

## **City of Bonners Ferry 2011 Annexation Plan**

<b>Introduction</b>	<b>2</b>
<b>Tax Supported Municipal Services</b>	<b>2</b>
<b>Fee Supported Municipal Services</b>	<b>2</b>
<b>Changes in Taxation and Other Costs</b>	<b>3</b>
<b>Effects on Other Units of Government</b>	<b>6</b>
<b>Proposed Future Land Use and Zoning Designation</b>	<b>6</b>
<b>Appendix A: Maps of Proposed Annexation Area and Zoning</b>	

## **Introduction**

The City of Bonners Ferry is proposing to annex 77 parcels of property that are adjacent to the existing City municipal boundaries and are within its area of impact. Two of the parcels are on the south hill; one of these is at the end of Buffalo Street and the other is a City parcel next to the City maintenance yard. The other 75 parcels are south of the existing city limits. The proposed annexation areas are shown in the maps included in Appendix A.

The City currently provides water, sewer and electric services in the proposed area. After annexation, the City will also provide fire protection, police protection, garbage collection and street maintenance. This plan provides information about changes in taxes, user supported fees, zoning and services in the proposed area.

### **Tax Supported Municipal Services**

The City of Bonners Ferry will provide tax supported Police, Fire and Street maintenance within the proposed annexation area.

- Police services will be provided by the Bonners Ferry Police Department located at City Hall at 7232 Main Street. Dispatch services are provided by Boundary County using the 911 system.
- Fire protection will be provided by the Bonners Ferry Fire Department. The City has two fire stations. Station #1 is located at 7137 First Street. Station #2 is located at 6316 McCall Street, adjacent to the area being annexed.
- Street maintenance, including snow removal, will be provided by the Bonners Ferry Street Department.

### **Fee Supported Municipal Services**

The City currently provides fee supported water, sewer and electric service in the proposed annexation area. There are no anticipated changes to the infrastructure of these utilities due to the proposed annexation. New requests for services will be subject to the existing City Extension Policy, available at the Bonners Ferry City Hall.

- The current fees for water and sewer service are the same inside and outside the municipal boundaries.
- The electric service base rate is lower inside the municipal boundaries, which will result in lower electric charges in the proposed annexation area after annexation. These changes are detailed in the "Changes in Taxation and Other Costs" section.
- The City also provides mandatory residential garbage pickup within its municipal boundaries. All residents within the proposed annexation area will be required to pay for the service, which is currently \$8.25 per month and includes weekly pickup.

## Changes in Taxation and Other Costs

### Property Taxes

Property in the proposed annexation area will be subject to the Bonners Ferry tax levy rate. All of the property in the proposed area is currently in the Paradise Valley Fire District and is currently subject to the fire district levy rate. After annexation, the property in the proposed area will not be subject to the Paradise Valley Fire District tax levy.

The following chart details the changes in property taxes for net property values of \$50,000, \$75,000, \$87,365, \$100,000 and \$150,000. The net property value is the value after the homeowner exemption is subtracted from the assessed property value. The average net property value of the parcels (excluding nontaxable parcels such as government and church owned parcels) in the proposed annexation area is \$87,365, based on 2010 valuations.

#### CHANGES IN ANNUAL PROPERTY TAXES BASED ON 2010 LEVY RATES

Net Property Value (After Home Owners Exemption)	\$50,000	\$75,000	\$87,365	\$100,000	\$150,000
County	\$236.30	\$354.45	\$412.88	\$472.59	\$708.89
School Tort	\$4.48	\$6.72	\$7.82	\$8.95	\$13.43
School Bond	\$49.74	\$74.61	\$86.91	\$99.48	\$149.21
School Supp.	\$50.14	\$75.21	\$87.60	\$100.27	\$150.41
PV Fire District	\$48.99	\$73.49	\$85.60	\$97.98	\$146.97
Library District	\$15.30	\$22.97	\$26.76	\$30.63	\$45.94
<b>Total Tax Before Annexation</b>	<b>\$404.95</b>	<b>\$607.45</b>	<b>\$707.57</b>	<b>\$809.90</b>	<b>\$1,214.85</b>
City Levy	\$190.33	\$285.49	\$332.56	\$380.65	\$570.98
Less PV Fire District Levy	-\$48.99	-\$73.49	-\$85.60	-\$97.98	-\$146.97
<b>Total Tax After Annexation</b>	<b>\$546.29</b>	<b>\$819.45</b>	<b>\$954.53</b>	<b>\$1,092.57</b>	<b>\$1,638.86</b>
<b>Tax Increase After Annexation</b>	<b>\$141.34</b>	<b>\$212.00</b>	<b>\$246.96</b>	<b>\$282.67</b>	<b>\$424.01</b>

