

ANNEXATION PLAN

CAR15-25

FIRE PROTECTION, POLICE SERVICES, PARKS AND RECREATION, LIBRARIES,
SEWER, STREET LIGHTS, PROPERTY TAX IMPACTS, FREQUENTLY ASKED
QUESTIONS

*For a group of parcels
adjacent to or
surrounded by city
limits in the City's
Northwest Planning
Area.*



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Purposes of Annexation

1. When the interrelationship between the city and the fringe area is close, there is need for unified planning and zoning. By means of annexation, Boise's zoning ordinances can be extended to unincorporated parcels in the Northwest area, thus helping to assure orderly provision of services. Coordinated action is much easier to achieve if the area is not under separate Ada County jurisdiction.
2. Annexation leads to a unified community and can prevent the fragmentation of local governmental authority among a large number of special districts. Fragmentation may cause conflicts of authority and the absence of cooperation, political irresponsibility, duplication of services, inadequate service levels, lack of effective area-wide planning and programming, financial inequities and other problems.
3. Political boundaries will, after annexation, more nearly reflect the true and existing sociological, economic, cultural, and physical boundaries of the city. The subject parcels and the City of Boise are already inextricably bound together.
4. Urban growth without central planning and control becomes urban sprawl. If Boise City is to continue to effectively provide urban services, it must be allowed to follow natural growth patterns into those fringe areas where there is urban development. The city must be able to guide development in an orderly manner, and avoid the need to extend costly urban services to distant and scattered "pockets" of development. Annexation can help guarantee to Boise City a measure of responsible control over its future.
5. Annexation will allow people and businesses that are part of the city in social, economic and practical senses to be included in a legal sense. And it will enable those who are part of the community to fully participate in community activities through service as elected officials by eligibility to serve as appointed officers on city boards and commissions.

FIRE PROTECTION



Service will continue to be provided to the annexed area as is currently being done via contract with the North Ada County Fire and Rescue District and the Eagle Fire District (west of Abe Ave).

Boise City has analyzed the Northwest Annexation area and its impact on the two Fire Districts and has concluded that both districts will have enough capacity within their respective levies to absorb the loss in value. The following assumptions were used in the analysis:

Growth in Market Values in 2014 – 10% (conservative)

Property Tax growth (including New Construction) – 4% (also conservative)

Special Notes:

The Eagle Fire District has plenty of levy capacity to absorb the loss in market value as a result of the annexation. Its levy rate is currently at .0021 and under the analysis would decline slightly, while the districts cap at .0024.

The NACFR District, however, is already at the cap and would need to experience at least a 9% growth in market value to offset the loss in market value from annexation. If the market value exceeds 9%, NACFR would be in a position to recover some of their foregone property taxes, as well.

In conclusion, there should be no negative financial impact on either district as a result of annexation.

PUBLIC WORKS / SEWER

PUBLIC WORKS / SEWER

Public Works has reviewed the proposed Infill Annexation in the northwest area.

I. GROUNDWATER / AIR QUALITY

A. Assumptions

Groundwater and air quality activities are addressed on a regional or site-by-site basis; there is no anticipated additional workload.

II. SOLID WASTE

A. Assumptions

It is more cost effective and efficient for Republic Services to collect trash in equipment and crews assigned to the city contract than to have the trash collected by trucks which leapfrog in the annexed/non-annexed areas. Annexation of this area would, therefore, be a practical solution to the waste of time and energy of separate city/county collection or evaluating combined collection routes.

B. Issues

Area of Residential Development – Residential trash expenses are best if balanced with commercial development and commercial customers. This annexation does not appear to include any significant offsetting commercial development.

C. Miscellaneous

If this area is annexed, it will require additional staff time and expenses to provide notification to residents and businesses of the changes in solid waste services. Also, staff time will be needed to transfer services and coordinate changes with Republic Services and Ada County. Additional resources must be allocated to IT and Utility Billing staff for new customers and additional billings. The City franchise agreement with Republic Services provides for service in annexed areas to be initiated within 90 days of annexation. We may also need to coordinate the timing of the transfer of billing and services from Ada County to the city. New residents and businesses will likely have lower solid waste rates and additional services under the city franchise agreement.

