



Boise City Planning & Development Services

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Planning Division Staff Report

File Number	CAR14-14
Applicant	Boise City
Property Location	Northwest portion of Area of Impact
Initial Public Hearing Date	P&Z: July 14, 2014
By	Boise City Planning and Zoning Commission
Planning Team Member	Scott Spjute

Table of Contents

1. Executive Summary	2
2. Facts, Standards of Review & Reason for the Decision	3
3. Analysis	5
4. Boise City Comprehensive Plan	9
5. Boise City Zoning Ordinance	10
6. Recommendation and Reasons for Decision	11

Attachments

Maps

Annexation Plan

Comments

1. Executive Summary

Description of Request

Boise City requests annexation of approximately 925 parcels on approximately 500 acres located west of city limits between Hill Road and State Street.

Planning Team Recommendation

Approval

Summary

Boise City has long planned for the provision of municipal services to this portion of the Area of Impact. Significantly, over 75 percent of the parcels and over 53% of the land is owned by people who have consented to annexation, according to the Idaho State Code definition of consent. There are also two city parks – one of which is already developed.

When the interrelationship between the city and its fringe area is close, there is need for unified planning and zoning. By means of annexation, Boise's zoning ordinances can be extended to the Northwest area, thus helping to assure orderly growth, which is much easier to achieve if the area is not under separate Ada County jurisdiction.

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.

Political boundaries will, after annexation, more nearly reflect the true and existing sociological, economic, cultural, and physical boundaries of the city. The Northwest area and the City of Boise are already inextricably bound together.

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.

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.

For reasons outlined in this report, the Planning Team feels that inclusion into Boise City is appropriate at this time and recommends that the Commission and Council enact and adopt an ordinance effecting annexation.

2. Facts, Standards of Review & Reason for the Decision

Type of Application

Annexation with zoning designations in accordance with the following examples:

<u>Existing Ada County Zoning</u>	<u>Proposed City Zoning</u>
RUT	R-1A
R1	R-1A
R4	R-1C
R6	R-1C
R8	R-1C
R8M	R-1C
R12	R-2D
R20	R-3D
LO	L-OD
C1	C-1D
C2	C-2D

Location, Site Description

West of City limits to Horseshoe Bend Road, between State Street and Hill Road

Annexation Boundary



Applicant

Boise City

Zoning

See above.

Background

The City originally negotiated the boundaries of its Area of Impact (AOI) with the County in the late 1970's. One of the State Code-mandated defining factors of an AOI is that the lands are reasonably expected to be annexed. Thus, inclusion of lands in an AOI is a *de facto* declaration of the City's intent to annex, and the question remaining is when that will occur.

The purposes of annexation are listed in the annexation plan, but can be summarized as follows:

1. Efficient and economical provision of municipal services.
2. Orderly development that benefits from municipal services.
3. Equitably allocation of the costs of public services.

Planning and coordinating growth within the City's AOI is one of the primary policies of the Comprehensive Plan. A specific goal states that the City will "annex lands within the defined Boise City Area of Impact when it can be demonstrated that the proposed annexation is consistent with the goals and policies of the Comprehensive Plan."

Development Proposal

No development is proposed. The question before the Commission and Council is to consider whether to annex all or part of the area represented on the attached maps, and to determine what zone should be assigned upon annexation.

Standards of Review**Section 11-03-04.15 Public Hearing**

The Planning and Zoning Commission shall advertise, provide notice and conduct a public hearing in accordance with Section 11-03-04 of this Ordinance for each application to amend this Ordinance or to reclassify a zoning district.

Any recommendation of the Commission relating to change, modification and reclassification of zoning districts and land use classifications and the regulations and standards thereof shall be in writing. Their recommendation shall include findings of fact supporting the purposes and objectives of zoning and otherwise securing public health, safety and general welfare. The recommendation shall specifically find that such changes, modifications and reclassifications of zoning districts and land use classifications and the regulations and the standards thereof:

- A. Comply with and conform to the Comprehensive Plan; and

- B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.
- C. Maintain and preserve compatibility of surrounding zoning and development.

Failure of an application to meet these findings shall not prevent the request from being forwarded to the City Council for consideration after Commission review. Notice of the Commission's recommendation shall be included in the notice of the public hearing of the City Council.

In addition to the above requirements, the new State law regarding annexation, adopted in 2002, outlines the rules and procedures for annexations. The annexation being contemplated at this time is considered a Category B, Subset i, annexation. This is an annexation wherein the subject lands contain less than one hundred separate private ownerships and platted lots of record and where not all such landowners have consented to annexation

The procedures are as follows:

Lands lying contiguous or adjacent to the Boise City limits may be annexed by the City if the proposed annexation meets the requirements of Category 'B'. Upon determining that a proposed annexation meets such requirements, Boise City may initiate the planning and zoning procedures set forth in Chapter 65, Title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed. Further, notice is required to property owners 28 days before the initial hearing and an annexation plan must be prepared and made available to the public.

Analysis Supporting Reasons for Decision

Proper annexation of areas adjacent to cities is often crucial to establishing and maintaining urban order and effective government. Rapid development and population growth frequently occur just outside city boundaries where property is cheaper and zoning laws may be less restrictive. Boise, like many other cities large and small, is surrounded by "fringe" areas. With the development of fringe communities come the problems that concentrations of people create—increased traffic congestion on inadequate roads, the need for improved emergency services, and inadequate land use planning resulting in disorderly growth.

These problems, unfortunately, cross boundary lines and become a city's problem too. Lack of good transportation planning spreads traffic congestion into the city. Lack of necessary police protection or confusion about jurisdictional boundaries between City police and the Ada County sheriff can encourage the spread of crime throughout the entire urban community. Lack of proper planning and land use (zoning) control allows uses that may threaten the social and economic life and cohesiveness of the community.

The growth of separate fringe areas may produce a complex pattern of government by multiple jurisdictions—city, county, and special districts—that can lead to administrative confusion, inefficiency, duplication, and excessive costs. The urban community can become a tangle of small competitive governmental units that lack the administrative, jurisdictional, or financial ability to provide the essential services and facilities necessary for sound development. Once this complex pattern becomes established, vested interests and sectional jealousies make change difficult, if not impossible.

At the same time, economic and social ties between cities and their fringe areas can be strong. Outlying areas benefit in many ways from city parks and recreational facilities, streets, utilities, and other facilities and programs, often without contributing a proportionate share of the cost to the city. Moreover, suburban people may request services equivalent to those provided within the city and may recognize that their taxes and other costs (including utility costs and fire insurance premiums) in an unincorporated area are not necessarily lower and are often equal to, or greater than, those within the city.

A logical solution is often annexation, as allowed under Section 50-222 of Idaho Code. Properly used, annexation preserves a growing urban area as a unified whole. It enables urbanized and urbanizing areas to unite with the core city to which the fringe is socially and economically related. It facilitates the full utilization of existing municipal resources. City administrative and technical personnel are able to address the fringe area's municipal needs, and do this in a manner consistent with policies of the City's comprehensive plan. As a general note, annexation is often preferable to the incorporation of new cities, since new incorporations in urban areas may cause conflicts of authority, the absence of cooperation, duplication of facilities, and an imbalance between taxable resources and municipal needs. Industrial, commercial, and high-income residential areas may offer a high level of urban services, while the low and moderate income residential satellite city may strain to provide minimal services. In both instances, satellite residents and businesses draw on the resources of the core city without contributing toward the cost of these resources. An example of this scenario might be Garden City and its symbiotic relationship with Boise City.

Annexation, therefore, is appropriate as Boise City is surrounded by a growing area; there is a need for orderly planning and city services in fringe areas; and since needed services can best be supplied by the city. In general, annexation is a solution in instances when Boise city is able to address emerging fringe area needs and concerns.

More than ever before, Ada County and Boise City local government officials are realizing that what is "urban" should be "municipal." 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.

While property owners on the fringe of the city seldom desire annexation - primarily because of increases in property taxes and franchise fees - all of the owners of the subject lands will be served by City sewer and protected by a City-negotiated contract to provide fire protection and emergency services.

Staff is recommending that the Council annex the subject lands for reasons that are larger in scope than just property taxes and that deal with comprehensive planning issues and plans for provision of necessary services that have been in place for many years.

Comprehensive Planning. By agreement with Ada County, Boise City's Comprehensive Plan applies to the entire Area of Impact. Unfortunately, the zoning ordinance, subdivision ordinance and other City ordinances, which are the primary tools by which the goals and policies of the Comprehensive Plan are implemented, have no application beyond City limits. Ada County, in reviewing development proposals, requests comments from the City relative to the Comprehensive Plan, but is in no way bound to adhere to those comments or to implement the City's recommendations. Further, Ada County does not have the same tools available to ensure that development occurs in accordance with the Comprehensive Plans goals and policies. These tools include a Design Review Staff and Committee, an in-house Parks Department, a Fire Department and a Public Works Department capable of providing sewer service, street lights, drainage review, etc. While the Comprehensive Plan is to guide development and growth, the only way that can be accomplished is for annexation to occur. The standards set forth in the Comprehensive Plan assume that annexation will occur in tandem with development.

Area of Impact. Section 67-6526 of the State law requires that cities adopt an area of impact and prescribes the factors that shall be considered in defining its boundaries. They are: 1) trade area; 2) geographic factors; and 3) areas that can reasonably be expected to be annexed to the city.

Trade Area. The subject lands most assuredly lie within what could reasonably be considered as Boise City's trade area, although this term is not defined in the law. It is also realistic to assume that the vast majority of property owners have their places of employment in the City and do their shopping, business and other activities in the City.

Geographic Factors. There are no geographic features separating this area from Boise City such as rivers, ridges, canyons, or valleys that might make it unreasonable to be included in Boise's Area of Impact.

