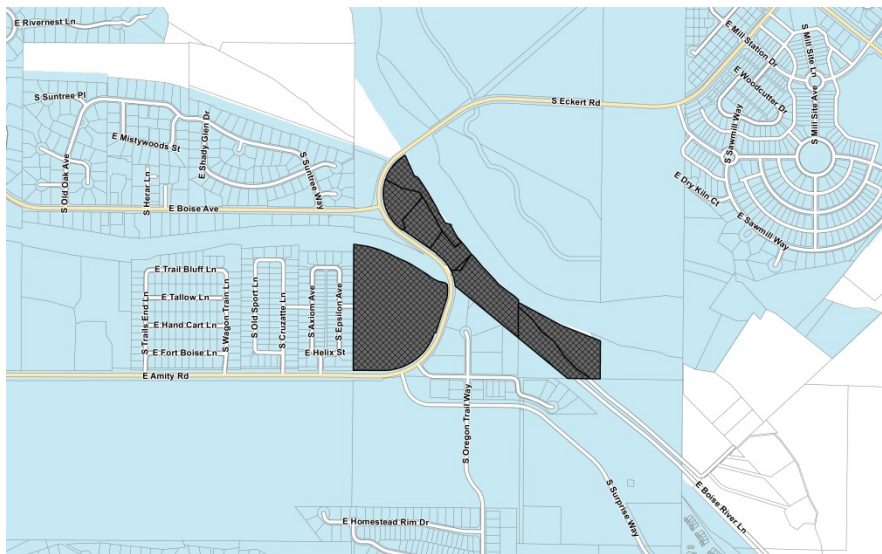
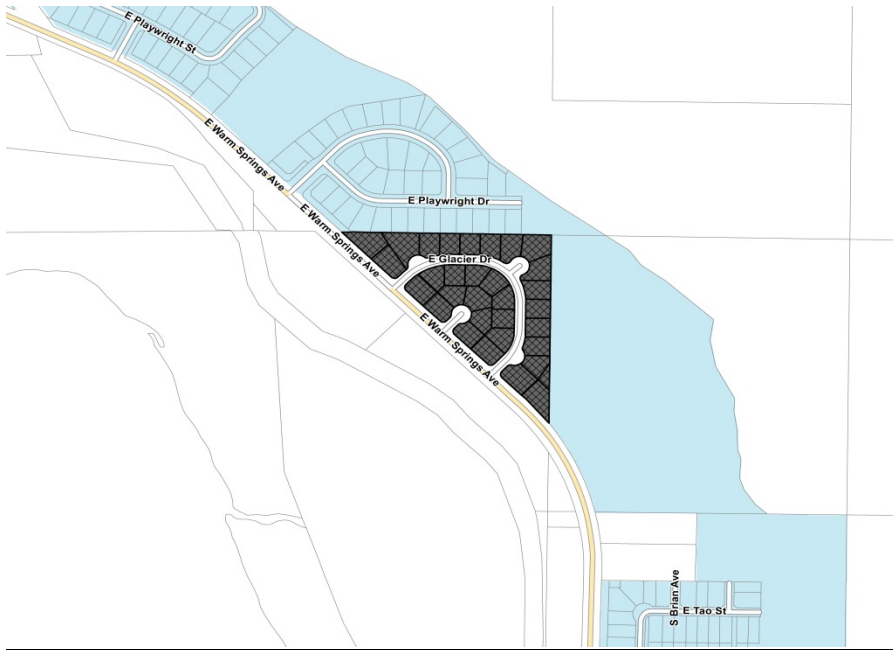
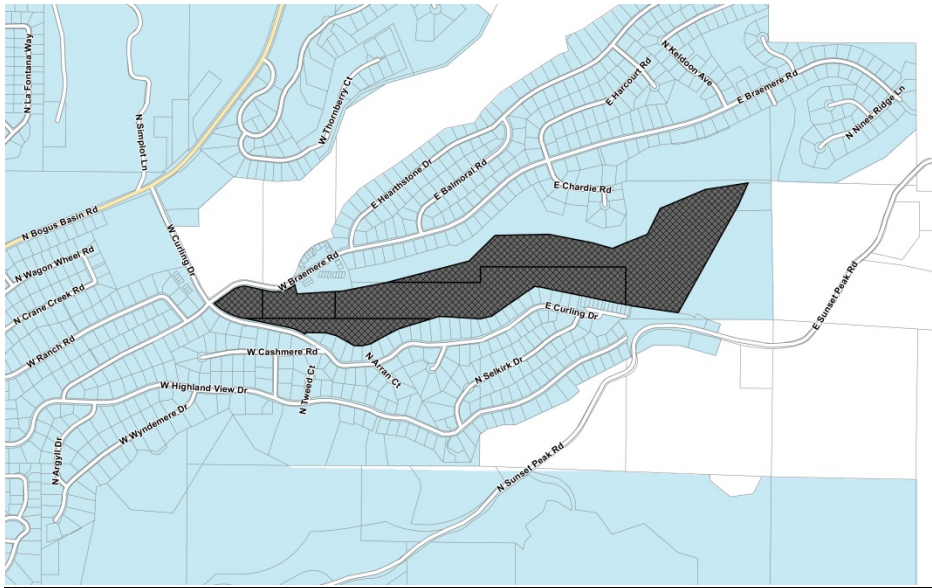