III. STORMWATER

A. Assumptions

The elements of the Boise stormwater management plan, as required by the stormwater NPDES permit, include coordination among Co-Permitted entities. Lead responsibilities for Boise City include education and outreach, and stormwater management and discharge control ordinance compliance. Individual responsibilities for Boise City include good housekeeping and regulatory activities for the specific Boise City facilities. The proposed annexations should not require additional staff, capital costs, or operation costs. The annexation should not increase any stormwater program revenues.

B. Issues

Public Works Stormwater Program

This annexation is located adjacent to, and within, the existing service area for the current public works stormwater program. The number and type of services that will be extended into this area is not expected to be significant or to warrant additional resources and will not affect outreach efforts to the targeted groups (i.e., development community, industrial facilities, residents, etc.).

Planning & Development Services Construction Site Program

The Planning and Development Services Construction Site Program implements erosion and sediment control regulations within Boise City jurisdictions. These annexations would provide for a slight increase in the area regulated by this program and input from the planning and development services construction site program is recommended.

IV. DRAINAGE

A. Issues

The area contains numerous drains and irrigation canals which occasionally have issues to be resolved.

B. Budget Needs

Minor staff time will be required to review development applications and to resolve drainage issues. This can be handled with existing staff.

V. STREET LIGHTING

A. Assumptions

All existing street lights within the annexation area are operated and maintained by Ada County Highway District or by homeowners associations. The City of Boise would inherit those responsibilities upon annexation. However, no such existing lights have been identified.

B. Budget Needs

Capital Expenditures:

The annexation will require capital expenditures for installation of new lights to bring individual areas up to the City’s standards. Based on recent experience staff estimates few additional lights will be desired and estimates are found in the table below, along with estimated costs. In recent years these costs have been funded from the County Street Light trust fund.

O&M: The City will incur additional O&M costs for those that will be added to the system. The resulting estimated annual O&M costs are shown in the table below. Additional street light oversight should be able to be handled with existing staff.

Estimated existing lights (assume O&M)	Estimated additional lights (LED)	Estimated capital for additional lights	Estimated capital for conversion of existing lights to LED	Total estimated annual O&M
0	2	\$5,000	\$0	\$100

VI. SEWER

A. Assumptions/Issues. Annexation of these areas will have little financial impact on the sewer enterprise fund. The City currently serves customers both inside and outside of the city limits under the same set of rules and fees. Annexation should result in less administrative burdens with the City undertaking all of the new development permitting obligations, rather than Public Works having to interface with the County and State for building and plumbing permits.



POLICE SERVICES



Ada County currently responds to service calls in this area. Upon annexation, Boise Police Department would provide service. The City would extend urban level policing services to the subject parcels without significant adjustment to current staffing levels or organizational structure. BPD officers will support future development in the proposed annexation area and surrounding city area. All other police services will be coordinated with existing staff.

The Boise Police Department assigns its staff and resources according to a system of 10 different geographical areas. In addition to responding to calls for police service through the E911 system, Boise Police officers, staff, and programs are available through a Neighborhood Service Team (NST) which will be assigned to this area. The NST is comprised of officers, detectives, School Resource Officers, Crime Prevention specialists, Crime Analysts, BPD Police Commanders and others who are committed to resolving problems and enhancing the quality of life as it relates to peace and safety.

The owners of land in the Northwest area currently pay tax revenue to the County for public safety services.

LIBRARY SERVICES

Residents in this area are currently served by the Eagle Public Library, Garden City Library, and the Boise Public Library Collister branch through the LYNX Consortium Open Access agreement. The service will not be impacted by the annexation and residents will be able to continue using any of these library facilities.



The library will not need additional funding to provide the service. It is the same level of service the residents are currently experiencing.

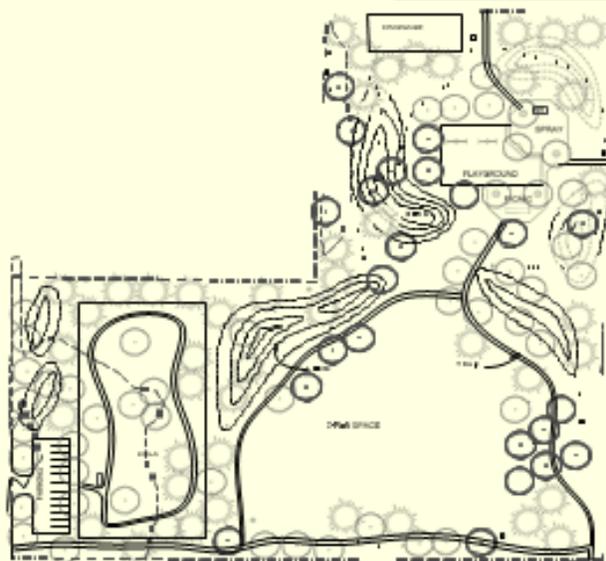
PARKS

One new neighborhood park, Magnolia, is planned for the area. Park improvements should begin in 2015 or 16.



