

**Welcome to tonight's City Council meeting!**

The elected officials of the City of Bonners Ferry are appreciative of an involved constituency. Testimony from the public is encouraged concerning issues when addressed under the Public Hearing portion of the agenda. Any individual who wishes may address the council on any issue, whether on the agenda or not, during the Public Comments period. Normal business will preclude public participation during the business portion of the meeting with the discretion left to the Mayor and Council.

**Vision Statement**

Bonnors Ferry, "The Friendliest City", strives to achieve balanced growth, builds on community strengths, respects natural resources, promotes excellence in Government, and values quality of life.

**AGENDA**  
**CITY COUNCIL MEETING**  
**Bonnors Ferry City Hall**  
**7232 Main Street**  
**267-3105**  
**December 18, 2012**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

Comprehensive Plan Amendments and Land Use Map

**PUBLIC COMMENTS**

Each speaker will be allowed a maximum of five minutes, unless repeat testimony is requested by the Mayor/Council

**GUESTS**

**REPORTS**

Police/Fire/City Administrator/Economic Development Coordinator/Urban Renewal District

**CONSENT AGENDA**

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Treasurer's Report
4. Approve December 4, 2012 Council Meeting Minutes and December 11, 2012 Special Council Meeting Minutes

**OLD BUSINESS**

**NEW BUSINESS**

5. City – Consider Resolution 2013-12 Adopting Comprehensive Plan Amendments and Land Use Map (attachment)
6. City – Discuss Annexation
7. City – Adopt 2012 Annexation Plan (attachment)
8. City – Adopt 2012 Annexation Findings and Conclusions (attachment)
9. City – Read and Consider Adopting Annexation Ordinance (attachment)
10. City – Approve Beverage Licenses for 2013 (attachment)

11. City – Approve Catering Permit for Eagles for the City Christmas Party at Chic n Chop on December 21, 2012 (attachment)
12. City – Approval for Jay Wages and JB's Tire and Automotive to Fix Bicycles for Donation for Needy Children (attachment)
13. Electric – Authorize Purchase of Runner and Case Rings for Unit 3 at Power Plant (attachment)
14. City – Discuss First Council Meeting in January, 2013

**EXECUTIVE SESSION PURSUANT TO IDAHO CODE 67-2345, SUBSECTION 1**

- (a) Consider hiring a public officer, employee, staff member or individual agent.
- (b) Consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.
- (c) Conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.
- (d) Consider records that are exempt from disclosure as provided in chapter 3, title 9, Idaho Code.
- (e) Consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.
- (f) Communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
- (g) Engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed.

**ADJOURNMENT**

**NEXT MEETING DATE**

**INFORMATION**

15. City – AIC City Officials' Day at the Capitol is January 31, 2013 in Boise
16. Electric – 2013 ICUA Winter Meeting in Boise at the Grove Hotel on January 7, 2013

**BONNERS FERRY RESOLUTION NO. 2013-01**

**RESOLUTION ADOPTING A COMPREHENSIVE PLAN  
AND MAP AMENDMENT**

**WHEREAS**, Idaho's Local Planning Act, Idaho Code Title 67, Chapter 65, requires Idaho cities to carry out planning duties necessary for the development and amending of a Comprehensive Plan Future Land Use Map and Comprehensive Plan Text; and

**WHEREAS**, the City of Bonners Ferry has prepared an Amendment to the Comprehensive Plan text and the Future Land Use Map to meet minimal Idaho Code requirements; and

**WHEREAS**, public hearings have been held within the City in compliance with provisions of the Local Planning Act and the Planning and Zoning Commission has provided a recommendation concerning the proposed amendment to the Comprehensive Plan text and Future Land Use Map.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Bonners Ferry, Idaho, as follows:

1. That the Bonners Ferry City Council hereby adopts the attached Amended Comprehensive Plan text and Future Land Use Map. The Comprehensive Plan changes adopted by this Resolution shall supersede any conflicting provisions in the previous Bonners Ferry Comprehensive Plan text and Future Land Use Map.
2. One copy of the Bonners Ferry Comprehensive Plan map and text amendment shall be maintained on file in the office of the City Clerk. Individual copies may be purchased for the cost of production from the City Clerk. Supporting data for the text of the Comprehensive Plan will be available electronically and may be accessed through the internet or obtained from the City in an electronic format.
3. Bonners Ferry staff is hereby authorized to post on the City's website for the convenience of the public an electronic version of the text of the Comprehensive Plan bearing the date of adoption and to provide links to the supporting data. The electronic version posted on the website is not intended to be relied upon as the official version of the Plan. The official Bonners Ferry Comprehensive plan will be the copy on file with the City Clerk, which bears the date of adoption set forth below.

This Resolution is **ADOPTED** and made **EFFECTIVE** this 18<sup>th</sup> day of December, 2012.

City of Bonners Ferry, Idaho

\_\_\_\_\_  
David Anderson, Mayor

Attest:

\_\_\_\_\_  
Kris Larson, City Clerk

## 7.1 Agriculture

Agriculture is a major industry in Boundary County. Within the municipal boundaries, there is a limited amount of property that is used to raise farm crops. There are grain elevators and feed stores located in Bonners Ferry, along with other farming related businesses.