ANNEXATION PLAN

CAR15-26

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

*For parcels scattered
throughout the City
that are surrounded
or nearly surrounded
by City limits.*





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Purposes of the 2015 Boise City Enclaves 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



The lands proposed to be annexed are contiguous to or enclaves within the service area the Boise Fire Department is currently resourced to serve.

Some of the areas proposed to be annexed may currently be serviced by the North Ada County Fire and Rescue District or Whitney Fire District, which contract for all of its tax-supported services from the City of Boise. Annexation of the proposed lands would reduce the tax revenues collected by the Fire District, which would be offset by a formulaic reduction in the amount the District pays the City to provide fire services.

PUBLIC WORKS / SEWER

PUBLIC WORKS / SEWER

Public Works has reviewed the proposed Infill Annexation in the Riverland Terrace area. The area is shown on the attached map.

GROUNDWATER / AIR QUALITY

Assumptions

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

SOLID WASTE

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.

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.

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 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 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.

STORMWATER

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.

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.

DRAINAGE

A. Issues

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

Budget Needs

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

STREET LIGHTING

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.

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	4	\$30,000	\$0	\$200

VI. SEWER

Assumptions/Issues

This area is currently without central sewer. City of Boise’s current sewer extension policy does not allow for sewer extensions for areas outside of City limits. Annexation of this area will therefore will make it possible for this area to be provided with central sewer. In order to fully serve this area approximately 2,300 linear feet of sewer main will be need to be constructed. The City of Boise has policy and procedures in place that will allow for the construction of the sewer. The sewer fund will provide the funding for this project. Sufficient funds are available to complete such and extension.

Property owners are only required to connect to central if their septic system fails.

POLICE SERVICES

BPD police services will extend to the proposed annexation area without significant adjustment to current staffing levels or organizational structure. In addition to police responses to calls for service through the E911 system, many other services will be extended through existing Neighborhood Service Teams to solve neighborhood problems, reduce vehicle accidents, provide a wide variety of educational opportunities, investigate crimes, and address many other quality of life issues utilizing a wide variety of programs and skills available.



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 is 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.

As unincorporated parcels, the owners of the enclaves currently pay tax revenue to the County for public safety services.