Reasonable Expectation of Annexation. The information contained in this report and the discussion of services in the Annexation Plan argues that this area should "reasonably be expected to be annexed to the city." Therefore, because of their location within the area of impact, it has always been anticipated that the subject lands would eventually be annexed. This notion is based on the state law, as well as the other factors discussed herein.

MUNICIPAL SERVICES

Boise City can provide services to the area commensurate with what is being provided to current residents of the City. Consider the following examples:

Police. Ada County currently responds to service calls in this area. The City would extend urban level policing services to the proposed annexation area without significant adjustment to current staffing levels or organizational structure. Two patrol officer positions are requested to maintain call for service levels consistent with City's current service levels. The officers will also support future development in the proposed annexation area and surrounding city area. All other police services will be coordinated with existing staff.

Fire. 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). While the annexation does not have a significant service impact, additional growth in the annexed area and the North River Planning Area within the City's current limits may require an additional station in the future.

Parks. The 53-acre Optimist Youth Sports Complex is in the proposed annexation area, but there are no other developed sites. However, the residents of the proposed area are served by the adjacent Veteran's Cemetery, Seaman's Gulch Trailheads, and Alder Point-Pocono Pathway. The City plans to develop a neighborhood park (Magnolia Park) off Bogart Lane which will serve the annexed area and the surrounding city area.

Public Works. Annexation of these areas will have little financial impact on the Sewer Fund. The City currently serves customers both inside and outside of the city limits under the same set of rules and fees, with the exception that due on sale sewer connection only applies within city limits. Annexation should result in less administrative burdens with the City undertaking all of the new development permitting obligations, rather than Public Works having to deal with the County and State for building and plumbing permits. Annexation covenants will no longer be required. Over three-quarters of the individual parcels in the area already have sewer connections.

3. General Information

Notifications

Neighborhood Meeting held on **June 11, 2014.**

Newspaper notification published on: **June 14, 21 and 28, 2014.**

Radius notice mailed on: **June 3, 2014.**

Staff posted notice on site on: **June 25, 2014.**

4. Boise City Comprehensive Plan

All of the subject lands are located in the Boise Area of City Impact and fall under the jurisdiction of the Boise City comprehensive plan, Blueprint Boise. However, there will be a much better opportunity to implement the 12 major comprehensive plan goals if the area is under the jurisdiction of the City’s development codes, including the subdivision and zoning ordinances.

Boise City Comprehensive Plan Goals, Objectives and Policies

Goal PDP5: Plan for and coordinate the efficient expansion of public facilities and infrastructure to serve future growth.

PDP5.2: Central Sewage and Collection Systems

Install public sewage treatment and collection systems to be available for use coincident with new development, except as otherwise provided in the Foothills Plan.

Goal PDP3: Plan for a coordinated and sustainable pattern of growth within the Area of City Impact.

PDP3.2: Annex lands within the Area of City Impact when it can be demonstrated that the proposed annexation is consistent with the goals and policies of the Comprehensive Plan. Consistency with the Comprehensive Plan includes substantial compliance with the level of service standards identified in Figure 10-1.

Figure 10-1

Level of Service Standards for Community Services and Facilities **Service Standards Service Area**

TYPE I — CONCURRENT WITH THE ISSUANCE OF ANY DEVELOPMENT PERMIT

Fire*	4 minute response, unless excepted by Fire Department	1.5 mile
Water	35 psi residential/1,500 gpm fire flow	Community
	40 psi non-residential/1,500 gpm fire flow	Community
Sewer **	Available to site	Community
Treatment:	Federal Standards + capacity	
Collection:	capacity	
Schools	System capacity	Community
Streets	Authorization by ACHD	Community
Police/Sheriff	Available	
Solid Waste	Weekly pick-up	Community
Electricity	Available	Community
Telephone	Available	Community
Storm Drainage	Approved on site or public system	Community

* Fire Station “set-a-side” shall be required within the City Area of Impact.

*** See the exception for the Southwest Planning Area identified under Objective 2, Policy 2 in the Sewer Facilities section of the “Public Facilities, Utilities and Services” chapter of this plan.*

TYPE II — CONCURRENT — FIVE YEAR CAPITAL IMPROVEMENT PLAN/OR OTHER LONG- RANGE PLAN***

Service Service Standards Service Area

Police	Priority 1 — 3 min. response	Community
Parks & Neighborhood park	= 1.4 acres/1,000 pop.	1/2 mile radius
Open Space Community park	= .9 acres/1,000 pop.	1 mile radius
Large urban park	= 1.8 acres/1,000 pop.	Community
Regional park	= 6 acres/1,000 pop.	Region
Special use areas	= 2.4 acres/1,000 pop.	Community
Natural open space	= 8.3 acres/1,000 pop.	Community Schools
Elementary Schools	13 — 15 acres/550 — 600 students	1/2 mile radius
Jr. High	30 — 35 acres/1,000 students	Multiple neighborhoods
High School	50 — 60 acres/1,800 — 2,500 students	Multiple neighborhoods
Storm drainage	Federal standard	Community
Streets	Adherence to the LOS standards adopted in the	Community

**** Type II Concurrence in any given service category may be excepted by the service provider for specific sites based on findings that adherence to the adopted standards is undesirable or not intended for the area according to the plans of the service provider.*

The City will be providing services over which it has control based on the standards described in the above table from Chapter 2 of Blueprint Boise.

5. Annexation law from Boise City Zoning Ordinance

11-03-04

A request for the annexation of property into the city may be initiated by the Council, the PZC, or by property owners or holders of valid purchase. When the annexation request is initiated by the property owner, the PZC may expand or modify the annexation request.

(4) Step 4: Notice

(a) The Director shall provide notice for advisory and decision hearings pursuant to Section 11-03-03.4 and this Section.

(b) For Category B lands, compliance with the notice and hearing procedures governing a zoning district boundary change as set forth in Section 67-6511, Idaho Code, on the question of whether the property should be annexed and, if annexed, the zoning designation to be applied thereto; provided however, the initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city as designated in Section 1-20-01 and mailed by first class mail to every property owner with lands included in such annexation proposal not less than 28 days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments

concerning the proposed annexation may be received in writing and heard and, additionally, public hearing notices delivered by mail shall include a one page summary of the contents of the city's proposed annexation plan and shall provide information regarding where the annexation plan may be obtained without charge by any property owner whose property would be subject to the annexation proposal.

(5) Step 5: Application Processing

The Director shall refer the application to other agencies and prepare a report of findings and recommendations pursuant to Section 11-03-03.4 and this Section.

(6) Step 6: Public Hearing(s)

Public hearings shall be as follows:

(a) Planning and Zoning Commission

The PZC shall hold at least one public hearing for each annexation request. The PZC shall file its recommendation with the City Clerk. The PZC's recommendation shall be that the annexation will:

- i. Incorporate the Boise sewer planning area;
- ii. Honor negotiated area of impact agreements;
- iii. Attempt to balance costs of services with anticipated revenues; and
- iv. Promote other goals of population balance, contiguous development, and prevention of costs due to leap frog development.

(b) City Council

The Council shall hear an annexation request in a public hearing pursuant to Section 11-03-03.4.

(7) Step 7: Decision

The Council shall render a decision in a public hearing pursuant to Section 11-03-03.4 and this Section. The implementation of a decision to annex shall conclude with the passage of an ordinance of annexation.

6. Staff Recommendation and Reasons for Decision

The Planning team finds that the proposed annexation meets the goals of orderly development, efficient delivery of services and equitable allocation of costs for service. It is therefore recommended that the City Council approve CAR14-14, subject to the findings required by state and local code as discussed below.

Standards for Review and Required Findings

Staff recommends approval.

The Commission is to make the following findings in forwarding a recommendation for approval of an annexation:

- A. That the annexation shall incorporate the Boise sewer planning area.

The subject lands have been within the City's sewer planning area for many years. Sewer was extended to the western portions of the annexation area in the early 2000's.

- B. Honor negotiated area of impact agreements.

The only reference to unilateral annexations in the Area of Impact Agreement (B.C.C. 11-01-07) is a statement that annexation shall occur within the Area of Impact. The implication is that cities may annex lands within the area of impact when it is necessary or convenient for the orderly growth of the city. This report clearly demonstrates that it is.

- C. Attempt to balance costs of services with anticipated revenues.

Operating Impact - On a cash flow basis, the City will not receive property tax revenue from the annexation until the year after annexation. It is assumed however that half of the estimated annual amount of sales tax and other revenue will be received during the first year. Thereafter, the proposed Northwest Annexation Area is estimated to generate \$791,965 in annual revenue and \$300,400 in annual operating costs, for an annual net operating surplus of \$491,000.

Of the revenue, \$652,000, or 83%, will be from property taxes (based on 2012 valuation). The balance of revenue will be from sales tax and other sources such as franchise fees, traffic fines, and licenses. A portion of the net operating surplus (\$125,000) will offset the estimated cost to currently serve the residents. The remaining surplus will be to support other planned public amenities, both citywide and within the nearby planning areas, such as Hulls Gulch and Boise Hills parks in the larger area and Magnolia Park in the annexation area.

- D. Promote other goals of population balance, contiguous development and prevention of costs due to leap frog development.

Part of the intent behind annexing the Area of Impact is to prevent the sort of "leap frog" development that has resulted in the unplanned, haphazard development patterns which are seen in some municipalities. By annexing where feasible and practical the City will help to ensure that future development, as much as possible, occurs contiguous with City limits and thereby facilitates the more efficient and economical delivery of services.

Zoning

The only change made to the existing zoning will be to assign a City zone that is as equivalent to current Ada County zoning and/or which matches the land use designation of Blueprint Boise. The City is to make the following findings when reclassifying the zoning of properties:

- A. Comply with and conform to the Comprehensive Plan.

The zoning being applied will match the existing Ada County zoning and/or the comprehensive plan. Future decisions on requests for zone changes will be based on the Comprehensive Plan Land Use Map and Zoning Consistency Matrix, as well as the other applicable goals and policies contained in the Plan.