The City of Bonners Ferry recognizes the right to farm as a natural right, as per Idaho code Title 22 Chapter 45.

### 9.45 National Interest Electric Transmission Corridors

The City of Bonners Ferry has not been notified by the Public Utilities Commission that a federally designated national interest electric transmission corridor exists or is being planned within Bonners Ferry.

### 15.3 Comprehensive Plan Map

The Comprehensive Plan Map provides direction for how land is expected to be used within the City of Bonners Ferry. The boundaries delineating types of uses are not finite but outline a general area for designated activities. Boundary lines for types of use are generally within three hundred feet (300) feet of delineating the proposed area. This generality shall be taken into consideration when determining future zoning and land use decisions in areas adjacent to any boundary, as set forth on the maps. The Map includes three basic categories of land use, which are described briefly below:

**Residential.** The Residential designation is intended to support zoning districts allowing a range of housing types and densities. The Residential designation also allows for certain public uses such as parks, fire and police facilities and K-12 schools.

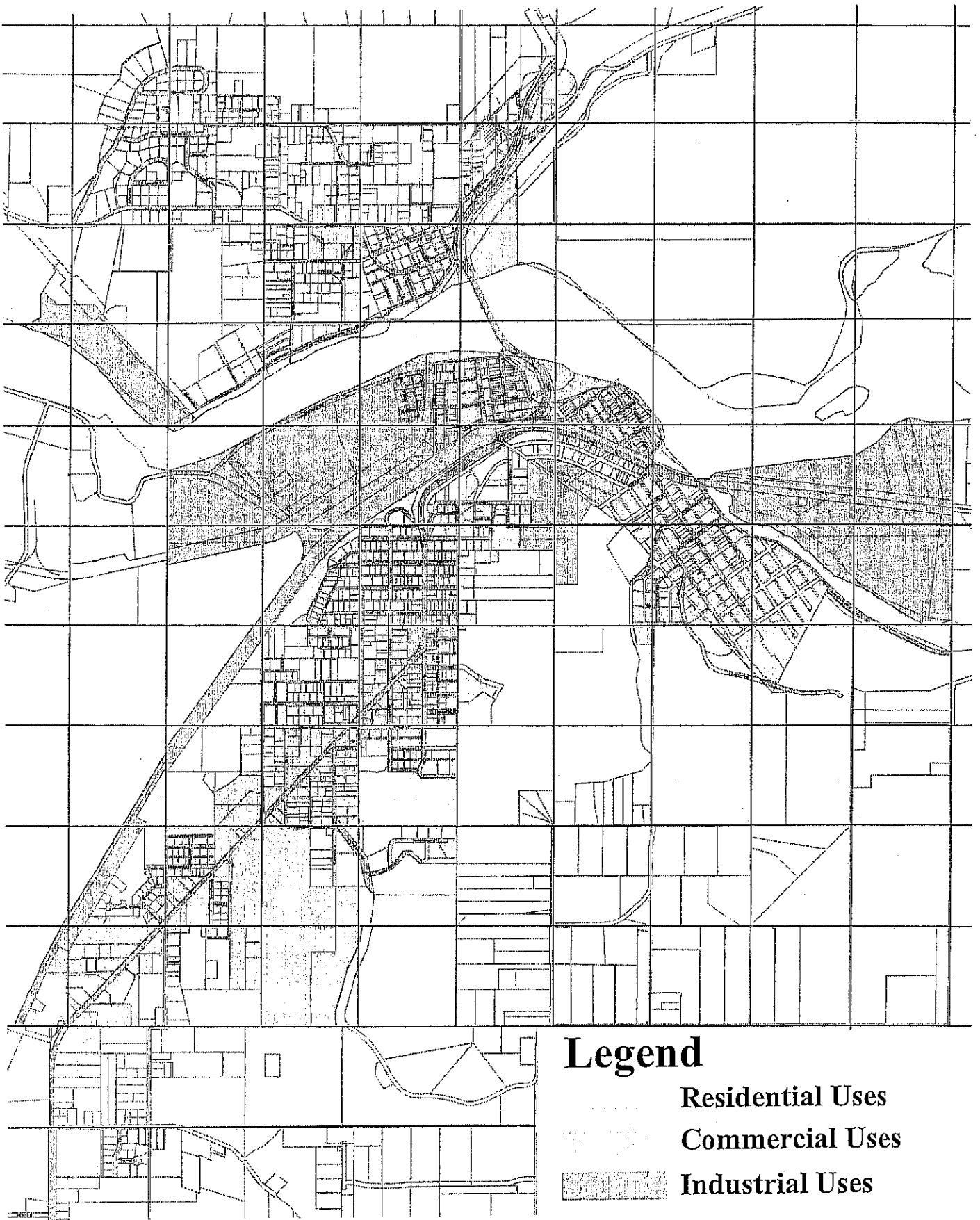
**Commercial.** The Commercial designation is intended to support zoning districts that allow commercial uses. The Commercial designation also allows for single and multi-family dwellings, public utility structures, and certain public uses such as parks, fire and police facilities and schools.

