

Planning Division Annexation Report

File Number CAR15-26
Applicant Boise City
Property Location East and Southeast Areas of City
Initial Public Hearing Date P&Z: September 21, 2015
By Boise City Planning and Zoning Commission
Planning Team Member Scott Spjute

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Maps
Annexation Plan
Comments

1. Executive Summary

Description of Request

Boise City requests annexation of 46 parcels totaling approximately 95 acres including: 1. A portion of Crane Creek Golf Course, 2. Riverland Terrace Subdivision and 3. Parcels in southeast Boise. Zoning to be assigned will match Ada County zoning or the Boise City Comprehensive Plan Land Use Map designation.

Planning Team Recommendation

Approval

Summary

The present effort seeks to incorporate certain parcels, of which there are 46 totaling 95 acres.

The reasons for annexation of these parcels are explained in the annexation plan. In short, it is not reasonable for a parcel to be subject to Ada County jurisdiction while those around and/or adjacent to it are subject to Boise City's. 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 lands being considered for annexation and the City are inextricably bound together.

State code allows annexations of up to 99 parcels where not all owners consent to annexation under the Category B procedures, in which special notice and preparation of an annexation plan are required. The notice was sent in accordance with state law and the annexation plan is attached to this report. In nearly all instances, zoning will be assigned that most closely matched the current Ada County zoning. In other instances, zoning will be assigned that is different from County zoning but which is in line with the land use designation under Blueprint Boise

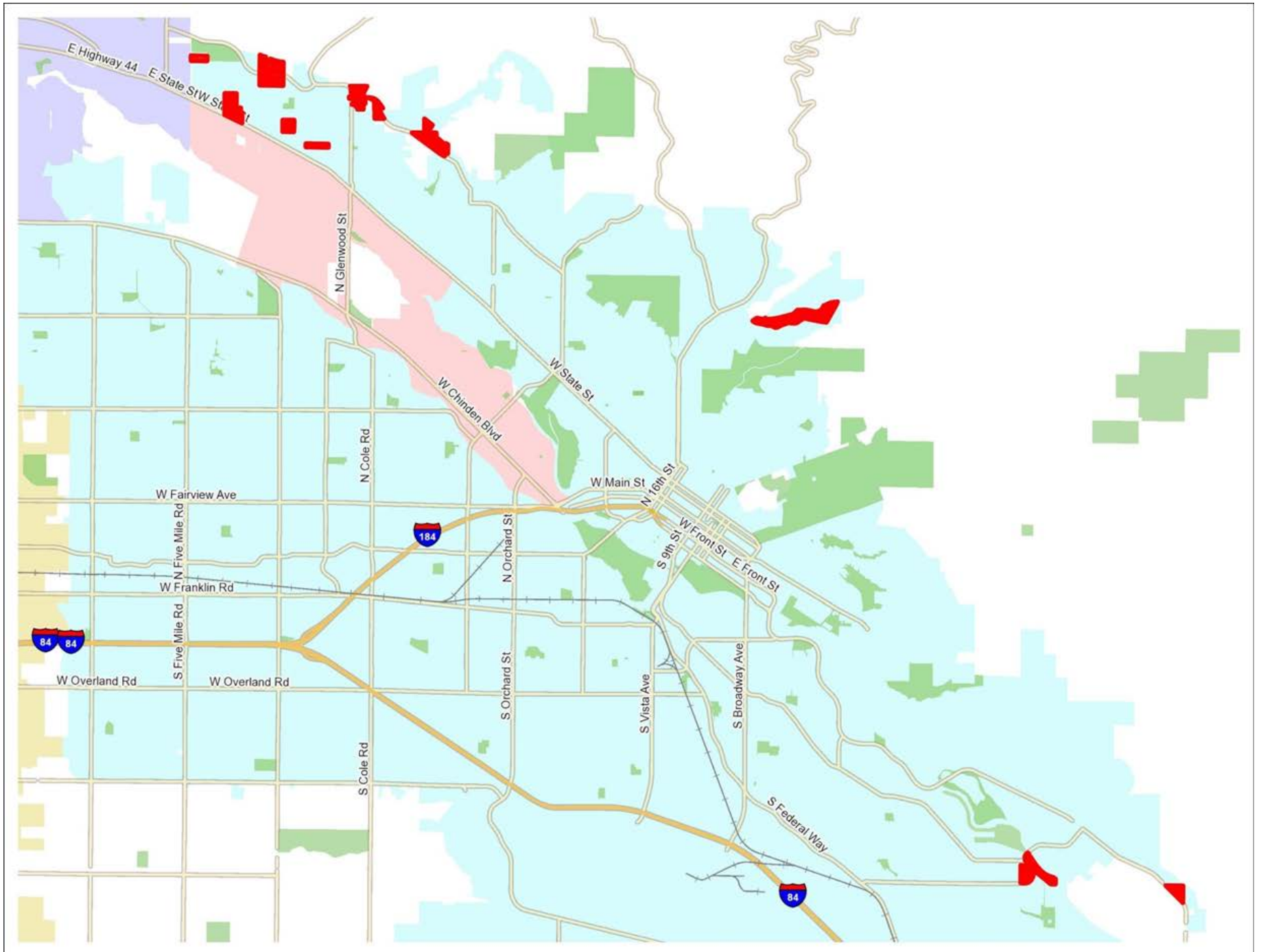
For reasons outlined in this report, the Planning Team feels that inclusion into Boise City is appropriate at this time and recommends that the Commission and Council enact and adopt an ordinance effecting annexation.