- B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.

Transportation services and other public facilities can best be planned for and provided under the auspices of one jurisdiction. Only Boise City operates any sort of transit system which might feasibly service the area someday.

- D. Maintain and preserve compatibility of surrounding zoning and development.

This finding is satisfied since the City is assigning zoning which is comparable to the zoning that exists now under County jurisdiction or which matches the land use designation of Blueprint Boise. Future developments that involve requests for zone changes will also be evaluated against this standard. The following demonstrates the comparable City zoning that will be applied if the annexation is approved.

<u>Existing Ada County Zoning</u>	<u>Proposed City Zoning</u>
RUT	R-1A
R1	R-1A
R4	R-1C
R6	R-1C
R8	R-1C
R8M	R-1C
R12	R-2D
R20	R-3D
LO	L-OD
C1	C-1D
C2	C-2D

State Code Findings

State Code also requires that the following findings be made and set forth in the minutes of the City Council meeting:

- (A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section.
- (B) The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city; and,
- (C) The annexation is reasonably necessary for the orderly development of the city.

A. The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section.

1. Category B. Annexations. For the lands which are contiguous with city limits and which number over 100 parcels, the City completed the following steps:
 - a. On June 25, 2014, a notice of annexation hearing and map were posted in the subject area.
 - b. Notice was published in the Idaho Statesman to satisfy the zoning hearing requirement. The dates were June 14, 21 and 28, 2014.
 - c. A notice was sent directly to each affected property owner. The notice was sent on June 3, 2014, in advance of the first public hearing and contained:
 1. An invitation to attend an informal question and answer session held on June 11.
 2. A map of the annexation area in which the owner's property lay with the annexation areas highlighted.
 3. A summary of the annexation plan.
 4. An invitation to attend the public hearing before the Planning and Zoning Commission on July 14.
 5. Instructions on how and by when to submit written information.
 6. Instructions on how and where to obtain a copy of the annexation plan, free of charge.
2. Prior to beginning annexation proceedings, the City determined that the subject lands contain more than one hundred separate private ownerships and platted lots of record and that more than fifty percent of the area of the private lands expressed consent to annexation. This

consent is manifest primarily in the connection of the properties to the City's wastewater collection system. Of the 427 privately-owned acres being contemplated for annexation, 228 acres, or 53.4% have owners who have given expressed or implied consent to the annexation. The state code requires only "more than fifty percent."

3. Properties which are more than five acres in size and for which there is no consent to be annexed are not being proposed for annexation, unless agreed to by the owner.
4. The City has prepared an annexation plan, appropriate to the scale of the annexation, which contains the following elements:
 - a. The manner of providing tax-supported municipal services, if any, to the lands proposed to be annexed;
 - b. The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;
 - c. The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;
 - d. A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and,
 - e. The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed.

B. The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city.

Public purposes addressed in the annexation plan include:

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 the Northwest area, thus helping to assure orderly growth. 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 Northwest area 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.

In support of these purposes, the following is a summary of the municipal services to be provided by Boise City upon annexation:

Police. Ada County currently responds to service calls in this area. The City would extend urban level policing services to the proposed annexation area without significant adjustment to current staffing levels or organizational structure. Two patrol officer positions are requested to maintain call for service levels consistent with City’s current service levels. The officers will also support future development in the proposed annexation area and surrounding city area. All other police services will be coordinated with existing staff.

Fire. 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). While the annexation does not have a significant service impact, additional growth in the annexed area and the North River Planning Area within the City’s current limits may require an additional station in the future.

Parks. The City has prepared and adopted a master parks plan that identifies future needs for park sites and which seeks to provide park space for all City residents according to a certain ratio. Annexing these new areas next to City limits will provide additional revenue and assist the City with its goals relative to the provision of park space. Annexation will also allow the City to provide recreational services to the residents without charging non-resident fees. The 53-acre Optimist Youth Sports Complex is in the proposed annexation area, but no other developed sites. However, the residents of the proposed area are served by the adjacent Veteran’s Cemetery, Seaman’s Gulch Trailheads, and Alder Point-Pocono Pathway. The City plans to develop a neighborhood park (Magnolia Park) off Bogart Lane which will serve the annexed area and the surrounding city area. The property for Magnolia Park has been acquired by the City

Public Works.

Sewer – The City is already providing sewer to the majority of parcels in the annexation area and will continue to do so under the same policies and rules after annexation takes place. It should be noted that the City has made significant investments in providing sewer service to this

area in the way of plans and studies. These occurred long before sewer was actually brought in to service new and existing subdivisions.

Street Lights – Boise City attempts to provide street lighting on a funds-available basis to all areas within the City according to adopted policies. The City will take over maintenance and operation of existing street lights in the annexation area and will plan for additional street lights as funds become available according to adopted policies. This furthers the City’s goal increasing public safety through street lights.

Drainage – Requiring new development in the annexation area to comply with City drainage standards will ensure better drainage features and facilities than would otherwise be built.

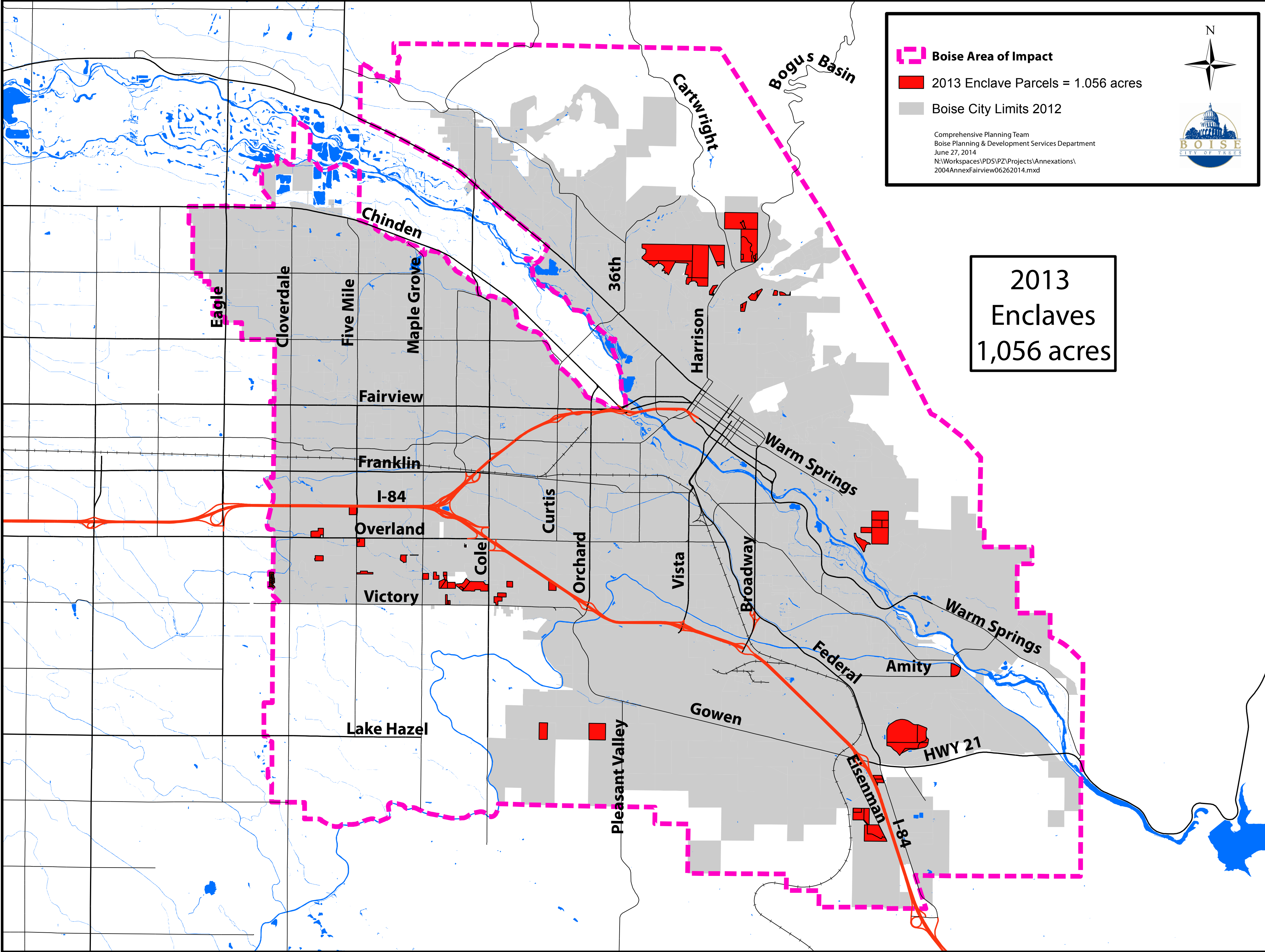
Library Services. All residents are eligible to use the Boise Public Library without individual payment of a non-resident fee because of the mutual participation of Boise Public Library and Ada Community Library in the Open Access Agreement. The annexation will help assure that revenues exist to maintain the quality library services which Boise City intends to provide all of its citizens.

C. The annexation is reasonably necessary for the orderly development of the city.

1. It has been the intent of this report and the annexation plan to demonstrate that this annexation will contribute to the efficient delivery of services and will thus benefit the entire community. The state legislature declared that it is also the policy of the State of Idaho,

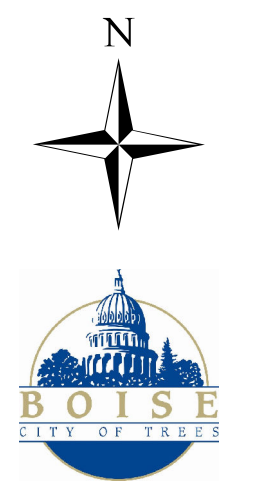
...That cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe. (I.C. 50-222(1))

2. The goal of orderly development is hindered when a City has urbanizing areas receiving municipal services adjacent to its borders that are not annexed. The City is unable to fully implement the goals and policies of its comprehensive plan in such circumstances.
3. The proposed annexation will contribute toward the stated goal of equitable allocation of costs by requiring a consistent property tax assessment among residents who have access to all of the municipal services offered by the City.