LIBRARY SERVICES

All residents of the areas proposed for annexation are already eligible to use Boise Public Library without individual payment of a non-resident fee because of the mutual participation of Boise Public Library and Ada Community Library district library in the Open Access Agreement. Many of the public library users in this area, for example, may use the Ada Community Library at Five



Mile and Victory Roads because of its more convenient location relative to the Boise City libraries. Any newly annexed resident who has commonly used Ada Community Library, Garden City Library, Eagle Public Library, or Meridian Library District will still be able to do so without payment of a direct individual or family non-resident fee thanks to this Open Access Agreement.

All of these parcels would receive library service from existing branch libraries.

The Ada County Free Library District will experience a reduction in their property tax revenue due to the annexation.

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

PARKS

No new parks are planned as a result of these annexations. All existing City parks and greenbelt facilities are available for use by the residents of the areas to be annexed. Recreation programs are available to City residents at a substantial discount compared to County residents.



There is a master parks plan that identifies future park needs and sites for all of the area of impact.

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 the School District, Ada County, the Ada County Highway District, the Emergency Medical System, Ada Community Library, Whitney Fire Protection District, 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.

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.

For some of the proposed properties to be annexed, the estimated property tax impact is an increase of .00469 mills per \$1,000 of assessed valuation, or \$4.69 per \$1,000 of assessed valuation, based on the latest available levy rates.

Example:

1. A residential property assessed at \$250,000 with a homeowner’s exemption of \$89,580 would have a taxable value of \$160,420. In Ada County, the yearly property tax would be \$2002.73. After annexation, the annual property tax would increase by \$752.96 to \$2755.69.

The figures are based on a 2015 tax levy rate of 0.012484395 for code area 120 (Ada County) and 0.017178050 for code area 01-6 (Boise City).

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 permits or zoning applications. The costs for City building permits and zoning applications differ from those in Ada County.

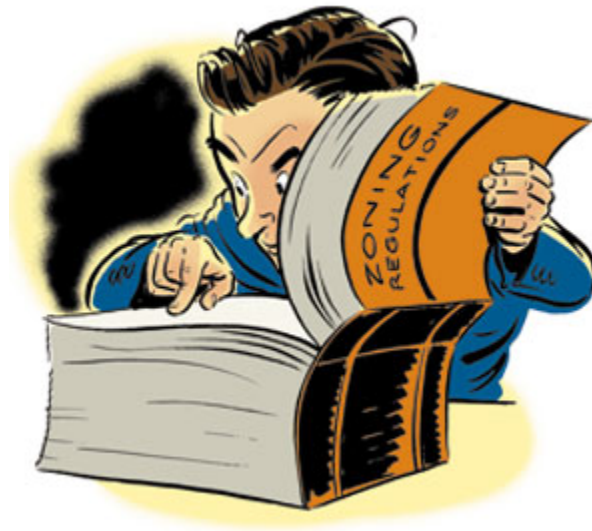
POTENTIAL EFFECTS OF ANNEXATION UPON OTHER UNITS OF LOCAL GOVERNMENT WHICH CURRENTLY PROVIDE SERVICES

After annexation, Fire Districts and Library Districts will no longer receive tax proceeds from those properties annexed. However, Boise City has a services agreement with the Whitney Fire Protection District and with the Ada Community Libraries to assure that the annexation doesn't negatively impact their ability to continue operations. The agreements have been very successful in developing cooperative area wide services. Residents of the City can continue to use the Ada Community Library and City libraries.

Ada County, Ada County Highway District, the Emergency Medical System (ambulance and other medical services), and other county wide services are not effected by annexation and those entities will continue to receive property taxes from annexed properties.

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 areas and parcels proposed for annexation. Generally, the designation will reflect current use of the property.



The annexation areas will be subject to the Boise City zoning ordinances upon annexation. In most cases, the zoning designations 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 will be applied.

Examples of current and future zoning:

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)

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.

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. Currently, the City’s average residential monthly sewer bill is approximately \$23.23 per month. 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?

Some of the reasons include:

- The areas are surrounded or nearly surrounded by land within the City limits.
- 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.

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.

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.