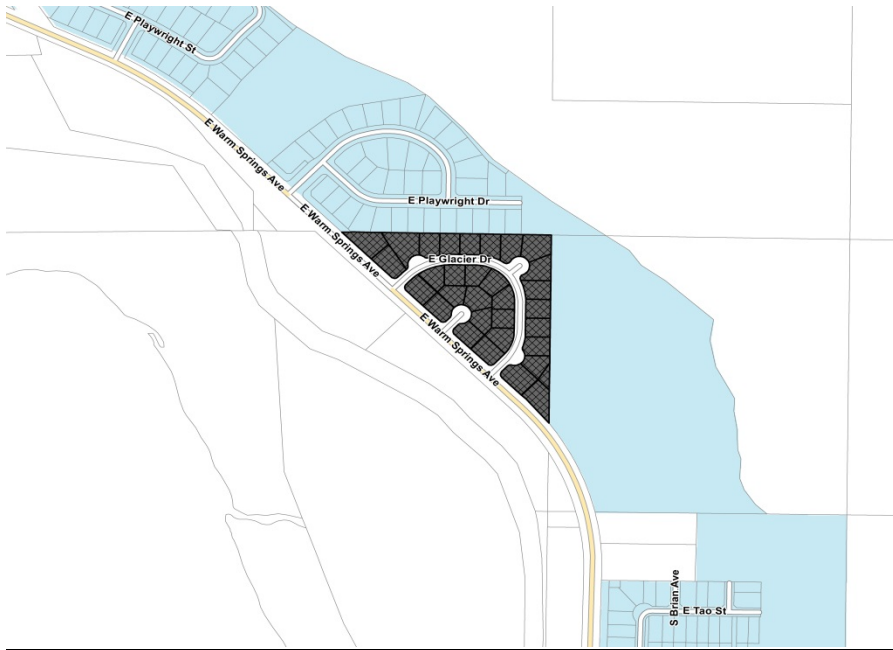
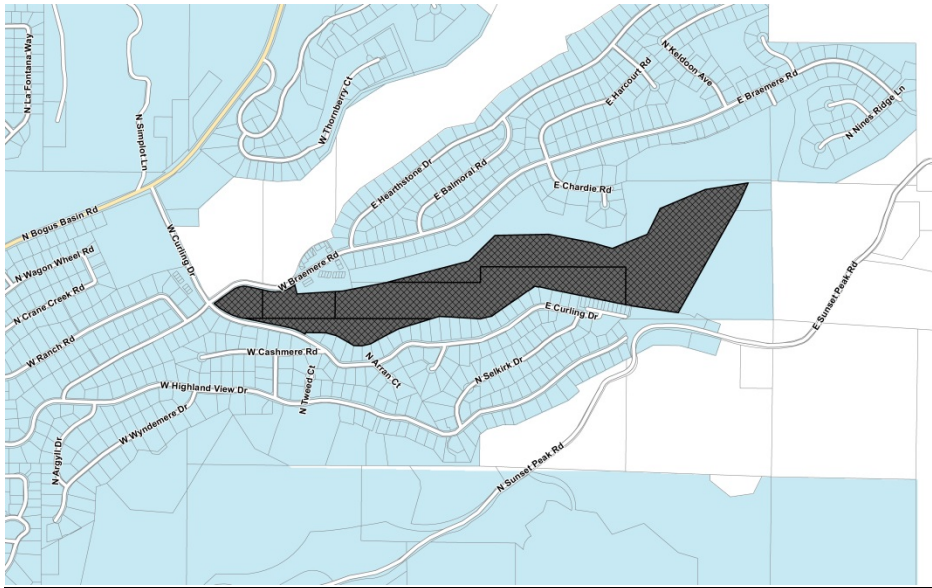
2. Facts, Standards of Review & Reason for the Decision