Boise Area of Impact
 2013 Enclave Parcels = 1.056 acres
 Boise City Limits 2012

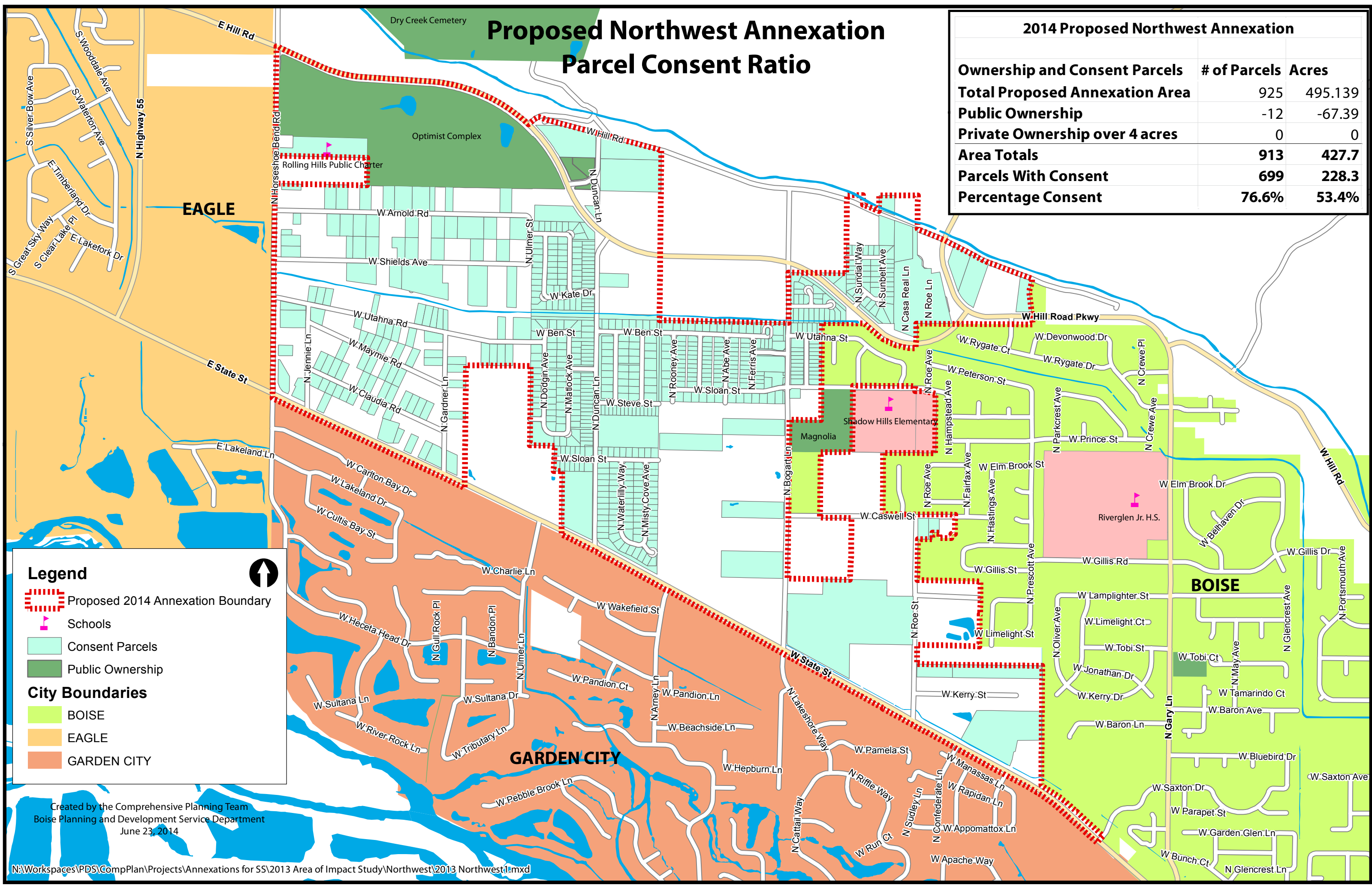
Comprehensive Planning Team
 Boise Planning & Development Services Department
 June 27, 2014
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2013
 Enclaves
 1,056 acres

Proposed Northwest Annexation Parcel Consent Ratio

2014 Proposed Northwest Annexation		
Ownership and Consent Parcels	# of Parcels	Acres
Total Proposed Annexation Area	925	495.139
Public Ownership	-12	-67.39
Private Ownership over 4 acres	0	0
Area Totals	913	427.7
Parcels With Consent	699	228.3
Percentage Consent	76.6%	53.4%



Legend

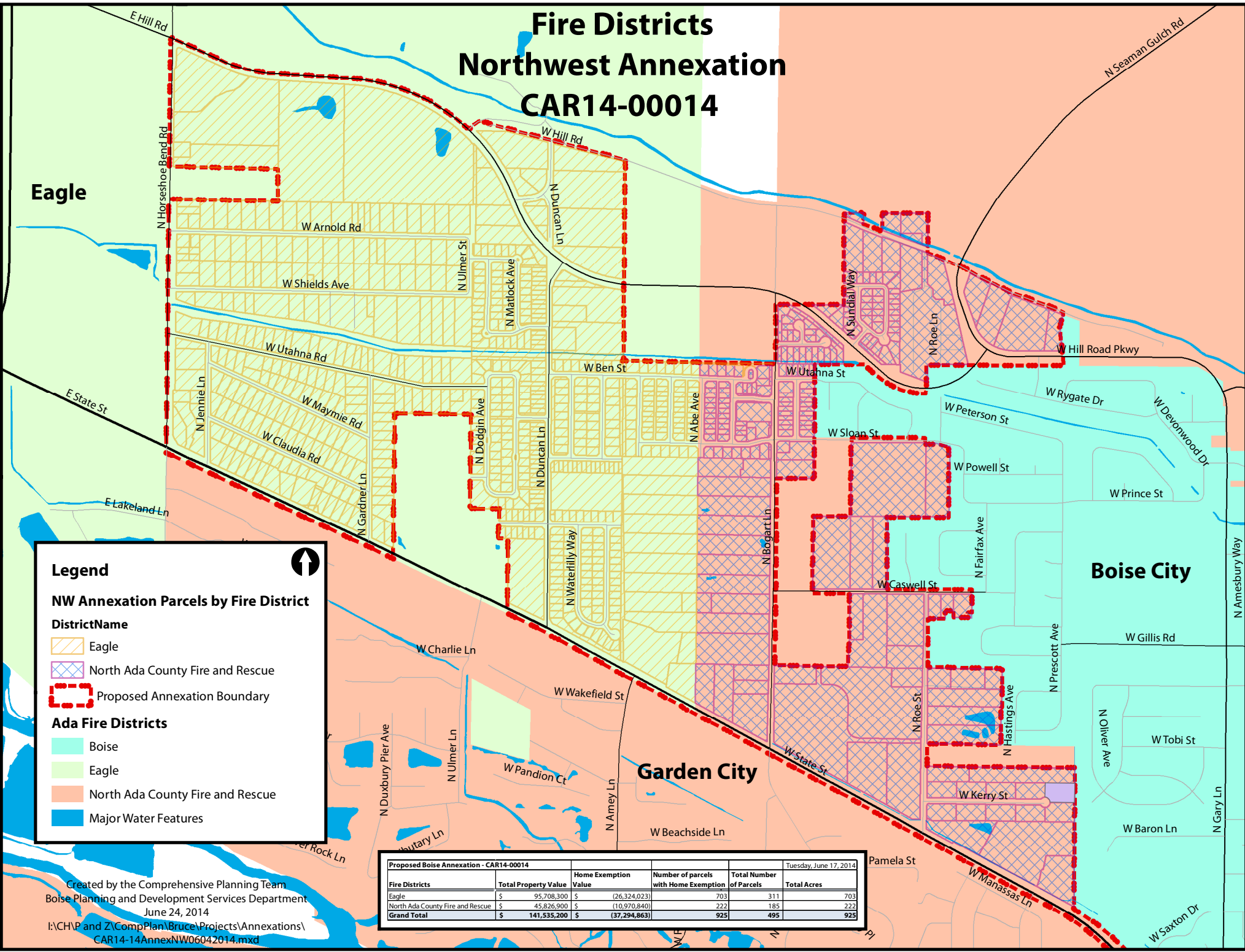
- Proposed 2014 Annexation Boundary
- Schools
- Consent Parcels
- Public Ownership

City Boundaries

- BOISE
- EAGLE
- GARDEN CITY

Created by the Comprehensive Planning Team
Boise Planning and Development Service Department
June 23, 2014