#### 2010 Levy Rates

City	0.003806522
County	0.004725949
School Tort	0.000089539
School Bond	0.000994750
School Sup	0.001002740
Paradise Valley Fire District	0.000979800
Library	0.000306252

## Utility Costs

The City of Bonners Ferry currently provides water and sewer services in the proposed annexation area. The fees for these services are the same inside and outside the municipal boundaries, so there will be no change in the fees due to annexation.

The City of Bonners Ferry currently provides electric service in the proposed annexation area. The electric service base rate is lower inside the municipal boundaries, which will result in lower electric charges in the proposed annexation area after annexation. This is detailed in the chart below:

### City of Bonners Ferry Electric Base Rate Comparison

Residential or Small Commercial Service (single phase) <i>(Based on rates in effect September 2011)</i>	Monthly Base Fee Inside City	\$ 10.47
	Monthly Base Fee Outside City	\$ 14.91
	Decrease after annexation (monthly)	\$ 4.44
	Decrease after annexation (annual)	\$ 53.28
Small Commercial or Large Commercial Service (three phase) <i>(Based on rates in effect September 2011)</i>	Monthly Base Fee Inside City	\$ 32.83
	Monthly Base Fee Outside City	\$ 41.80
	Decrease after annexation (monthly)	\$ 8.97
	Decrease after annexation (annual)	\$ 107.64

The City also provides mandatory residential garbage pickup within its municipal boundaries. All residents within the proposed annexation area will be required to pay for the service, which is currently \$8.25 per month and includes weekly pickup. The current contractor the City uses for garbage pickup is Bonners Ferry Garbage Company.

Bonners Ferry Garbage Company currently contracts directly for garbage pickup with some of the residents in the proposed annexation area at a rate of \$12.00 per month. These residents will see a decrease of \$3.75 per month or \$45.00 per year after annexation.

## Other Fees

- Boundary County charges residents a solid waste fee to pay the costs associated with the landfill. The cost for tax year 2010 for a resident inside the Bonners Ferry city limits is \$93.48 per year and the cost for residents outside the Bonners Ferry city limits is \$111.48 per year. Solid waste fees for residents in the proposed annexation area will decrease by \$18.00 per year, based on the 2010 fees.
- Boundary County Translator Fees will not change due to annexation.

- Idaho Department of Lands assesses fees on 22 parcels in the annexation area. These fees will not be assessed after annexation.
- Avista provides natural gas service to the proposed annexation area. Avista charges a 3% franchise fee to customers within the Bonners Ferry municipal boundaries.
- The City of Bonners Ferry requires all businesses operating within the City to purchase a business license. The current cost is a \$10.00 one time fee, unless the business name or location changes.
- The City requires residents to purchase dog licenses. The current fee is \$20 per calendar year, or \$10 if purchased before the end of January.
- Building permits are required within the City of Bonners Ferry, and a fee is charged based on the construction value of the project.

The following two charts illustrate the expected change in property taxes, City utility base fees and County solid waste fees for property in the proposed annexation area. The first chart shows the change for residents who do not currently have garbage pickup from Bonners Ferry Garbage Company and the second chart shows the change for customers that do currently have garbage pickup. The charts do not show the change in Avista franchise fees within the City limits.