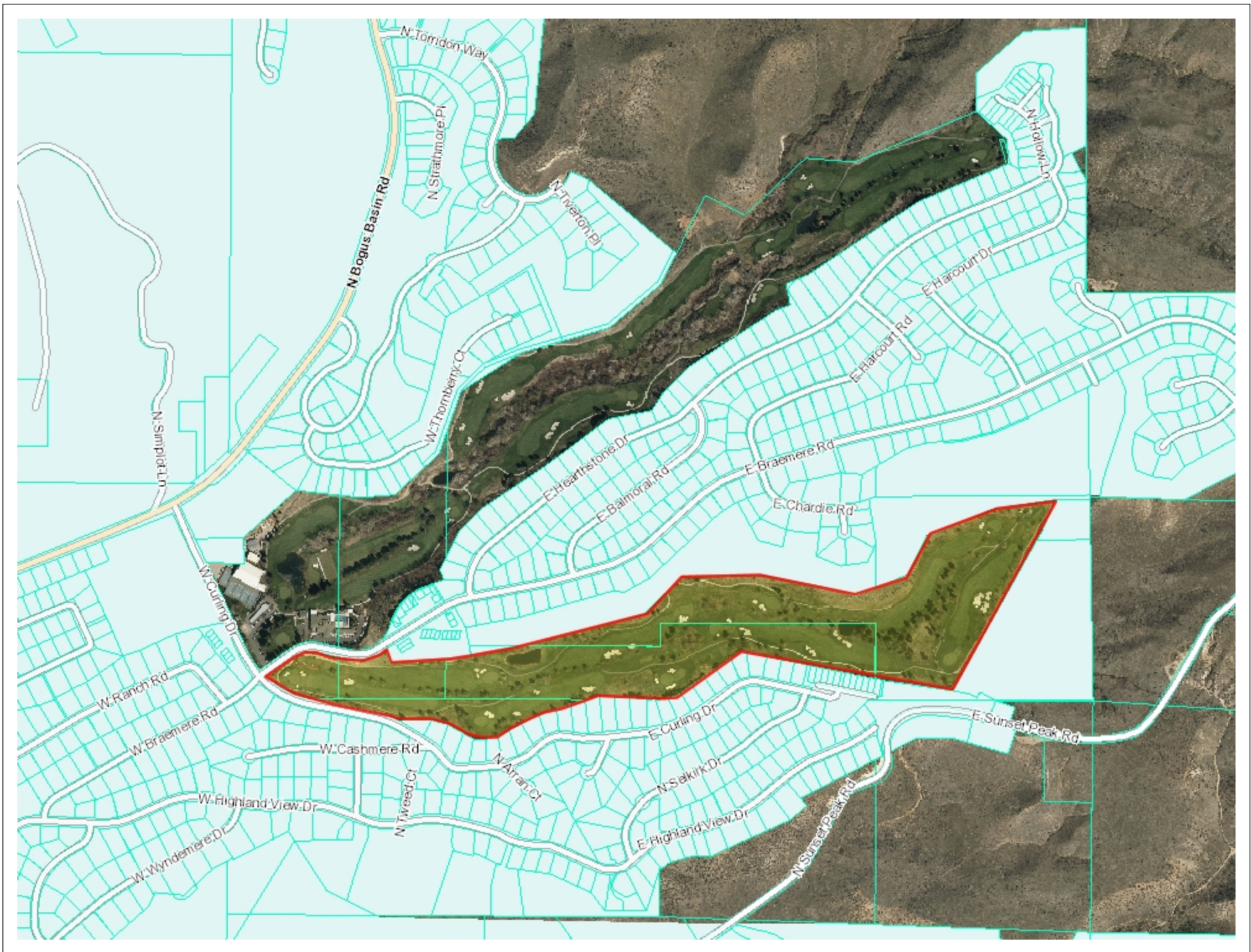
Type of Application

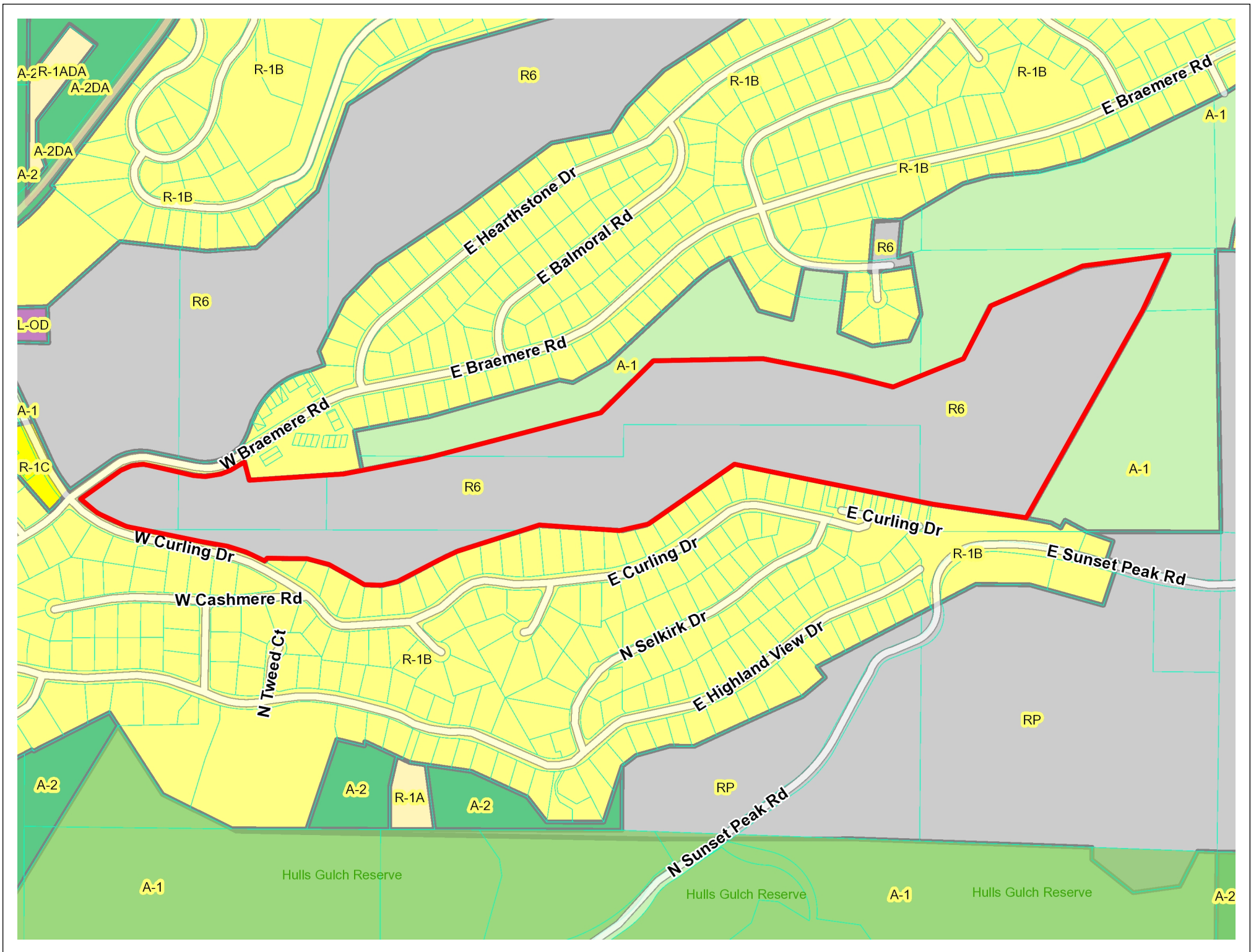
Annexation with zoning designations in accordance with the following examples:

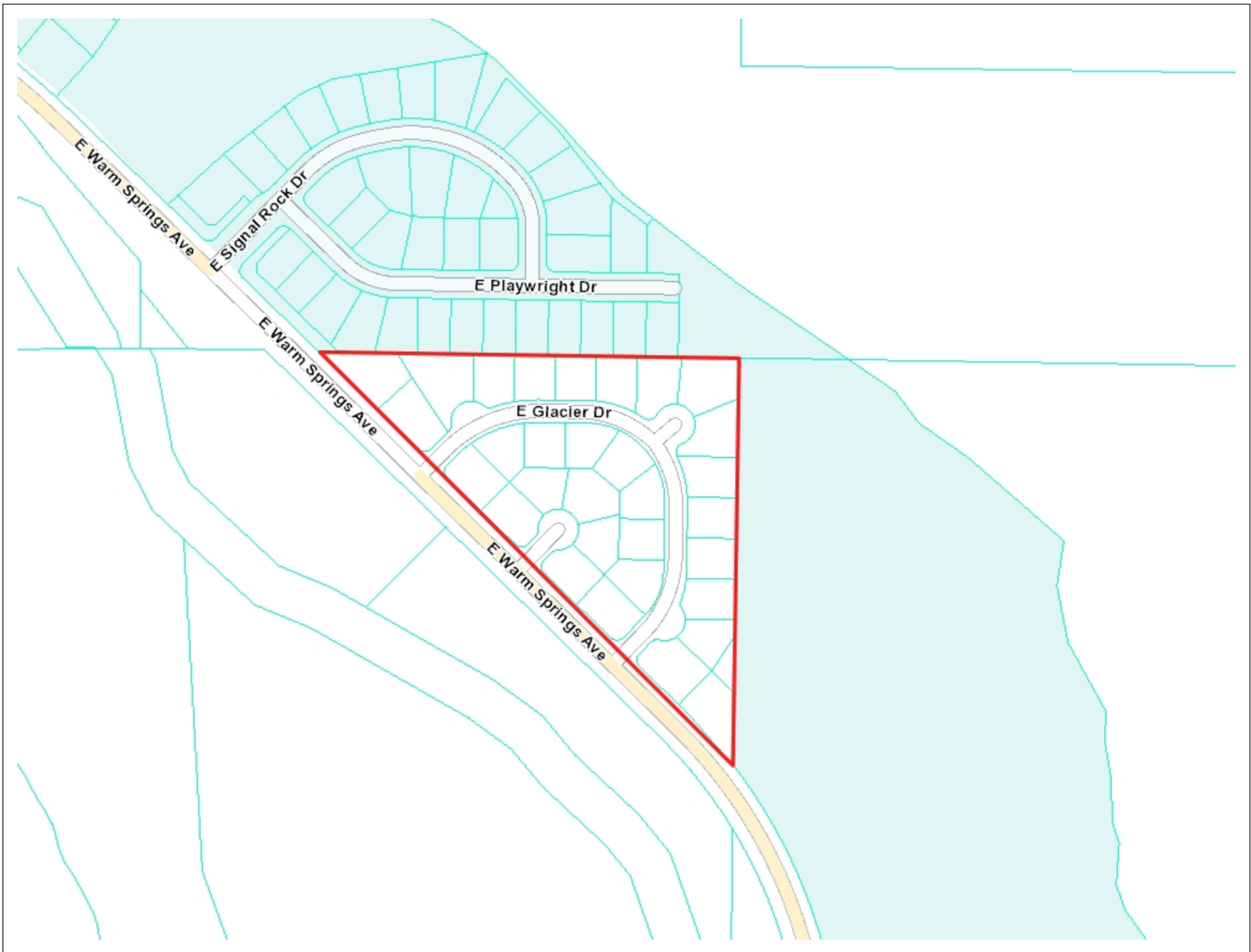
Annexations for Fall 2015



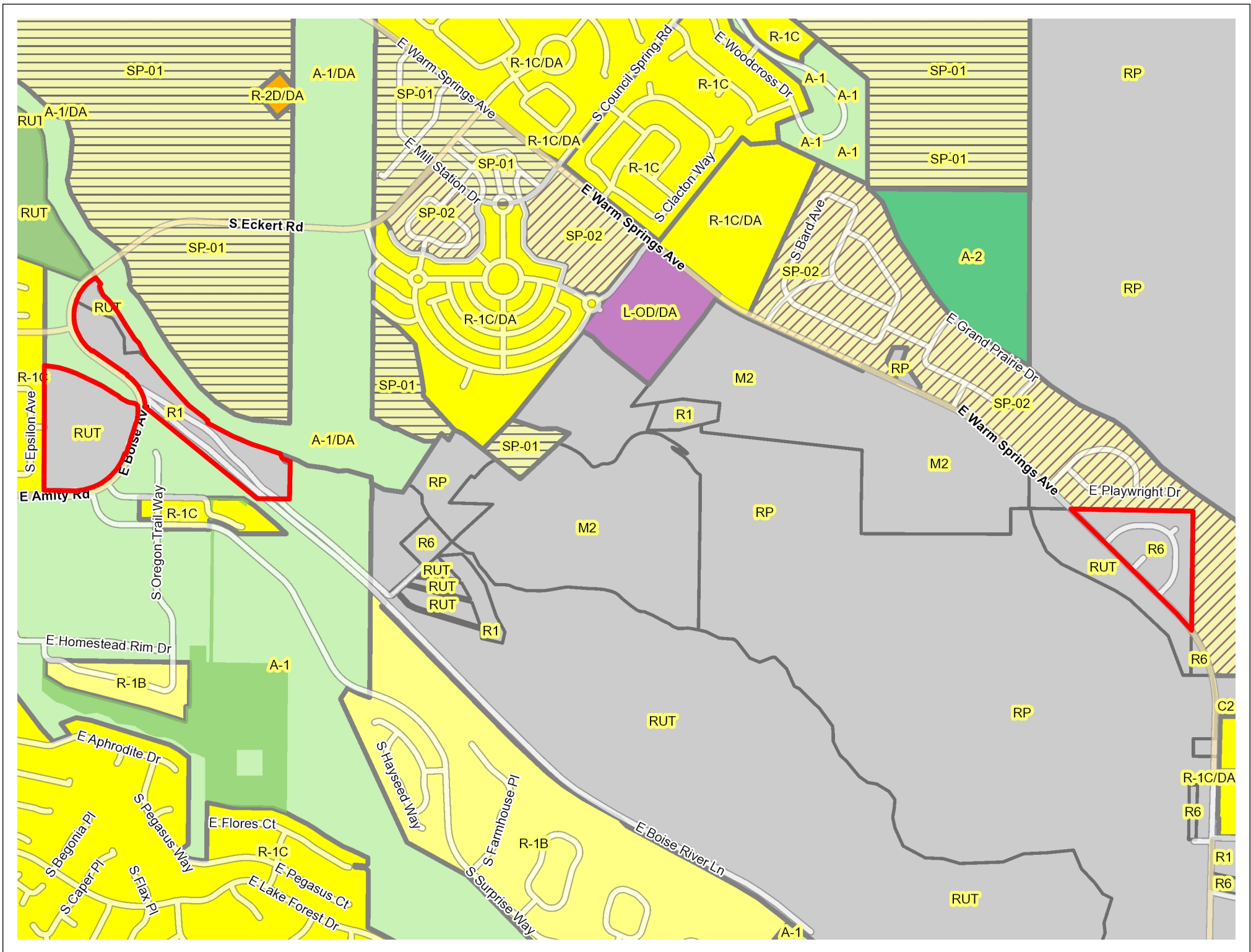












<u>Ada County Zone</u>	<u>Boise City Zone</u>
RUT, R1	R-1A (large lot, semi-rural)
R4, R6, R8, R8M	R-1C (single family urban densities)
R12	R-2D (higher density residential)
R20	R-3D (high density residential)
C1	C-1D (neighborhood commercial)
C2	C-2D (general commercial)
RP	A1 (Open Space)

Standards of Review

Section 11-06-01.03 Public Hearing

The Planning and Zoning Commission shall advertise, provide notice and conduct a public hearing in accordance with Section 11-03-06 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 police and fire protection, and inadequate land use planning resulting in disorderly growth. Now that city development has encompassed the subject properties, annexation is even more crucial.

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 a central city is able to address emerging fringe area concerns.

More than ever, both Ada County and Boise City local government officials are recognizing 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 or surrounded by it seldom agree to annexation, primarily because of increases in property taxes and franchise fees, after annexation these lands will be privy to all the services, amenities and advantages inherent with being in Boise City limits. Planning is recommending that the Council annex the subject lands for reasons that are larger in scope than financial impact on individual property owners 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 best way for that to be accomplished is for annexation to occur. The standards set forth in the Comprehensive Plan assume that annexation will occur in tandem with development. When that cannot or does not happen, it is necessary for the City to undertake these types of Category B annexation efforts.

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 argue 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.

Police. The Boise City Police already patrol around the area. No significant outlays will be required to provide service to the enclaves after annexation.

Fire. Fire and Emergency Medical Services will be provided from the Boise Fire Department or through contract from Whitney Fire.

Parks. All of the existing City parks and greenbelts are available for use by the neighboring residents of the subject 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.

3. General Information

Notifications

Neighborhood Meeting held on **August 17, 2015**.
Newspaper notification published on: **August 15, 2015**.
Radius notice mailed on: **August 7, 2015**.
Planning posted notice on site on: **August 26, 2015**.

Size of Property

Approximately 95 acres

Land Use

Existing Land Use

Multiple uses.

Present Zoning

Multiple zones.

Requested Zoning

City zones will be assigned based on the most equivalent to existing County zone and/or the Blueprint Boise land use designation.

Hazards

None Known.

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
Streets Adherence to the LOS standards adopted in the

Community
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 CAR15-26, 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.

- 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.

No significance cost of services or revenues are anticipated.