Fire Districts Northwest Annexation CAR14-00014



Legend

NW Annexation Parcels by Fire District

DistrictName

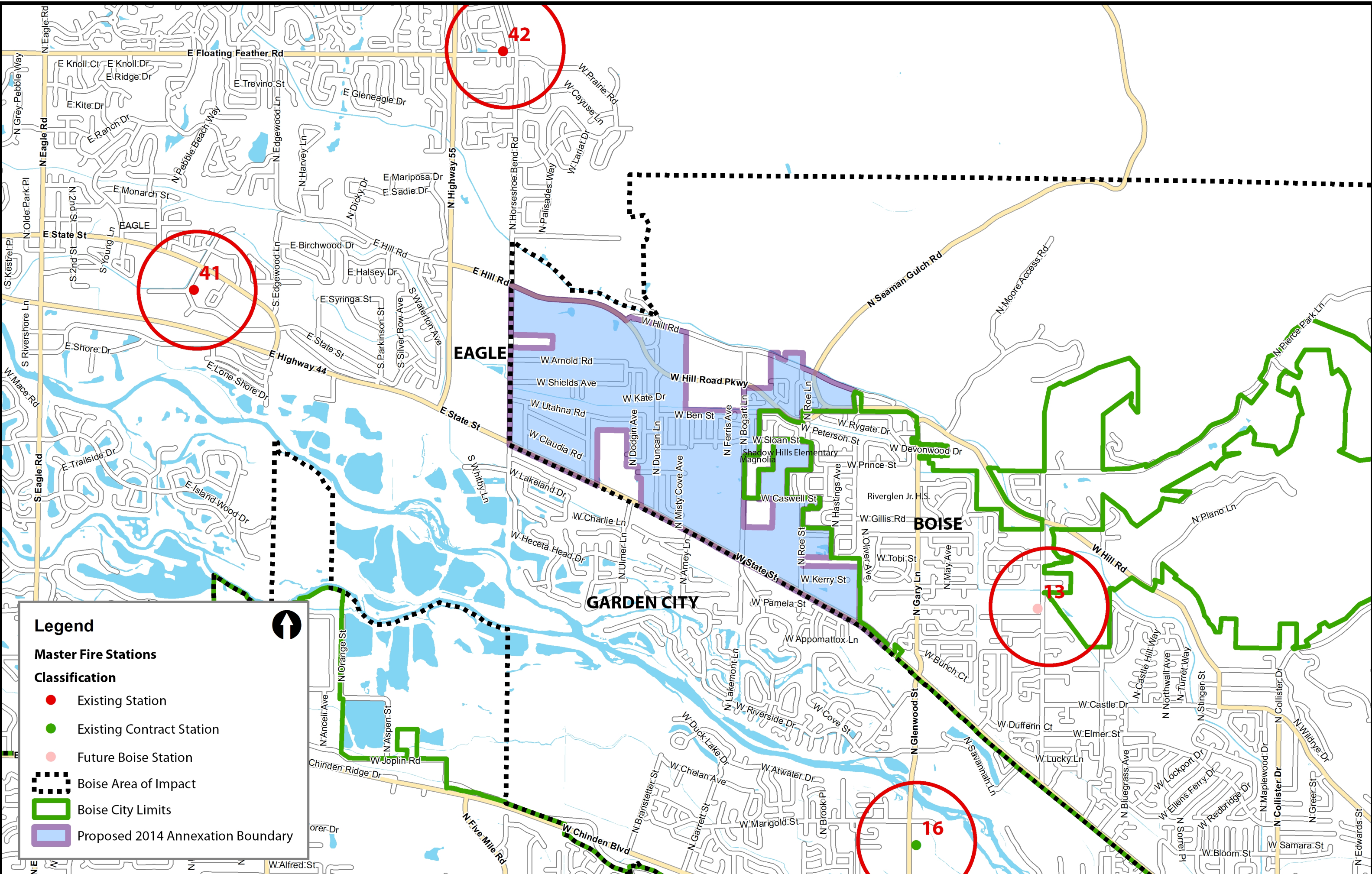
- Eagle
- North Ada County Fire and Rescue
- Proposed Annexation Boundary

Ada Fire Districts

- Boise
- Eagle
- North Ada County Fire and Rescue
- Major Water Features

Proposed Boise Annexation - CAR14-00014					Tuesday, June 17, 2014	
Fire Districts	Total Property Value	Home Exemption Value	Number of parcels with Home Exemption	Total Number of Parcels	Total Acres	
Eagle	\$ 95,708,300	\$ (26,324,023)	703	311	703	
North Ada County Fire and Rescue	\$ 45,826,900	\$ (10,970,840)	222	185	222	
Grand Total	\$ 141,535,200	\$ (37,294,863)	925	495	925	

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Boise Planning and Development Services Department
June 24, 2014
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CAR14-14AnnexNW06042014.mxd



Legend

Master Fire Stations Classification

- Existing Station
- Existing Contract Station
- Future Boise Station

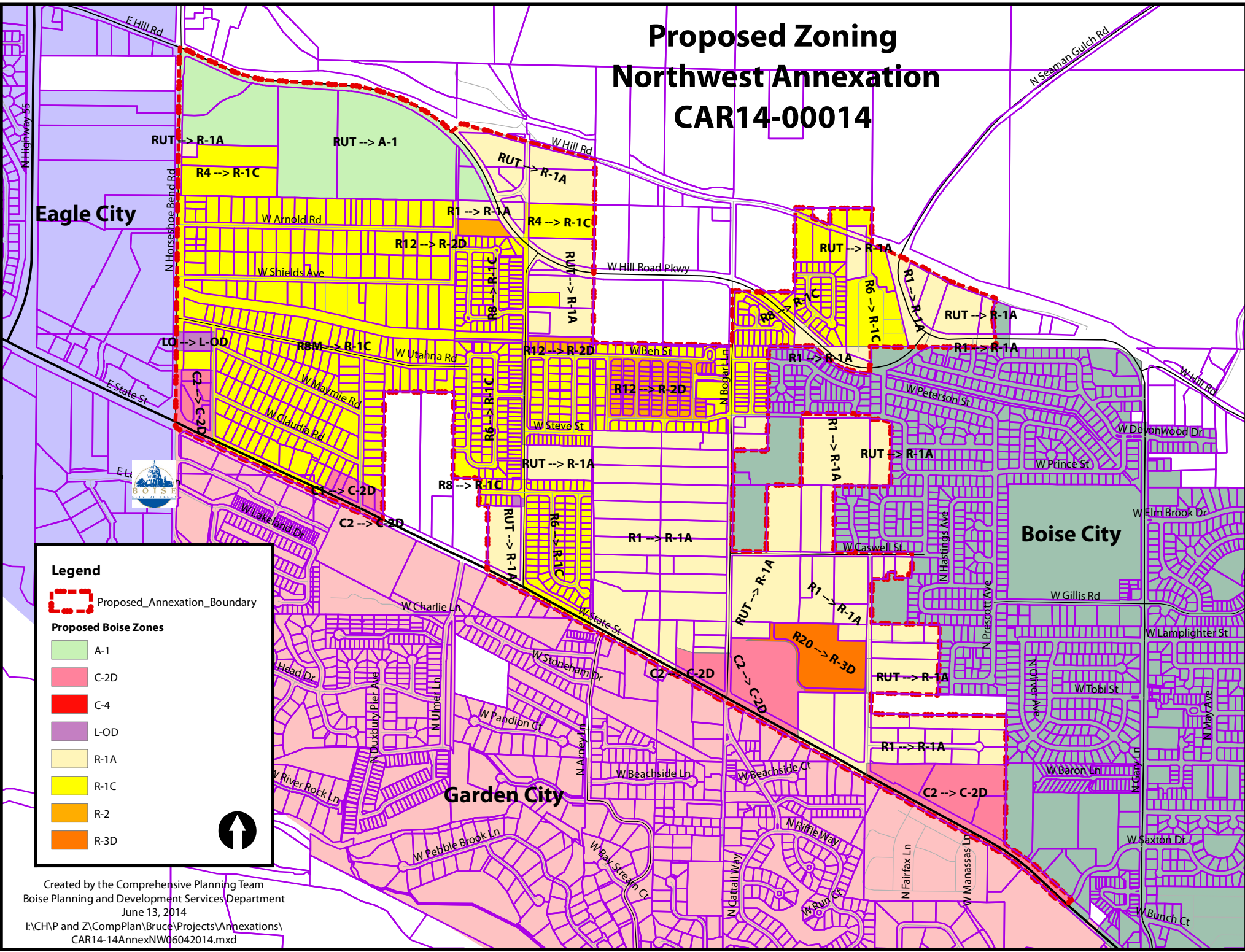
--- Boise Area of Impact

▭ Boise City Limits

▭ Proposed 2014 Annexation Boundary

↑

Proposed Zoning Northwest Annexation CAR14-00014



Legend

Proposed_Annexation_Boundary

Proposed Boise Zones

- A-1
- C-2D
- C-4
- L-OD
- R-1A
- R-1C
- R-2
- R-3D

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Boise Planning and Development Services Department
June 13, 2014
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CAR14-14AnnexNW\6042014.mxd