**ILLUSTRATION OF ESTIMATED CHANGES IN TAXES AND FEES FOR RESIDENTS THAT CURRENTLY DO NOT HAVE GARBAGE PICKUP**

<b>Net Property Value</b> (After Home Owners Exemption)	<b>\$50,000</b>	<b>\$75,000</b>	<b>\$87,365</b>	<b>\$100,000</b>	<b>\$150,000</b>
<b>Total Tax Before Annexation</b>	<b>\$404.95</b>	<b>\$607.45</b>	<b>\$707.57</b>	<b>\$809.90</b>	<b>\$1,214.85</b>
City Levy	\$190.33	\$285.49	\$332.56	\$380.65	\$570.98
Less PV Fire District Levy	-\$48.99	-\$73.49	-\$85.60	-\$97.98	-\$146.97
<b>Total Tax After Annexation</b>	<b>\$546.29</b>	<b>\$819.45</b>	<b>\$954.53</b>	<b>\$1,092.57</b>	<b>\$1,638.86</b>
<b>Tax Increase After Annexation</b>	<b>\$141.34</b>	<b>\$212.00</b>	<b>\$246.96</b>	<b>\$282.67</b>	<b>\$424.01</b>
<b>Estimated Changes in Fees:</b>					
Reduction in Solid Waste Fee	-\$18.00	-\$18.00	-\$18.00	-\$18.00	-\$18.00
Reduction in Electric Base Rate	-\$53.28	-\$53.28	-\$53.28	-\$53.28	-\$53.28
Increase for Garbage Pickup	\$99.00	\$99.00	\$99.00	\$99.00	\$99.00
<b>Total Changes in Fees</b>	<b>\$27.72</b>	<b>\$27.72</b>	<b>\$27.72</b>	<b>\$27.72</b>	<b>\$27.72</b>
<b>Total Estimated Change in Taxes and Fees After Annexation</b>	<b>\$169.06</b>	<b>\$239.72</b>	<b>\$274.68</b>	<b>\$310.39</b>	<b>\$451.73</b>

**ILLUSTRATION OF ESTIMATED CHANGES IN TAXES AND FEES FOR RESIDENTS THAT CURRENTLY DO HAVE GARBAGE PICKUP**

<b>Net Property Value</b> (After Home Owners Exemption)	<b>\$50,000</b>	<b>\$75,000</b>	<b>\$87,365</b>	<b>\$100,000</b>	<b>\$150,000</b>
<b>Total Tax Before Annexation</b>	<b>\$404.95</b>	<b>\$607.45</b>	<b>\$707.57</b>	<b>\$809.90</b>	<b>\$1,214.85</b>
City Levy	\$190.33	\$285.49	\$332.56	\$380.65	\$570.98
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<b>Total Tax After Annexation</b>	<b>\$546.29</b>	<b>\$819.45</b>	<b>\$954.53</b>	<b>\$1,092.57</b>	<b>\$1,638.86</b>
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<b>Estimated Changes in Fees:</b>					
Reduction in Solid Waste Fee	-\$18.00	-\$18.00	-\$18.00	-\$18.00	-\$18.00
Reduction in Electric Base Rate	-\$53.28	-\$53.28	-\$53.28	-\$53.28	-\$53.28
Decrease for Garbage Pickup	-\$45.00	-\$45.00	-\$45.00	-\$45.00	-\$45.00
<b>Total Changes in Fees</b>	<b>-\$116.28</b>	<b>-\$116.28</b>	<b>-\$116.28</b>	<b>-\$116.28</b>	<b>-\$116.28</b>
<b>Total Estimated Change in Taxes and Fees After Annexation</b>	<b>\$25.06</b>	<b>\$95.72</b>	<b>\$130.68</b>	<b>\$166.39</b>	<b>\$307.73</b>

**Effects on Other Units of Government**

The other units of government that levy taxes in the proposed annexation area are Boundary County, Boundary County School District, Boundary County Library and Paradise Valley Fire District.

