NAME

[Signature]  
PETITIONER SIGNATURE

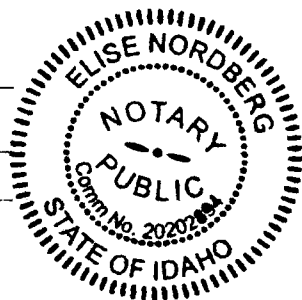
Emily Heilman  
PRINTED NAME

STATE OF IDAHO )  
) SS.

County of Kootenai )  
On this 30th day of December, 2022, before me, a Notary Public in and for said state, personally appeared James Heilman (and) Emily Heilman 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.

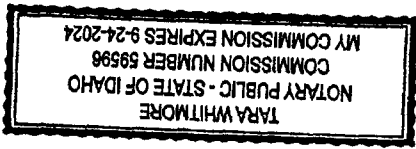
[Signature]  
Notary Public for Idaho  
Residing at 5994 N. Lathrop Ln.  
8/19/26  
(Notary Commission Expiration Date)



**KOOTENAI COUNTY FIRE & RESCUE:**

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

[Signature]  
ATTEST:  
Secretary of Kootenai County Fire & Rescue



STATE OF IDAHO )  
) SS.

County of Kootenai )  
On this 12th day of February, 2023, 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.

Tara Whitmore  
Notary Public for Idaho  
Residing at Kootenai County  
9/24/2024  
(Notary Commission Expiration Date)

Owner: James + Emily Heilmann  
Mailing Address: 4904 Camden ST.  
Coeur d'Alene, ID 83815  
  
Phone #: 208.620.7700

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

DATE OF ANNEXATION: Jan. 17, 2023

# Kootenai County Fire & Rescue

Administration Office

1590 E. Seltice Way  
Post Falls, ID 83854  
Ph # (208) 777-8500  
Fax # (208) 777-1569

## PROPOSAL FOR FIRE PROTECTION SERVICES

Owner(s) Name: James Heilman

Owner(s) Address: 4964 Camden St Coeur d'Alene, ID 83815

Owner(s) Telephone: 208-660-7700

TYPE OF PROTECTION REQUESTED  CONTRACT  ANNEXATION

### PROPERTY INFORMATION

PHYSICAL ADDRESS:

217 S Bandsaw Trail Coeur d'Alene, ID 83814

MEETS AND BOUNDS DESCRIPTION:

The north half of the southeast quarter of the northwest quarter of section 20, township 50 north, range 2 west, Boise Meridian, Kootenai County, Idaho

CURRENT PROPERTY USE: Timberland

PROPOSED PROPERTY USE: Single family residence

IS THERE A CURRENT WATER SOURCE ON THE PROPERTY?  YES  NO  
If yes what is the water source? private well with 3,000-gallon cistern

IS THERE ROAD ACCESS TO THE PROPERTY?  YES  NO  
If yes, please describe the condition of the roadway: single-lane gravel road with frequent turnouts

CURRENT PROPERTY TAX ASSESSMENT (BEFORE EXEMPTIONS): \$223,162.00

PLEASE ATTACH THE FOLLOWING DOCUMENTATION:

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

## General Information

<b>Owner:</b> Heilman James L, Heilman Emily R	<b>Property ID:</b> 0J324001001D
<b>Mailing Address:</b> 4964 N Camden St Coeur D Alene Id 83815	<b>Alternate ID:</b> 564015
<b>Property Address:</b> Not Available	<b>Property Class:</b> 515- Rural residential sub
<b>Neighborhood:</b> 6076 Blue Creek Area	<b>Deeded Acres:</b> 10.0000
<b>District (TCA):</b> 020000	

Last updated: 11/22/2022 01:54:35 AM

## Legal Descriptions

### Description

FOLSOM RIDGE ESTATES, PTN LT 1 BLK 1 IN N2-SE-NW 2050N02W

## Sales History

Document No.	Date	Owner	Grantee	Type	Description
2869594 CORR 2857334	9/3/21	Moate Living Trust	Heilman James L	Multiple	