ANNEXATION PLAN

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

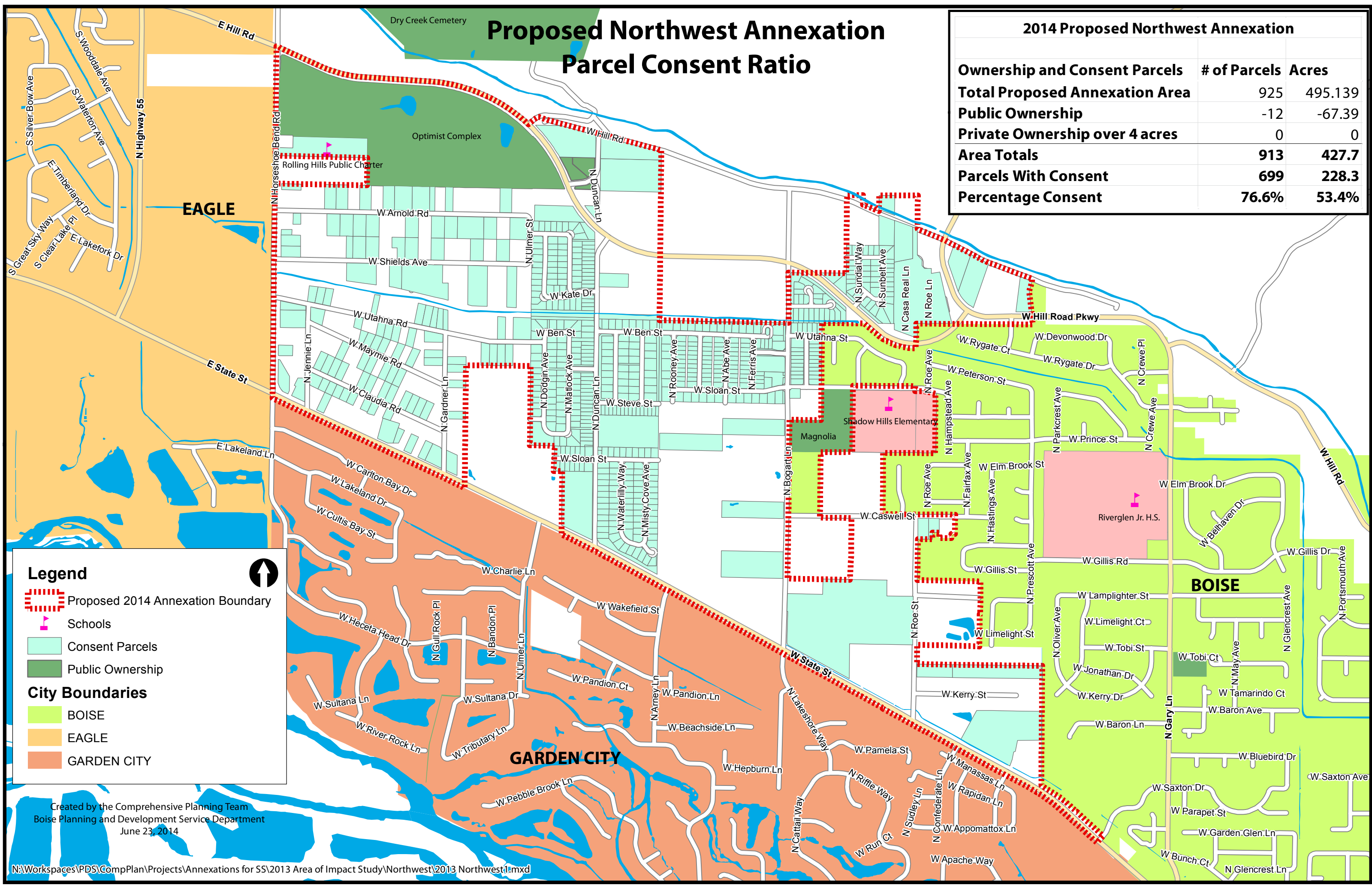
*For the northwest,
unincorporated
portion of the City's
Northwest Planning
Area.*

Annexation Boundary



Proposed Northwest Annexation Parcel Consent Ratio

2014 Proposed Northwest Annexation		
Ownership and Consent Parcels	# of Parcels	Acres
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Legend

- Proposed 2014 Annexation Boundary
- Schools
- Consent Parcels
- Public Ownership

City Boundaries

- BOISE
- EAGLE
- GARDEN CITY

Created by the Comprehensive Planning Team
Boise Planning and Development Service Department
June 23, 2014



CONTENTS

Purposes of Annexation.....3

Fire Protection Services.....4

Public Works.....5

Police Services.....9

Library Services.....10

Parks and Recreation.....11

Property Tax Impacts.....13

Other Taxes, Fees and Charges.....15

Zoning and Land Use Plan.....16

Frequently Asked Questions.....17

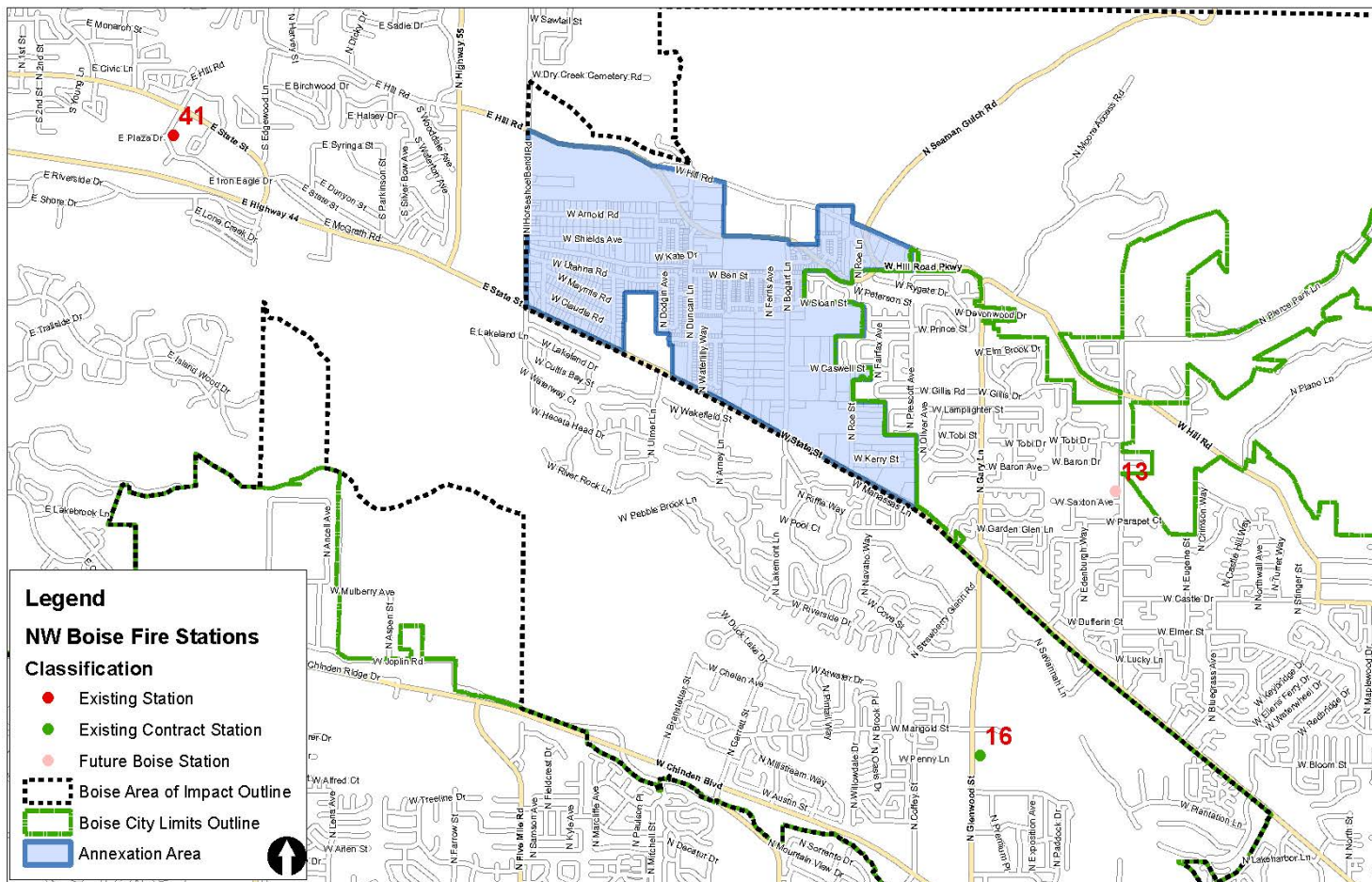
Purposes of Annexation

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 the Northwest area, thus helping to assure orderly growth. 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 Northwest area 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.

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.



PUBLIC WORKS / SEWER

Public Works has reviewed the proposed Northwest Annexation area.. The area is generally described as north of State Street, south of Hill Road, east of City Limits near Bogart Road and West of Horseshoe Bend Road.

I. GROUND WATER / AIR QUALITY

A. Assumptions

Ground water 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.

B. Issues

Area of Residential Development – As with areas within the City, residential trash expenses are not fully paid by residential customers. This annexation does not appear to include any significant offsetting commercial development.

C. Miscellaneous

This area, if annexed, 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. Additional resources must be allocated to IT and Utility Billing staff for new customers and additional billings. The City franchise agreement with Republic 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, includes 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 Storm Water 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

A very small portion of the area contains the Seamans Gulch floodplain. The City will be required to provide floodplain management of existing and future development within this area. 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 floodplain management and 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. The estimated number of such lights is shown in the table below.

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. Staff estimates of the additional lights needed to bring the area up to City lighting standards 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. Note that quantities are estimated based on experience that many of the potential lights will not be accepted by the residents, power will not be available, etc. In addition the City has begun converting lights to more efficient LED technology and at some point the inherited lights will need to be converted. Those costs are also shown in the table below.

O&M: The City will incur additional O&M costs for the lights that are inherited and 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
120	10	\$20,000	\$60,000	\$6,500

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. Annexation covenants will no longer be required.

The City has already constructed and/or accepted construction of sewers for the vast majority of the proposed annexation area.



POLICE SERVICES



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.

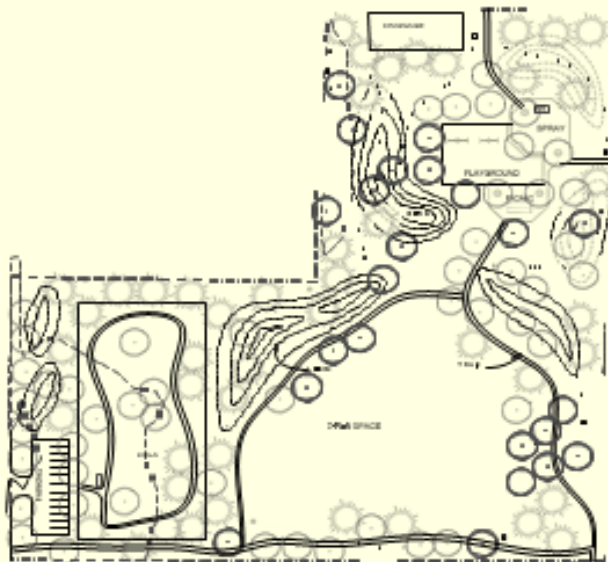
PARKS

One new neighborhood park, Magnolia, is planned for the area. If annexation occurs, 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.