- 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 areas. 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>Ada County Zone</u>	<u>Boise City Zone</u>
RUT, R1	R-1A (large lot, semi-rural)
R4, R6, R8, R8M	R-1C (single family urban densities)
R12	R-2D (higher density residential)
R20	R-3D (high density residential)
C1	C-1D (neighborhood commercial)
C2	C-2D (general commercial)
RP	A1 (Open Space)

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.

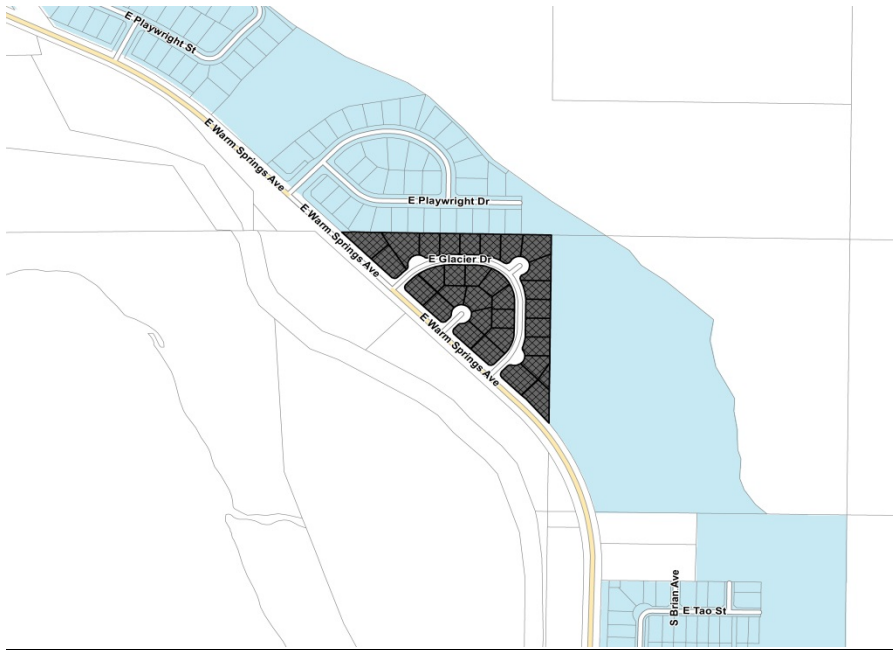
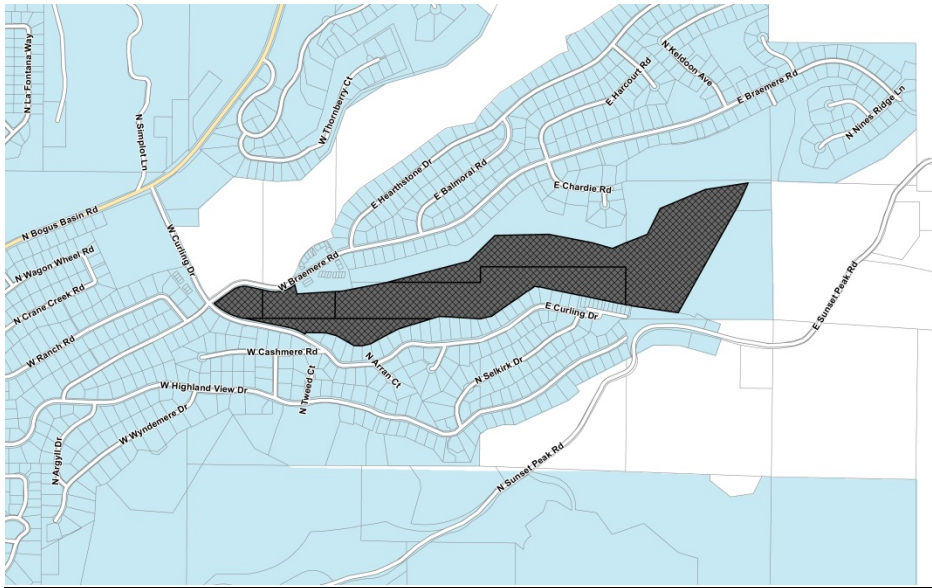
The foregoing report and analysis clearly support the notion that these findings can and should be made in approving this annexation.

ANNEXATION PLAN

CAR15-26

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

*A portion of Crane
Creek golf course;
Riverland Terrace
Subdivision; several
parcels in southeast
Boise.*





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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 Riverland Terrace 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.

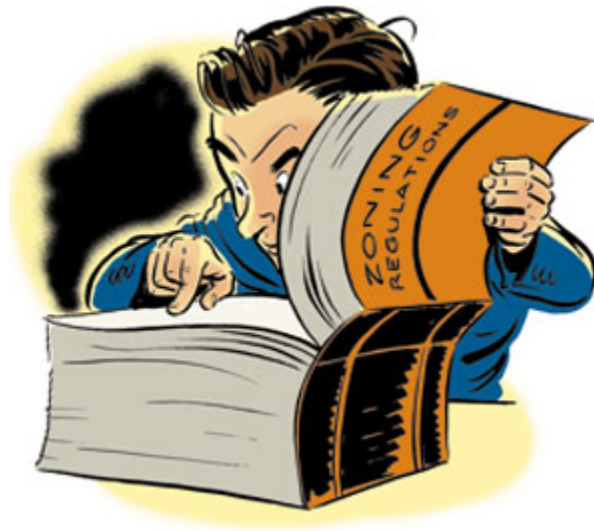
POTENTIAL EFFECTS OF ANNEXATION UPON OTHER UNITS OF LOCAL GOVERNMENT WHICH CURRENTLY PROVIDE SERVICES

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.

William J. and Alyson J. Heyer
4114 E. Boise Ave.
Boise, ID 83716
208-340-6282

RE: CAR15-00026

September 11, 2015

Dear City of Boise Planning and Zoning;

I appreciate the opportunity to submit feedback regarding annexation of my property. I have met with a City of Boise planner and my concerns were confirmed regarding the effect the annexation will have in the use of my property. **My primary concern is that City Code restricting construction 200 feet from the back of my property makes any future development of my property impossible.**

I purchased this property only 18 months ago and completed a home on my 1.6 acre parcel for my wife and I and our elementary age twin sons. **We intended to build a shop at that time, but the building process left us "spread thin" and we had to hold off on the shop.**

Part of the role of the Planning and Zoning commission is to determine when a special consideration is necessary and appropriate. The timing of this annexation creates undue hardship on my family, as we have not had the opportunity to develop the property to our planned intentions with the building of a shop.

I would like to make a request to not be annexed into the City of Boise so as to give my family an opportunity to build a shop in the next few years. This will allow me to develop my property under the same Ada County regulation that was in place when I purchased the property only 18 months ago. It seems very reasonable to request a period of time before a sweeping change of regulation affects my property.