■ Magnolia Park Site

- > SPRAY PARK
- > PLAYGROUND
- > DOG OFF-LEASH AREA
- > TREES
- > SHELTER
- > FORMAL PICNIC AREA
- > DISC GOLF
- > OPEN PLAY AREA
- > FISHING
- > TENNIS COURT
- > CHESS TABLES
- > INTERPRETIVE SIGNS
- > BASEBALL / SOFTBALL FIELD



Optimist Sports Complex

Optimist Youth Sports Complex

- 51 acre park
- Sports fields
- Open play areas
- Fishing pond
- Public art
- Tennis court
- Restrooms



PROPERTY TAX IMPACT



PROPERTY TAX IMPACT AND IMPACTS ON OTHER TAXING DISTRICTS

Properties in Ada County within Boise City’s area of impact but outside Boise City limits are assessed property taxes by some of all of the following: the School District, Ada County, the Ada County Highway District, the Emergency Medical System, Ada Community Library, Whitney Fire Protection District, North Ada County Fire and Rescue, Pest Extermination, and some other special districts. Upon annexation into the City, the fire district, the library district, and the pest extermination district taxes are eliminated from tax bills and Boise City’s taxes are added.

There are many different “tax code areas” in Ada County with different combinations of taxing districts and most have different tax rates because of the different special districts and school districts.

Typical Property Tax Impact

Tax Code Area	18 (before annexation)	(after annexation)
Ada County	.003202782	.003202782
Pest Extermination	.000156847	
Emergency Medical	.000169440	.000169440
Ada County Highway Dist.	.001194108	.001194108
School Dist. #1	.005709638	.005709638
Ada Community Library	.000611999	
Dry Creek Cemetery	.000043504	.000043504
N. Ada Co. Fire and Rescue	.002404223	
Mosquito Abatement	.000033828	.000033828
College of Western Idaho	.000182128	.000182128
Boise City		.008036783
TOTAL LEVY	.013708497	.018572211
NET INCREASE		.004863714 (35.5%)

Property Tax Change

Examples

Assume a homeowner's exemption of 50% up to a maximum of \$83,920

<u>Home Value</u>	<u>Property Tax Increase</u>
\$150,000 home	\$364.78
\$200,000 home	\$564.58
\$500,00 business	\$2,431.86

OTHER TAXES, FEES AND CHARGES

Taxes, other than property tax, are the same for taxpayers in and out of the City.

Residents within Boise City pay fees for services such as trash collection, user fees for services that require individual registration such as recreation programs, or reservation of park facilities. Resident fees for City services are generally lower than non-resident fees and the lower fees are available immediately after annexation.

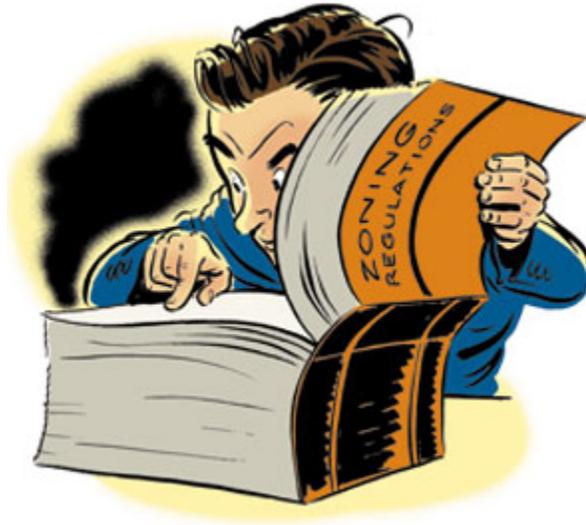
Boise City also collects franchise fees for electric, water, natural gas, cable television, and trash hauling services, with rates from 1% to 5%. County franchise fees would no longer be collected on billings from those companies.