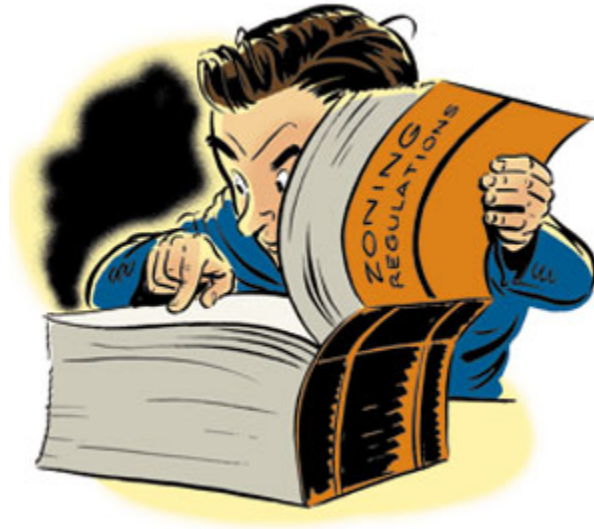
Boise City also collects franchise fees for electric, water, natural gas, cable television, and trash hauling services, with rates from 1% to 5%. County franchise fees would no longer be collected on billings from those companies.



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.

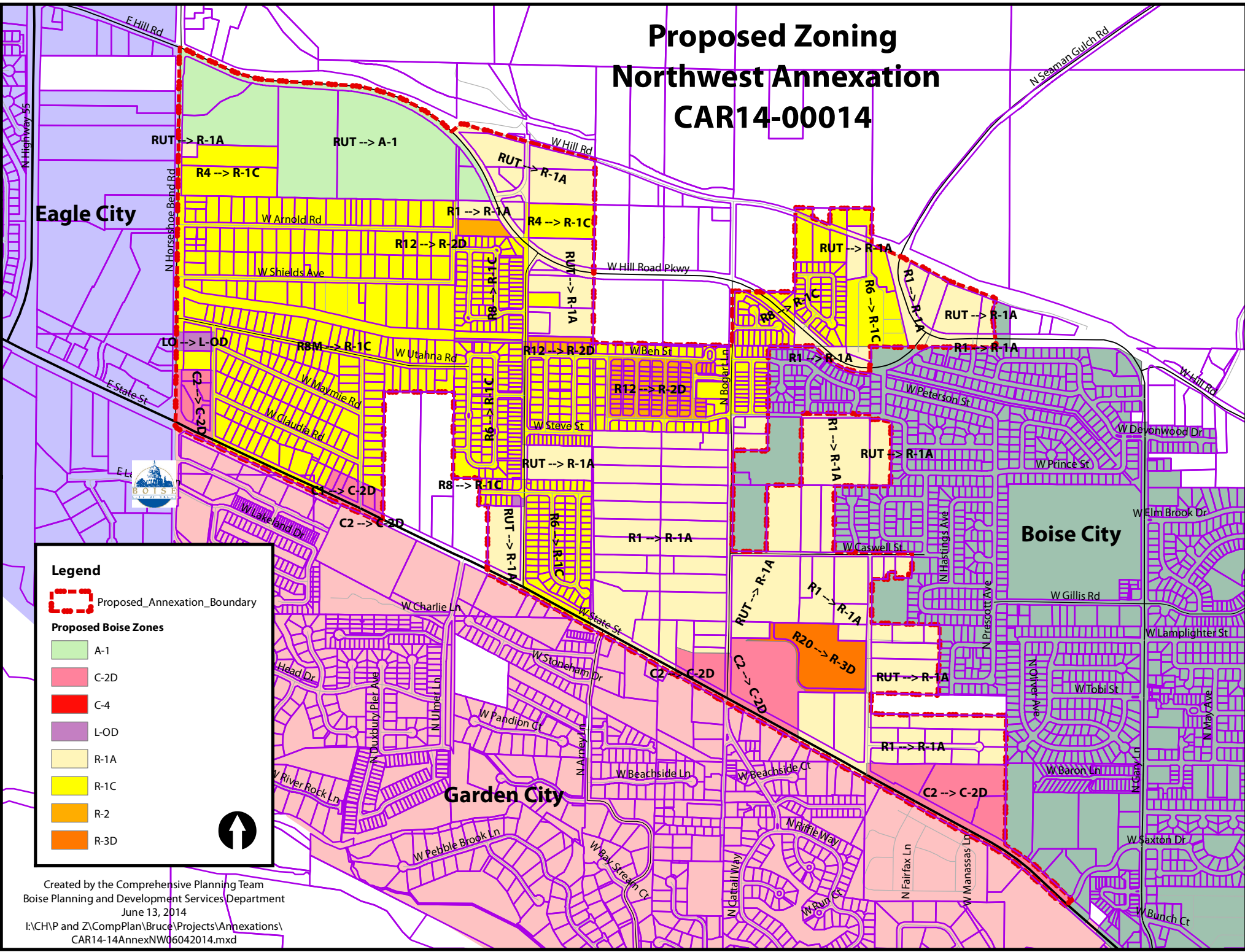
Ada County Zone

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

Boise City Zone

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

Proposed Zoning Northwest Annexation CAR14-00014



Legend

Proposed_Annexation_Boundary

Proposed Boise Zones

- A-1
- C-2D
- C-4
- L-OD
- R-1A
- R-1C
- R-2
- R-3D

Created by the Comprehensive Planning Team
Boise Planning and Development Services Department
June 13, 2014
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CAR14-14AnnexNW\6042014.mxd

FREQUENTLY ASKED QUESTIONS

1. What will be the change in my property taxes?

The examples and table above should give a fairly accurate representation of the increase in taxes that will occur after annexation. Property taxes are levied in the fall and are due on December 20th, although some 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. Sewer is generally available and many of the lots are already connected. 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, 2014.

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.

Scott Spjute

From: Ann Cowher <annieno392@live.com>
Sent: Wednesday, June 25, 2014 7:59 AM
To: MayorBieter; Elaine Clegg; David Eberle; Maryanne Jordan; TJ Thomson; Lauren McLean; bquinana@cityofboise.org; Scott Spjute
Subject: annexation of Randall Acres Subdivision (CAR14-00014)

I am a 75 yr. old widowed female living on a fixed income of \$935. mo. If we were to be annexed into Boise City and my taxes were to increase I could not afford to pay mine. At this point I use Circuit Breaker, but that may not always be available. I cannot afford in any way to connect to public sewer, and then face another monthly bill for that also. I am very content with my present living situation and have no desire for any change. If I had desired to live in Boise City I would have bought property there when I came to Idaho 23 yrs. ago. I did not want to live there then and still do not care to. Any help you can give me to avoid this annexation (of 606 acres generally located between the city limits and Horseshoe Bend Rd and between State St and Hill Rd) will be greatly appreciated. Thank you for your assistance.

Sincerely: Ann M. Cowher

June 18, 2014

RECEIVED
JUN 23 2014
DEVELOPMENT
SERVICES

City of Boise
Planning and Development Services
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701

To: Boise City Planning and Zoning Commission:

We own the Casa Real Estates mobile home park located within the proposed annexation area identified as file number CAR14-14. The 46 residents in our park are comprised almost entirely of senior citizens on limited fixed incomes. If our property is annexed, which encompasses the streets of North Casa Real Lane, Roe Lane, Chico Lane and Casa Grande, we will need to increase the monthly rents on each tenant by \$11.50 to \$12.00. Our calculations are based on the 2014 Tax Assessment Notice and allowing for a 35.5 percent tax increase. This will create a real burden on the vast majority of our renters. The sizeable tax increase without any tangible benefit given to those tenants, or the property owners makes us declare that we are very much against, and request that our mobile home park be excluded from this proposed annexation. Our property is identified as Parcels S0513234160 and S0513234140.

Respectfully submitted,

Donald L. Dodson
Janice M. Dodson

Donald L. and Janice M. Dodson Family Trust
8298 N. Casa Real Lane
Boise, Idaho 83714

June 30, 2014

RECEIVED
JUL 02 2014
DEVELOPMENT
SERVICES

To the Boise City Planning and Zoning Commission.

This letter is our written testimony against Annexation of the Northwest planning area (File #CAR14-14). Our property is located at 10402 Maymie Road Lots 3 and 4 of Randall Acres Subdivision Number 9. My wife and I purchased the two lots and small house in November of 1987. The 850 square foot house was built in 1950 and we added an additional 600 square feet in 1994.

The property was purchased because of the rural atmosphere and land where our daughters could play and raise animals as teaching tools of life as well as to raise stock for family food. Both daughters were in riding clubs. From the time we purchased the property, we have raised lambs, ducks, goats and beef on this property.

We have enjoyed this type of country-style living as have a lot of our neighbors over the years. There has never been a need for sidewalks or street lights. Traffic is light, mainly the residents living in this area. A lot of houses have night lights on sheds or safety-motion detection lights.

My wife and I attended the annex meeting in June 2014 and have downloaded the Northwest annexation plan. The following will address problems that we see with your proposal to annex as well as problems with the answers that were given at the meeting and the city office when I visited.

1. **Zoning ordinances can be extended to be like the city area.** If this is so, then why are we told we have grandfather rights as to how we are using our land such as livestock, working on our cars and equipment on our property? If we do have these rights and they are not somehow taken away later, how could our area be an extension and orderly growth to match the city?
2. **There would not be duplication of services if annexed.** There is not and still would not be duplication of services if we stayed in the county. There is already law enforcement in our area that respond to family problems, disputes with neighbors and help protect schools in the city or county when needed; this is called the Sheriff's Department. Fire protection being paid for by our county and state taxes. There will always be planning and programming problems whether we are in the city or county because of government rules and regulations that frequently cause problems between departments let alone with the public.
3. **Annexation will more nearly reflect the true social, economic and culture of the city boundries.** This could not be further from the truth. A lot of the residents in our area are older living on fixed incomes or young families that make very little money. This is why a lot of this area are single wide trailers, or a few homes built in the 50 and 60's era and pieces of large rural farming that was in this area. People could only afford to rent or buy this type of housing fixing them up when they had extra money. We do have new subdivisions from Dodgin and Ulmer Streets toward Boise but this is because developers bought big areas of land, which they then developed and sold to young couples and executives during the booms before the economic crash. North and West of both these streets will only reflect true economic, social, cultural

boundaries that you mention when we are all bought out by developers who come in and remove the old homes and trailers and replace them with subdivisions for families that can afford 100,000 to 300,000 dollar homes. If this were to happen then that might be a time to annex this area. All you are offering at this time is a 35% tax increase and give us nothing in return that we want for our area. If you must Annex, stop at the two streets mentioned. From there to the East at least looks like the city areas.