I hope you recognize the unique circumstance and undue hardship this creates as a result of city regulations.

Sincerely,

William and Alyson Heyer

RECEIVED
SEP 11 2015
DEVELOPMENT
SERVICES

Colleen Carroll

From: Lex Heyer <lexheyer@gmail.com>
Sent: Friday, September 11, 2015 7:36 AM
To: Colleen Carroll
Subject: Annexation Proposal File No. CAR15-00026

We are property owners in southeast Boise currently being considered for annexation. Please let the record show that we are opposed to this action. We recently retired and purchased this property as an acreage in Ada county with an understanding of the county rules and regulations governing development. We haven't had a chance to fully utilize this property as the retirement home we planned. Annexation into the city will have a negative impact on the intended use of our property and cause us financial hardship. We understand that annexation is inevitable at some point in time, we were just hoping it could be delayed a little longer to allow us the opportunity to continue establishing our retirement home as planned under Ada county rules.

Lex & Velda Heyer
4008 E Boise Ave
Boise, ID 83716

Protest regarding Annexation, file CAR15-00026

Public Hearing Date 9-21-2015

Subject Property: 4700 East Boise River Lane

Parcel # S0929346803

RECEIVED

SEP 14 2015

DEVELOPMENT
SERVICES

TO: Boise City Planning and Zoning Commission

Dear Commissioners,

I will be traveling on September 21st and will be unable to attend the annexation hearing. Please accept this protest letter as my testimony.

By including my parcel in the 2015 Annexation plan the Cities GAP planners have gone beyond the intent of state statutes that grant municipal corporations the right to annex. It appears my property was included because it abuts parcels that have recently connected to city sewer services. I do not have city services and have not been given the option to connect to them. In 2003 the city annexed an Idaho Power Intertie right of way on the East side of my property, and by that action my property is now surrounded by the city. None of my six neighbors to the East will ever be annexed because of the Barber Pool Nature Preserve. It is unreasonable that my property should be annexed just because the city annexed a unbuildable industrial right of way to the East of me. I strongly disagree with the city's finding that my property should be included.

City services:

My property is not connected to city sewer. The nearest manhole is 1300 feet West with an elevation gain of 20 feet. I have been told by your GAP planner that the city will only connect sewer within 1000 feet of a parcel. Connection to city sewer would require a pressure pumping system, electrical service, and trenching into the New York Canal impact zone. In many public hearings for development of the parcels to the west of my property, the Boise project board of control repeatedly stated their opposition to disturbance of the narrow canal bank west of my parcel. My land has no connection to municipal water service, no natural gas service, no cable television service etc. Would the city intend on charging franchise fees for services that I have no access to?

Taxes:

Based on the calculations provided in the informational hand out, the added tax assessment for my parcel would increase by \$3062.10 per year. For those taxes, I would receive no street lights, no city sewer, and no other fee or tax services that I don't already pay for.

Legislative intent:

By no means does the inclusion of my parcel (S0929346803) in the CAR15-00026 plan meet the legislative intent granted to Idaho cities for annexations. First I currently pay for tax supported county services. Second I have no need for, and the city has provided no option for fee supported municipal services. Annexation of my parcel is not reasonably necessary to assure the orderly development of the city and its services.

Rural and agricultural setting at risk:

Whether it is the cities intent at this time or not, by attempting to annex my property into the City of Boise, I will be at risk of new ordinances forever. At some point in the future the city may decide I cannot pasture animals, they may decide that our private road is unacceptable and has to be rebuilt. The list of repercussions to annexation is endless. Boise River Lane is a unique area in all of Ada County. It is bounded by the Boise River on the North side, and the New York Canal on the South. The East side is the Barber Pool Nature Preserve, and we have an Idaho Power intertie right of way through the middle. Currently on Boise River Lane there are horse pastures, barns, cattle pastures, and hay fields. Attachment 1 shows the rural and isolated nature of the Boise River Lane area.

Boise River System Overlay District:

Annexation of my parcel would bring it under the Boise River Overlay District. My parcel is unique in that it is not low in the flood plain as are the subdivisions down river or across at Harris Ranch. The land is on a bluff above the river twenty five to thirty feet above the high water mark. Currently the Ada County set back is one hundred feet from the river. If that setback is changed to two hundred feet it will make that parcel unbuildable. The septic set back from the river is 200' and the well must be a set distance from the septic. (See attachment 2)

My plan for this parcel has always been to sell my current home and build a retirement home on that pasture. A two hundred foot setback would amount to rendering that area undevelopable, and I would consider it a taking by the city of Boise.

Recent Construction:

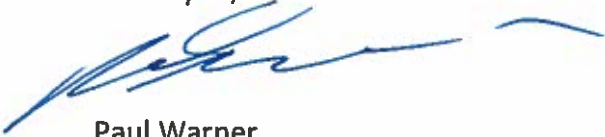
Within the last twelve months three homes have been built within the 100' set back just to the east of my parcel. (See Attachment 3)

Summary:

While I understand the City's goals in urban planning and support of services, I think your GAP planner reached too far by tying my parcel to this annexation. As summarized above there is no beneficial outcome for inclusion in the city of this land, with the exception of adding funds to city coffers. In its annexation plan the planners have not reached the threshold set by the state of Idaho for annexation. There is no provision now or in the future for the services state statutes intend for annexation.