City building permits and zoning approvals will be required for new construction or remodeling as required within the uniform building codes and City zoning ordinances. After annexation, Boise residents are no longer required to obtain county building or zoning permits. The costs for City building permits and zoning applications differ from those in Ada County.

Zoning and Land Use Plan

The Boise City Comprehensive Plan – Blueprint Boise – has a land use map that shows the land use designation for the various lands and parcels proposed for annexation. Generally, the designation will reflect current use of the property.



The lands will be subject to Boise City zoning ordinances upon annexation.

Zoning Designation: In most cases, the zoning designation will match as closely as possible the current zoning in Ada County. In some cases, a zoning designation more compatible with surrounding zoning and more in compliance with Blueprint Boise may be applied.

Ada County Zone

RUT, R1
R4, R6, R8, R8M
R12
R20
C1
C2
RP

Boise City Zone

R-1A (large lot, semi-rural)
R-1C (single family urban densities)
R-2D (higher density residential)
R-3D (high density residential)
C-1D (neighborhood commercial)
C-2D (general commercial)
A1 (Open Space)

people choose to pay them in two installments – December and the following June. After annexation, Boise City taxes will not be due until the following December.

There are many different “tax code areas” in Ada County with different combinations of taxing districts. Most have different tax rates because of the different special districts and school districts. Please contact the Boise City Budget Office at 384-3725 if you have questions or would like a specific computation of possible tax impacts on your property.



2. What will change with my sewer service? How much will it cost?

The City currently serves customers inside and outside of the city limits under the same set of rules and fees. It is important to note that the City has made significant investments in providing sewer service and capacity to areas outside City limits in the Area of Impact. Numerous agreements have been entered into regarding annexation of these areas as a result of connection to sewers. One major investment the City has made in providing sewer service to the impact area is the completion of Sewer Master Plans. These Master Plans identify the size, location and depth of sewers that will be necessary in order to serve all existing structures and to serve future development of the areas. The City has already constructed and/or accepted construction of sewers in many locations in the northwest area.

Cost. The City bills for sewer services two months in advance based on average winter water consumption by each customer. Each customer’s average winter monthly water consumption (as determined annually from water usage occurring between October 15th and April 15th) is multiplied by a factor to determine that customer’s sewage collection and treatment bill. Customers who use less than the average amount of residential water will have a lower fee and conversely customers who use more than the average amount of water will have a higher fee. The City’s fees for sewer service will be included in its bills for trash collection billed every two months.

3. What will I get for the increased property taxes?

Probably the most noticeable change is that the area will be served by City Police, rather than the County Sheriff. Your property taxes will also pay for libraries, parks, greenbelt, fire protection, etc. You will also be entitled to a lower rate for City-sponsored recreation programs.

4. Can I keep my animals? What about my home business, or daycare?

Any activity that you are conducting on your property that is legal under Ada County law will be grandfathered, if not outright allowed, under City law. The City does allow the keeping of farm animals on lots one acre in size or larger. The City also allows in-home daycares and other in-home businesses, subject to some restrictions.

5. Why is the City annexing this area?

- These areas have been in the City's sewer planning area as well as in the Area of Impact for many years. Now many of the properties are surrounded by or adjacent to city limits. State Law describes the Area of Impact as land which can reasonably be expected to be annexed, and which is connected economically and geographically to the City.
- By agreement with Ada County, the City's comprehensive plan is in force within the Area of Impact. However, the primary implementing tool for the plan is the zoning ordinance, which will not apply to the area until it is annexed.
- The city is better able to provide comprehensive and transportation planning, building permit services, and code enforcement than Ada County.
- Annexation will provide area residents the opportunity to vote for those who are already making decisions affecting their property.

6. Will school district boundaries change?

No.

7. Will I be required to connect to City water? My well works just fine.

Boise City is not in the water business. The annexation would not affect any change in water service.

8. When will the final decision on annexation be made?

The Boise City Council will make the decision at a public hearing probably six to eight weeks after the Planning and Zoning Commission conducts a hearing to make a recommendation to the Council. If the Council chooses to annex, the effective date would likely be in December, 2015.

10. Will annexation affect my subdivision's CC&R's (Covenants, Conditions and Restrictions)?

No. These are private agreements between property owners. The City does not administer or enforce such agreements.