## Net Taxable Value

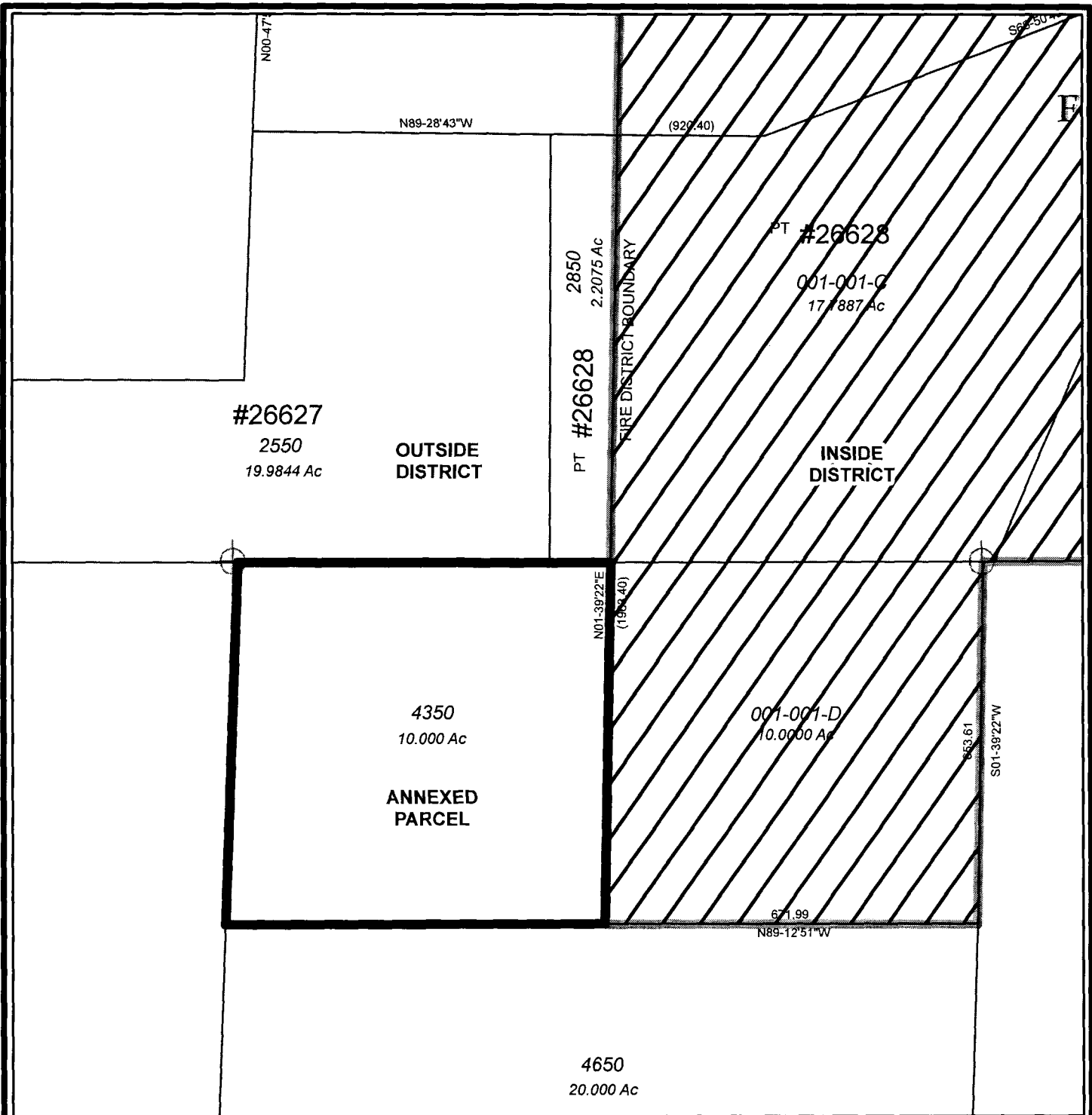
Tax Year	Description	Value
2022	Original	5,200

## Value History

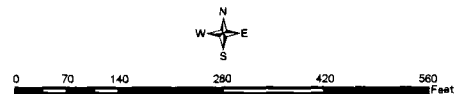
Year	Reason	Land Value	Improvement Value	Total Value
2022	01- Reval/Market Adj.	\$223,162.00	\$0.00	\$223,162.00

## Land Details





Annexed Property by Parcel ID: 50N02W-20-4350  
From TCA 021-000 to TCA 020-000



# Annexation Map

Section 20 Township 50 N, Range 02 W.B.M.  
District: Kootenai County Fire & Rescue  
BOCC ORDER / Date:  
Year Effective: 2024

## 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: KCFRD\_50N02W204350\_230201.mxd  
Plot File: KCFRD\_50N02W204350\_230201.pdf

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

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on January-17, 2023 @ 4:00 pm, at the Kootenai County Fire & Rescue – Headquarters Building, location of 1590 E. Seltice Way, Post Falls, Idaho, for the purpose of considering one (1) annexation into Kootenai County Fire & Rescue Fire District.

The property owner requesting Annexation into the Fire District is:

Petitioners James & Emily Heilman, for one (1) parcel located at; 217 S. Bandsaw Trail in Coeur d'Alene for 10 acres, that meets the requirements of Idaho Code 31-1411. The property's legal description is Parcel number; 50N02W204350; FOLSON RIDGE ESTATES, PTN LT 1 BLK 1 in N2-SE-NW 2050N02W Kootenai County, Idaho.

Maps and further details are available at Kootenai County Fire & Rescue Administration office, address of 1590 E. Seltice Way, Post Falls, during regular business hours of 8-5 pm, Monday thru Friday. The property requesting to be annexed is situated in Kootenai County, State of Idaho.

Any interested person may appear and show cause, if any, why such annexation into the Kootenai County Fire & Rescue District should or should not be made.

Dated this 28th day of  
December 2022

Michelle Lewis  
Executive Assistant  
Legal#9967  
AD#4116  
January 4, 2023

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# Kootenai County Fire & Rescue

Administration Office

RECEIVED

JAN 27 2023

1590 E. Seltice Way  
Post Falls, ID 83854  
Tel: 208-777-8500  
Fax: 208-777-1569  
www.kootenaifire.com

January 24, 2023

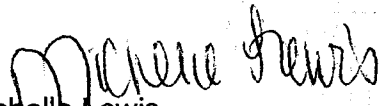
Kootenai County Board of Commissioner Office  
Attn: Teri Johnson  
P.O. Box 9000  
Coeur d' Alene, ID 83816

Dear Ms. Johnson:

This letter is to inform you that at a Public Hearing at our Commissioner's meeting on January 17, 2023, our Board of Fire Commissioners made a motion to annex into our fire district the Heilman property located on 217 S. Bandsaw Trail in Coeur d' Alene for approximately 10 acres meeting the requirement of a territory with boundaries to contiguous acres. The property's legal description is Parcel's 50N02W204350, Folsom Ridge Estates, PTN LT 1 BLK 1 in N2-SE-NW 2050N02W Kootenai County, Idaho.

Attached please find the original signatures of the Petition for Annexation packet. If you should have any questions, please do not hesitate to contact me at 208-777-8500.

Cordially,

  
Michelle Lewis  
Executive Assistant  
Kootenai County Fire & Rescue

Enc: Petition for Annexation Packet