The rest of your plan mentions property owners gaining sewer, parks, and libraries. As to how great it is to have sewer, some of you on the Commission may have not been here when this was forced into our area with half-truths, omissions, changes of quoted prices to use it, and illegal liens on our properties that was overruled by the court after some residents lost sales of property or could not get loans on their property because of Boise City. The sewer was to give Shadow Hills School and the subdivision around it a hookup to the new Eagle sewer plant and lateral lines might come down to our streets. As soon as this was started there were letters sounding more like bribes to connect to the sewer and liens on our properties (when this was just pipe going through our area for the school.)

We have parks all around this area that are not maintained by the City of Boise. One more park is not needed. They stretch from Old Horseshoe Bend Road through Eagle to Eagle Island State Park.

We have fire and law enforcement protection; city protection would not make this any better.

You mention libraries that we use that Boise city provides to people outside of the city limits. My State and County taxes already grant my use of the State, County, school and college libraries. If we do not have use of Boise City libraries, we have lost very little.

Finally the tax impact chart shows nothing changes in the levies except for the loss of one or two but an addition of one levy of .008036783 that will raise property tax 35% just to say I am in the City of Boise. Receiving services we do not need or already have is not sufficient reason for our family to want to annex into your city.

We ask that our area stay as it is.


Francis Jeffries


Laila Jeffries

Scott Spjute

From: Kevin McIntyre <kevin.mcintyre@msn.com>
Sent: Wednesday, June 04, 2014 8:56 AM
To: Scott Spjute
Cc: Unknown
Subject: Comments on annexation CAR14-14

To the Boise City Council regarding the annexation case number CAR14-14,

As an property owner within the boundaries of the above annexation, I would like to express my concerns regarding this proposed change. I currently own 3 properties within the area of annexation and I don't see many benefits that offset the "estimated" property tax increases. With sewer, police, fire, etc. already being supplied the cost benefit is effectively zero and does not justify the increase in tax revenue. Each year, I have to go before the property tax assessor because of property tax increases and adding an additional 35% (or more) is an undue burden on the residences and owners of the properties within the boundaries. Most of this land is already developed and zoned so changing it does not benefit the owners.

I encourage you and other residents of the area to leave the property zoning as it is and reject this annexation.

Regards,

Kevin McIntyre

STANLEY MATLOCK
8633 N Bogart Lane
Boise, ID 83714

June 17, 2014

Mr. Scott Spijute
Planning & Zoning
P. O. Box 500
Boise, ID 83701

Re: CAR 14-14

Dear Mr. Spijute,

I would like to appeal the annexation of the following parcels:

Parcel # R74980000980, R 7498000986, R7498000985, R7498000999 adjacent to R798005695. This is 9 acres (less road easement taken through condemnation) and is adjacent to adjoining farmland. This is in alfalfa.

Also Parcel # SO514438930 and SO514438875 on State St. & Duncan Lane. This 10 acres is in pasture and has been rented for race horse pasture.

Due to my age and health problems we are unable to attend the July 14, 2014 meeting.

Sincerely,



Stanley Matlock
853-0992

RECEIVED

JUN 20 2014

DEVELOPMENT
SERVICE

June 23, 2014

We moved to Idaho in 1989 coming from rural Pennsylvania and Oklahoma. By 1991 we had saved enough money to buy a lot in Randall Acres Subdivision and had our home moved onto it. We had never purchased a home or land before and **if** we had been told this lot was in an "area of impact" we would not have known what that meant. You might say ignorance of the law is no excuse, but let me show you how many times in the last 23 years the rules (law) has changed to suit the will of the city of Boise.

After we purchased the land, I went downtown to pick up the permit to put in the septic system. It was at that time I was told I would not be issued a permit unless I signed a document saying that we wanted to be "annexed" into the city. When the clerk explained what that meant I refused to sign it, as we at that time and still do, not wish to be annexed into Boise. I never did sign the document and believe that many other people, during that time may have signed, believing that they had no choice but to succumb to the strong arm tactics of this bureaucracy. I believe that forcing people to sign this form was and is still illegal.

In February 1997 we received a letter from the public works department of Boise saying "the city of Boise is in the process of preparing plans and specifications for construction of a sanitary sewer... this project is being done in conjunction with installation of water mains by United Water of Idaho. Initially this sanitary sewer will be a "dry line"." There were three conditions given at that time under which Central District Health Department could mandate a property must be connected to the sewer.

In the fall of 1999, 2 ½ years later the sewer lines were installed but not water as promised.

January 2000 we received another letter that said "Boise city ordinances requires that existing structures with sanitary sewer service available be required to connect to the sewer system under two circumstances". There was a notice of pending lien against our property also as part of this mailing. So now we have switched from being governed by Central District Health to Boise City?

People during that time were not able to refinance their properties because of this illegal lien, also others selling or buying during that time were forced to connect to the public sewer even if they had a septic system that was functioning well. We and other property owners in the area did not request the installation of sewer services and should not have been governed by a city we were and still are not a part of and in which we have no voting rights. We did and still do have a septic system on our property that works well so we did not succumb to the city's "strong arm tactics". But many did, frightened by the government that is to serve us, its constituents.

August 2003, we received another letter letting us know that "Due on Sales document" was being rescinded. Someone must have had backbone and money enough to contest and prove that this lien was illegal.

Nowhere up to this point in time was there a mention of "implied consent" for annexation. That letter came October 2005 with notification that connections fees would be increasing soon but if there was a financial concern it could all be financed at prime interest rate plus a onetime administration fee and the cost of physically connecting your property to said lines. Thus encouraging/coercing people to go into debt (slavery) for a service they may not have even needed, plus a quarterly payment for sewer services.

October 2006 another letter stating interest rates would be increasing, plus there would be another 8% added and the connection fee would be increasing again in the spring of 2007. (Another scare tactic). But now there is only one mandated requirement for connection, Septic system failure. It was stated in this letter that "the increase in the interest rate is designed to encourage Ada County residents outside Boise City limits to connect to sewer". Giving the city consent for annexation. Because to annex our area by category B it is required that at least 50% of property owners consent, forced, implied or requested.

Since this letter dated October 2006, four more notices stating connections fees would be increasing but if you sign on now interest rates are only 3.25% and there is no mention of the additional 8% interest fee (this too must have been

illegal?). But I wonder if the people that were intimidated and connected during that time frame realize how much extra they are paying because they connected at that time.

Are you confused? Who wouldn't be? I share the above facts to show how many times the city of Boise has changed protocol to force this annexation through at least the last 23 years.

There is no benefit to the citizens of this 606 acres in being annexed. In fact we have much to lose. We are content with our police and fire protection, parks, library services etc. We love our "rural feel" and if we had wanted to live in the city we would have purchased property in the city. They've told us that when we are annexed "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." Sounds pretty vague to me. They told us at a meeting that we would be "grandfathered" to continue home-based businesses and to continue keeping our livestock. And we're supposed to believe them? Why? What happens to grandfather rights if the property is sold or it is inherited?

I am fighting not just for myself but for the seniors, disabled persons, those on fixed incomes and my friends and neighbors who may lose their homes and properties because they will not be able to afford a promised 35.5% property tax increase. As near as I can tell Idaho is one of only two states that have these forced annexations. This is a process that should be voted on by the property owners of the impact area.

Thank you for taking the time to read this letter please consider this as a request to search out the lack of integrity and even possible illegal actions taken by the city of Boise for decades in regard to this annexation, and to hear the voice of the people. We DO NOT WISH TO BE ANNEXED into Boise city now or in the future. We hope the current Boise city officials will acknowledge the wrong that has been done and choose to do the right thing. I would be happy to make copies of mentioned letters available to anyone who would wish to do further research.

We are losing our precious freedoms and becoming enslaved by the very institution entrusted to protect our freedoms--our government. As Boise continues its march toward tyranny, it is trampling underfoot the freedoms that once made this a great nation.

"If you will not fight for what is right when you can easily win without bloodshed; if you will not fight when your victory is sure and not too costly; you may come to the moment when you will have to fight with all the odds against you and only a precarious chance of survival. There may even be a worse case. You may have to fight when there is no hope of victory, because it is better to perish than to live as slaves."- Churchill

Sincerely,

Kim W. Strouse

Scott Spjute

From: D Wolf <dondianewolf@gmail.com>
Sent: Saturday, June 21, 2014 9:03 AM
To: Scott Spjute
Subject: Re: annexation meeting; parcel R8123250150

Thank you Scott. I am fully aware that annexation is inevitable and that I am only postponing it for a short time. My concern is if I am not part of the annexation will that impact the services I now have for trash collection, police (if for some reason I need to contact the police would it be city or county), fire protection, etc.

I know you are very busy but if there is anything that I should be concerned with I would appreciate you making me aware of it.

Thank you.

Sincerely,

Don Wolf

On Mon, Jun 16, 2014 at 10:45 AM, Scott Spjute <Sspjute@cityofboise.org> wrote:

Don,

I enjoyed meeting with at the meeting last week.

Your 5.85 acre parcel will be excluded from the current annexation effort. However, if the annexation happens, your property will be surrounded by the City and will then be eligible for annexation at any time.

Let me know if you have any questions.

Best,

Scott Spjute

384-3831