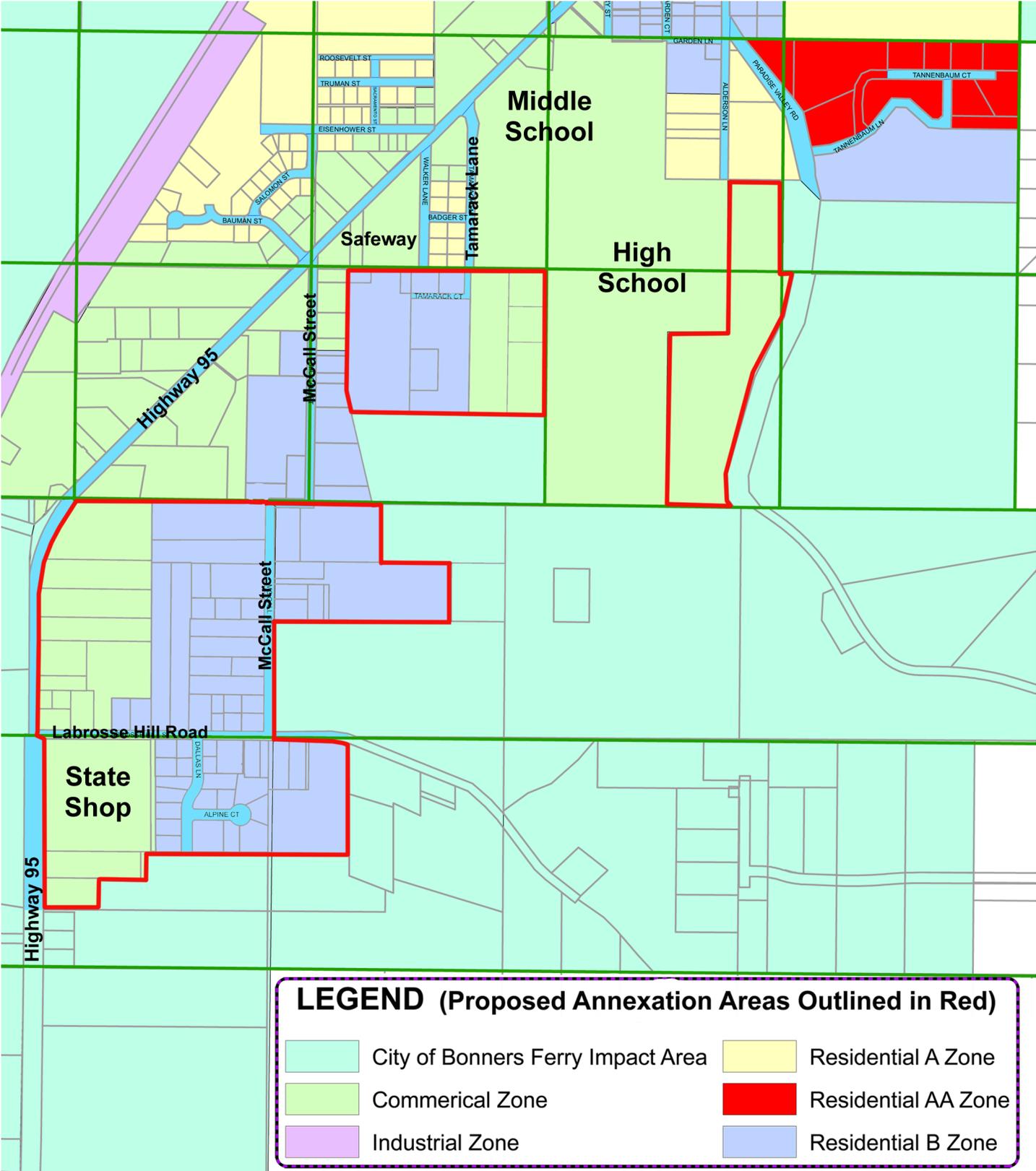
Boundary County, Boundary County School District and the Boundary County Library would continue to levy taxes in the proposed annexation area, and the annexation would not change the levy rate.

Paradise Valley Fire District would not continue to levy taxes or provide services in the proposed annexation area, as the Bonners Ferry Fire Department would provide fire fighting services in the area. The estimated amount of taxes received from the proposed annexation area by Paradise Valley Fire Department in 2010 was \$6,078.