I respectfully request that parcel numb S0929346803 be removed from CAR15-00026

Thank you,



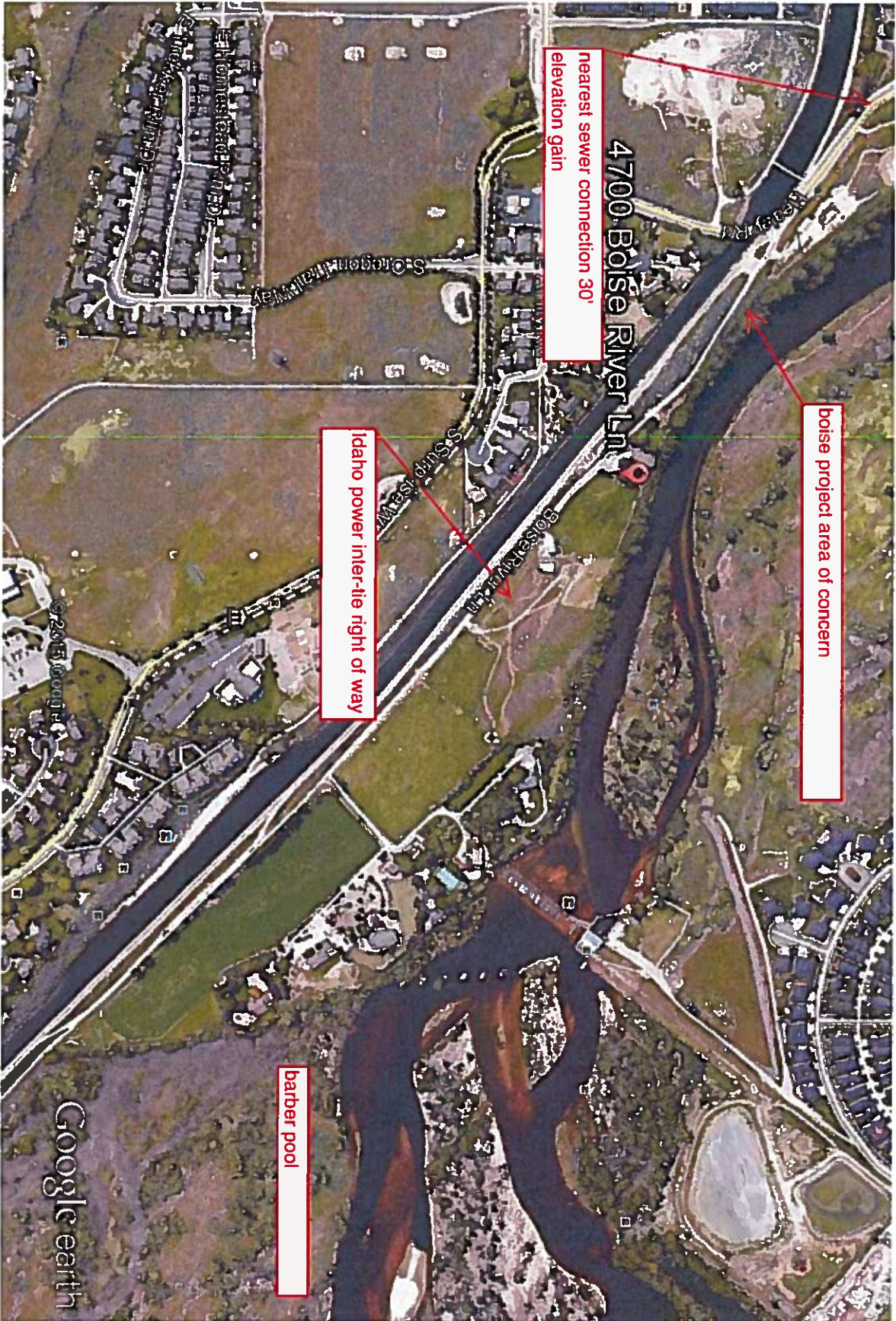
Paul Warner

4700 E. Boise River Lane

Boise, ID 83716

Phone: 484-4230

Attachment 1



Google earth

feet
meters



Google earth



4700 Boise River Ln

200' set back line

Google earth

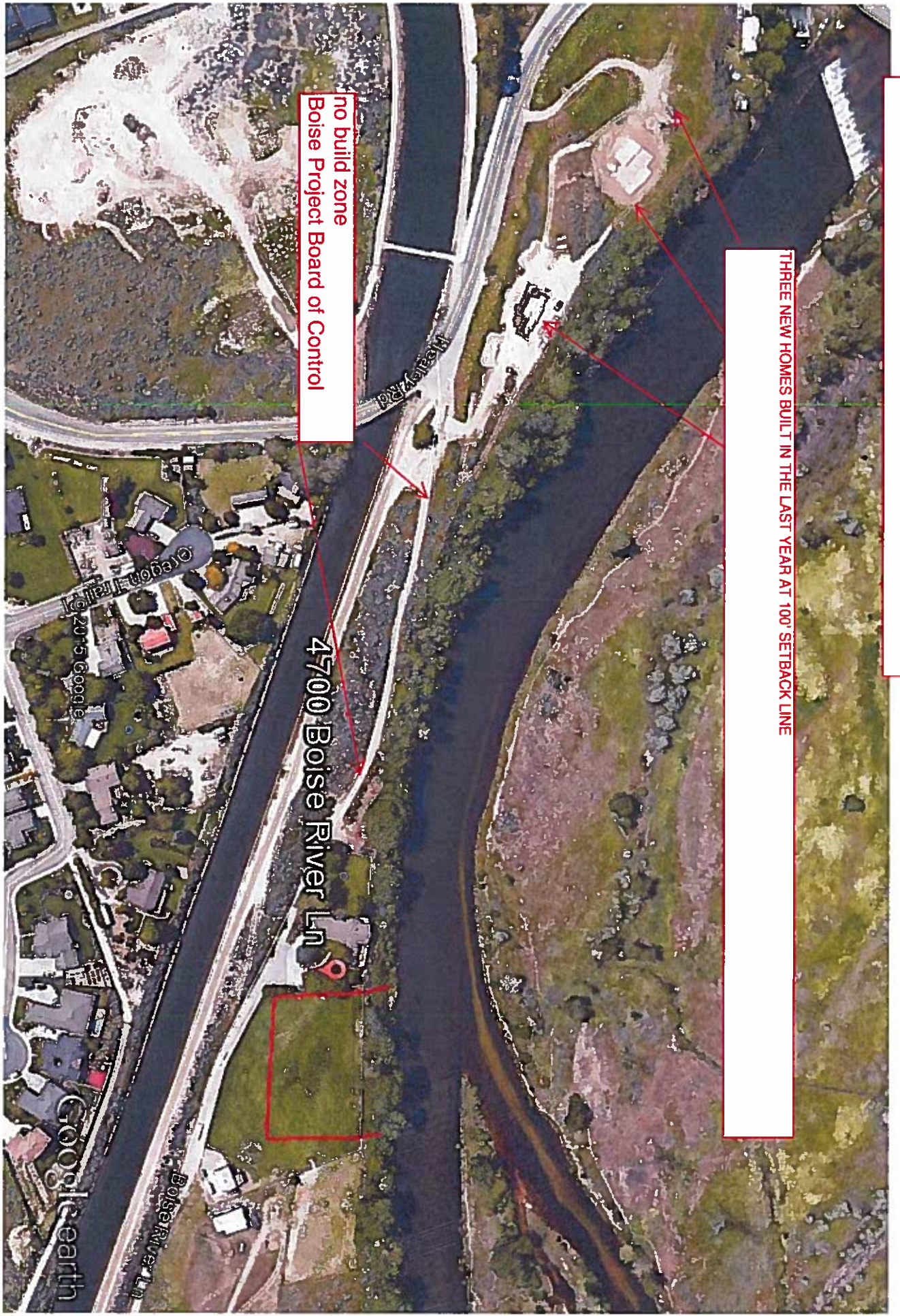
feet
meters



THREE NEW HOMES BUILT IN THE LAST YEAR AT 100' SETBACK LINE

no build zone
Boise Project Board of Control

4700 Boise River Ln

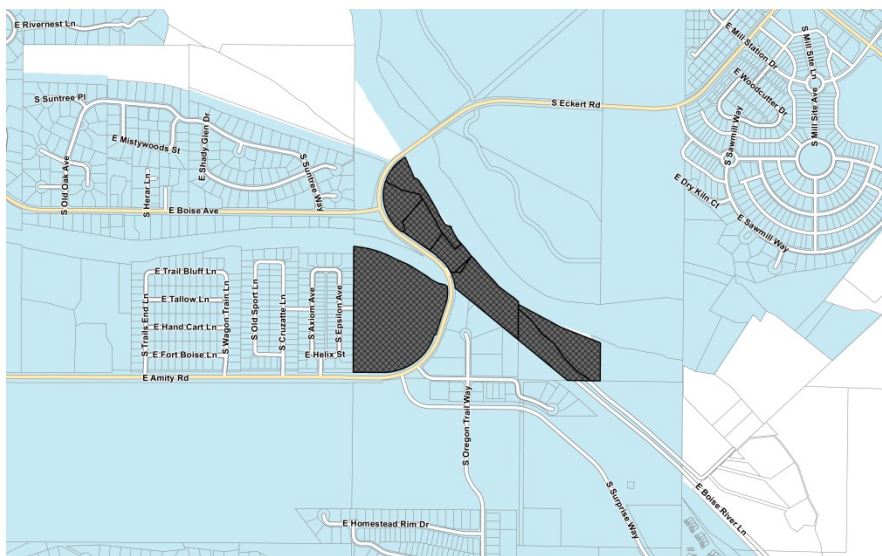
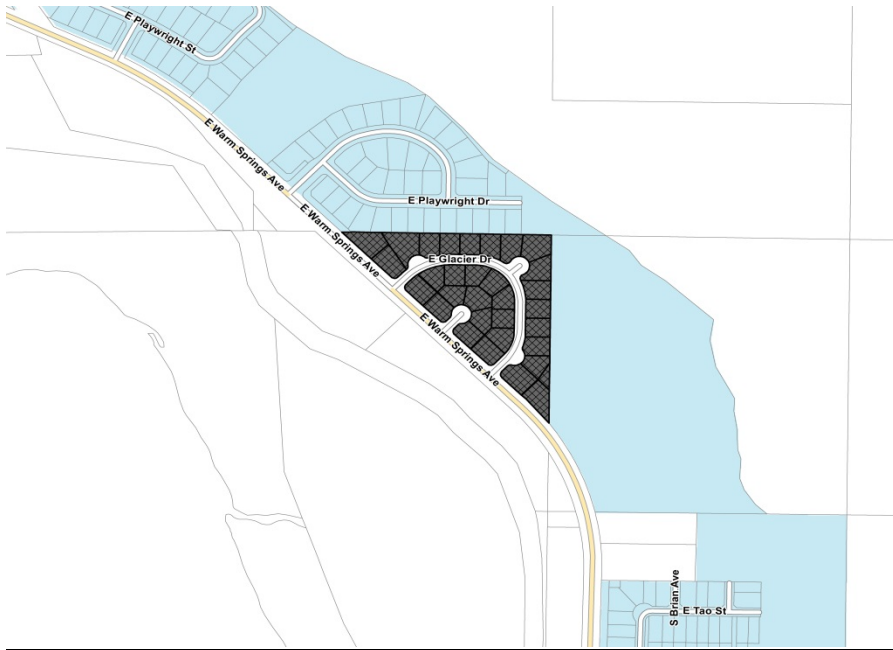
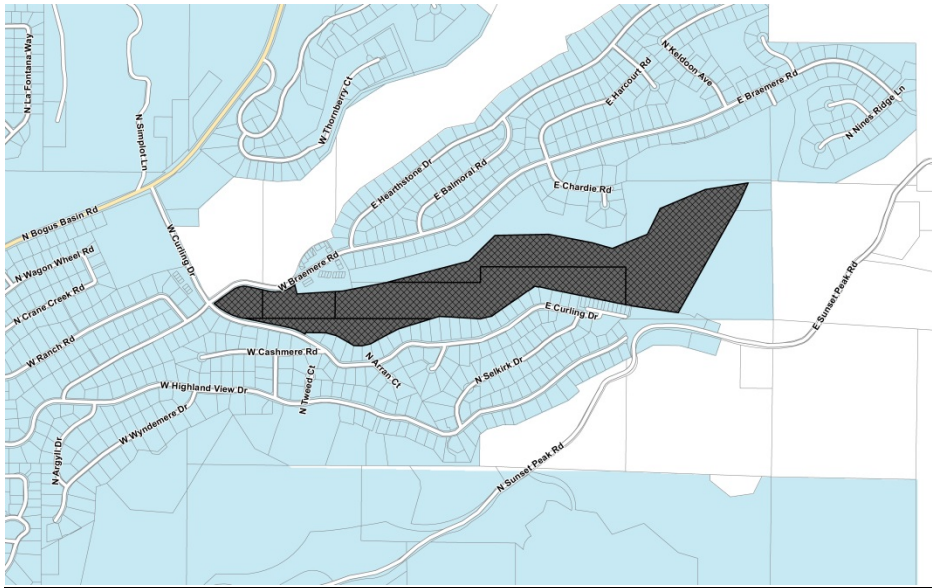


ANNEXATION PLAN

CAR15-26

