

Mayor David Anderson called the April 8, 2008 special council meeting to order at 7:00 p.m. Present for the meeting were Mayor Anderson, Council President John Langs, Council Members David Sims, Connie Wells, and Dave Gray, Clerk Kris Larson, City Administrator Stephen Boorman, City Attorney Tim Wilson, Police Chief Dave Kramer, Economic Development Coordinator Mike Sloan, and City Engineer Mike Klaus.

The purpose of the special meeting was to hold an annexation workshop.

Attorney Wilson gave council a handout on annexation. The primary issues of annexation are the property must be contiguous or adjacent and cannot jump. The property must be touching unless there is a river or something like that between. The area of impact guides where annexation may develop because this is the area that the city may reasonably anticipate development to happen. The area of impact is agreed upon with the county. Stephen said all property the city has looked at for annexation is within the area of impact.

Tim explained category B annexations. Category B pertains to annexation of less than 100 privately owned parcels or where consent is not granted by all property owners or where there are more than 100 privately owned parcels but there is majority consent. Tim said there is a notice and due process that we must follow. Tim said a property owner that receives services may not agree with the annexation but if they receive services the city can still count them as a yes vote. The notice requirements are different between a category A and category B annexation. A category B annexation requires an annexation plan. We must follow Idaho Code 50-220. After council makes its decision to annex the annexation is subject to judicial review. Anyone appealing the annexation must do so within 28 days after the date of publication of the annexation ordinance.

The group discussed agricultural land and the definition.

Stephen said it is not wise to provide city services outside city limits.

Dave Gray asked if the census would affect annexation at all. Tim said it would not.

Tim cautioned that more notice is better than no notice. We want to be as open as possible. Tim said we need to fine tune the map before we get started.

Tim had an answer on the agenda question. There are no requirements as to what is on an agenda but AIC said if a councilmember wants something on the agenda then it should be added to the agenda. David Sims asked if communication should be with the clerk. Tim said it should be. The group discussed the agenda item being on the agenda. Mike Klaus suggested that council members get their agenda items to the mayor on Wednesday before the council meeting rather than go through a third party.

Stephen gave a presentation on annexation to council. He said through annexation cities are able to ensure urban services are provided to developing areas and that expansion of public infrastructure and services will occur in the most logical, cost efficient manner.

Stephen said municipal boundaries that meander around are hard for emergency services to deal with. Several of the reasons for annexation are economic development, planned expansion of infrastructure, clear boundaries, fair share of taxation, unity of the urban community, and political representation.

If the same area is annexed as was looked at previously, basing it on approximately 400 more people, the increase in revenue will be approximately \$77,000 including taxes, sales tax/revenue sharing, and highway user revenues.

Stephen said building inspections are cost neutral. The fire rating will not change but the number of fire calls will increase. Existing deficiencies in the fire equipment and stations becomes apparent. Dave Sims asked about the fire flow for the area that was formerly South Hill Water and Sewer District. Stephen said the water master plan addressed fire flow but if much growth occurs out there then fire flows will have to be addressed. He said capitalization fees will have to be looked at to address this issue. John Langs asked if a large water bond would be needed to remedy the water issues. Mike Klaus said this may be phase 3 for the water project and we are working our way there. Stephen explained when bonding is done usually future customers pay that cost.

Stephen thinks the street department will see the greatest impact. He said there will be additional two to four hours for plowing snow in the annexation area. He also said many of the roads will require significant work to bring them up to city standards. Stephen said equipment is the biggest problem for the city. We have very old equipment so breakdowns are a factor to getting road repairs and snow plowing done. John Langs questioned how this could be a good idea for the city when we only receive about a \$77,000 increase and we will need more additional equipment. Stephen said the tax base will grow as development occurs. Connie said if we need equipment it will be replaced anyway. The group discussed operator skill and how the city is fortunate with the operators we currently have.

Dave Sims asked Mike Sloan about zoning in the area proposed for annexation. Mike Sloan said if you look at current growth patterns it appears that retail businesses will continue to grow out but if you look back away from the highway 200 feet or so it is residential. Mike thinks it may be difficult to stop strip zoning in the area. Stephen said accesses to the highway will change the look and feel of the area. Mike said collectors make the area more attractive as development occurs. Mike understands that the State is going to be tough on allowing access to the highway. Mike Sloan said setbacks are also a big deal. Mike Klaus said the city has zoning and that is the driver but there will always be pressure to put commercial businesses near the highway. He said the transportation plan will focus on the areas of development and that can be a helpful tool. Mike Sloan said it is important to set parameters when development occurs.

Dave Sims asked about a piece of land that is agricultural and not annexed - it will go before the county and be allowed to be subdivided so then what does the city do. Stephen said one control is municipal services. If the parcel needs city services they could be required to be annexed into the city. Connie inquired if wells and septic are allowed in

the area of impact. Stephen said they would be allowed unless they are in the city. Mike Sloan said a residential development would be difficult because of the water issue but he said a commercial venture could happen. Tim Wilson said if a person subdivides a small agricultural parcel and sells one of the parcels then it can be taken in by the city through annexation. If a parcel is divided for a residence and the rest is kept agricultural then this is not counted. Tim said if an agricultural parcel requests to be annexed that we can take it in.

Stephen said the city has an annexation agreement that people can enter with conditions that must be met by the individual before they will be taken in by the city.

David Sims said he does not want to annex any area that is in a drainage district due to conflicts with farming activities such as crop spraying and dust. The group discussed valley land and water problems. Mike Klaus spoke about annexation agreements and the way they can benefit the city.

Dave Kramer said a planned development can really benefit the city where growth occurs and gave the example of sidewalks.

Mike Sloan said there are a couple things that are unusual where zoning is concerned for example where residential ground is worth more than industrial or commercial ground. He said we might be able to zone area residential because people would see that as an advantage rather than a disadvantage. Stephen said we would then have quite a few special use permit applications.

John Langs asked if under a category B if zoning is to be included. The group said that should be part of the annexation plan.

Dave Kramer asked if there are agricultural parcels that do not come into the annexation if there would be islands that would still require protection by the county. Tim said that will be part of the annexation discussion.

John Langs would like a large map of what will be included and what is not included with an overlay map of zoning. Stephen said when you look at property line by property line it takes a lot of time. Stephen suggested bringing a draft and then working from there. John would like to have a city map so he can drive around and see what will be included. Connie and Dave Gray agreed. Dave Kramer offered to take council around so they can see the boundaries of the city.

Tim will update council on exparte communications at the next meeting.

Dave Sims asked about the time frame for completion of the annexation process. Stephen said it must be done by the end of the year and must be submitted to the State. He also said there will not be taxes collected until a year out so the \$77,000 would not come in until 2010 if we complete annexation by the end of 2008. John Langs would like

to see the annexation process completed by September so we aren't late in meeting the December 31 deadline.

Stephen said good planning saves money later. Tim suggested that we continue on annexation workings with the staff and then when all is in order to start the process. Connie would like to see a map with better descriptions for her to understand.

The group briefly discussed annexing railroad properties.

Dave Sims inquired if there was any reason not to annex the golf course. Stephen said one of the issues is maintaining the old highway near the golf course and also the Forest Service hill to the valley. He suggested working with the county to maintain these roads. Stephen said we currently have agreements with the county for maintaining county roads such as the cemetery hill and the courthouse parking lot.

The meeting adjourned at 8:41 p.m.

David K. Anderson, Mayor

Attest:

Kris Larson, City Clerk