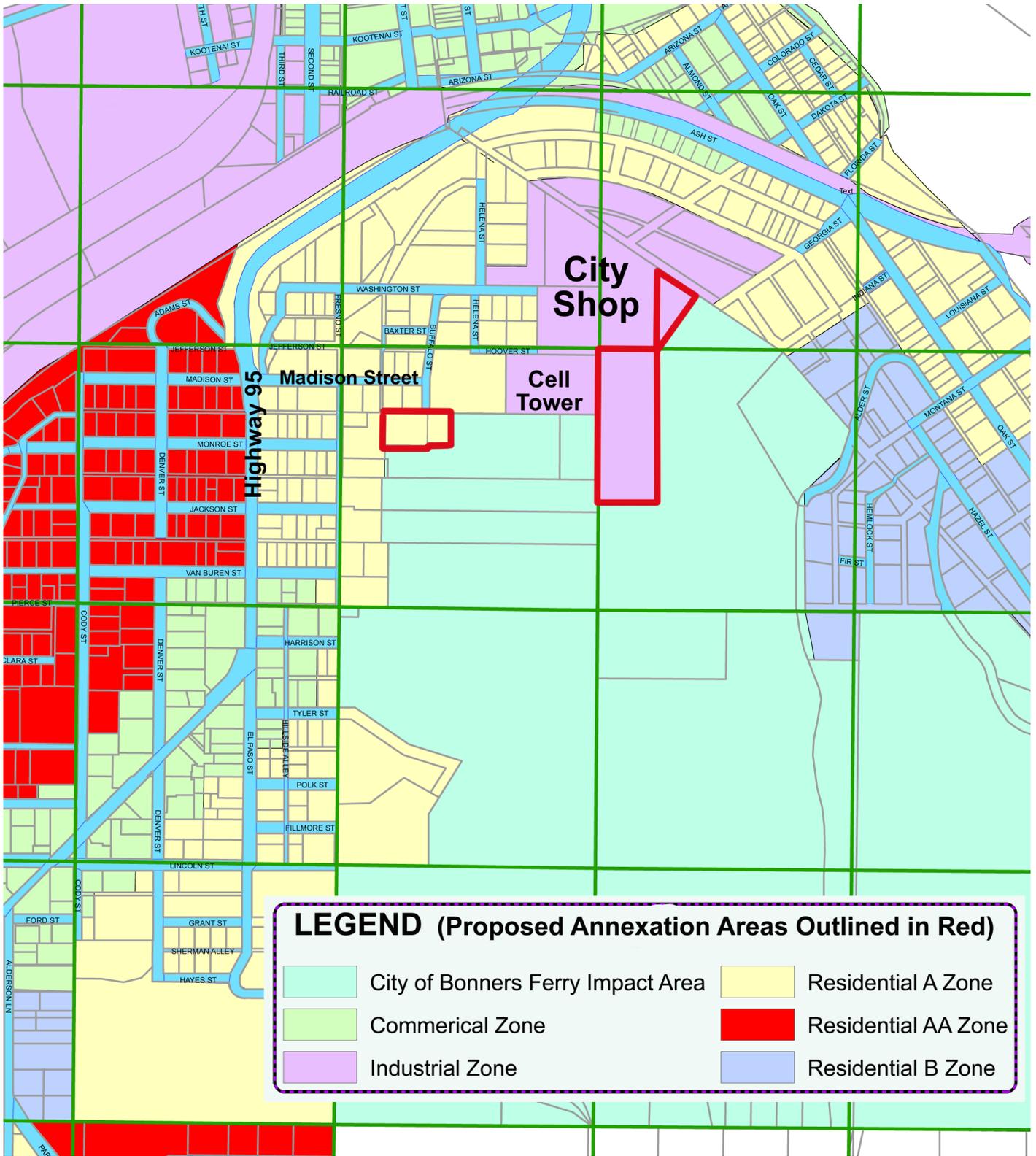
The estimated reduction in Idaho Department of Lands fees is \$898 based on 2010 assessments.

**Proposed Future Land Use and Zoning Designation**

The proposed zoning is shown in the maps in Appendix A. The proposed zoning is based on current uses and zoning of adjacent parcels, and is subject to change based on the input from effected residents and businesses. The public is encouraged to attend the Planning and Zoning hearing to give input on the proposed zoning.



# Proposed Annexation Area and Zoning



# Proposed Annexation Area and Zoning