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

*A portion of Crane
Creek golf course;
Riverland Terrace
Subdivision; several
parcels in southeast
Boise.*





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Zoning and Land Use Plan.....16

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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 Riverland Terrace 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.

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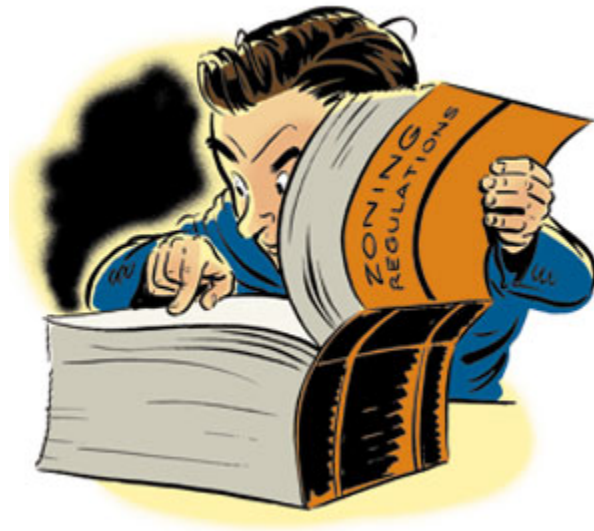
POTENTIAL EFFECTS OF ANNEXATION UPON OTHER UNITS OF LOCAL GOVERNMENT WHICH CURRENTLY PROVIDE SERVICES

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.