**Industrial.** The Industrial designation is intended to support industrial, manufacturing, warehousing and wholesale business establishments. The Industrial designation also allows for certain public uses such as parks and fire and police facilities.

**Plan District–Zoning District Conversion Table.** Table 15.3-1 below indicates which zoning districts shall be allowed within each designation. When annexation of land occurs, zoning will be assigned that is consistent with existing land use and the land use of adjacent areas.

**Table 15.3-1 Plan Designation - Zoning District Conversion**

<b>Plan Designation</b>	<b>Zoning District Permitted</b>
Residential	Residential AA Residential A Residential B
Commercial	Commercial Medical
Industrial	Industrial



## Legend

Residential Uses

Commercial Uses

Industrial Uses

**2012 Bonners Ferry Land Use Map**

# City of Bonners Ferry 2012 Annexation Plan

<b>I. Introduction</b>	<b>2</b>
<b>II. Consent to Annexation</b>	<b>2</b>
<b>III. General Fund &amp; Tax Supported Municipal Services</b>	<b>2</b>
<b>IV. Fee Supported Municipal Services</b>	<b>3</b>
<b>V. Annexation Consistent with Providing Services</b>	<b>4</b>
<b>VI. Changes in Taxation and Other Costs</b>	<b>4</b>
<b>VII. Effects on Other Units of Government</b>	<b>6</b>
<b>VIII. Proposed Future Land Use and Zoning Designation</b>	<b>6</b>
<b>IX. Conclusion</b>	<b>6</b>
<b>Appendix A: Maps of Proposed Annexation Area and Zoning</b>	<b>7</b>
<b>Appendix B: General Fund Revenue Sources</b>	<b>9</b>
<b>Appendix C: Estimated Changes in Taxation</b>	<b>10</b>
<b>Appendix D: Electric base Rate Comparison</b>	<b>11</b>
<b>Appendix E: Estimated Changes in Taxes and Fees</b>	<b>12</b>
<b>Appendix F: Land Use Map</b>	<b>13</b>
<b>Appendix G: Zoning Districts</b>	<b>14</b>

## I. Introduction

The City of Bonners Ferry is proposing to annex 76 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 south end of Buffalo Street and the other is a City parcel next to the City maintenance yard. The other 74 parcels are south of the existing city limits. The proposed annexation areas are shown in the maps included in Appendix A.

The annexation areas have developed as urban areas with a median parcel size of .6 acres, more like the rest of Bonners Ferry and unlike the rural county surrounding the City. The parcels have developed in an urban configuration and include two mobile home parks, a four-plex apartment building, school district property, Idaho Transportation Department property, Idaho Department of Lands property as well as two mini-storage businesses and single-family residences.

The area enjoys all of the amenities the City has to offer, without bearing any of the burdens. Annexation is in the public interest so that the City can control land use and public safety issues in the annexation area.

The City currently provides water, sewer and electric services in the proposed area. The City also provides emergency police and fire protection through mutual aid agreements. After annexation, the City will provide primary fire protection, primary police protection, garbage collection, street maintenance, parks and recreation services, and land use regulation services to the proposed area. This plan provides information about changes in taxes, user supported fees, zoning and services in the proposed area.

## II. Consent to Annexation

In 2005, voters in the annexation area voted to have the City assume responsibility for the existing water and sewer district serving the area. Property owners within the annexation area have been receiving water, sewer and other services provided by the City of Bonners Ferry since 2007. Even before 2005, the City had been providing water and sewage treatment to the district.

Idaho Code 50-222 (4)(b)(ii) Implied consent: In category B and C annexations, valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system operated by the city if the connection was requested in writing by the owner, or the owner's authorized agent, **or completed before July 1, 2008.**

Because of their implied consent, it is not necessary for the City to obtain the written consent of these property owners.

## III. General Fund & Tax Supported Municipal Services

The City of Bonners Ferry will provide General Fund & 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.
- The City of Bonners Ferry maintains numerous parks within the current city limits, including the Municipal Swimming Pool, the Veteran's Memorial Park, the North Side Park and the Visitor's Center Park. While these facilities are not in the area to be annexed, they are likely used by people in the annexation area by virtue of their close proximity to the facilities.

Because City assets are located in the vicinity of the annexation area, it is much better suited to provide these services.

The City will receive an estimated \$25,468 per year in property taxes from the annexation area, which exceeds the estimated cost of providing General Fund & Tax supported services. The additional costs to provide primary Police and Fire service are not significant, as no additional equipment or employees will be required and the City currently provides emergency services via mutual aid agreements. The estimated proportional increase in the Street Department maintenance budget due to the increased area of streets in the annexation area is \$12,742 per year.

General Fund services are funded by property taxes (31% of the total in 2011), licenses and permits (3%), intergovernmental revenues (43%), charges for services (12%), fines and forfeitures (4%), investment and royalty earnings (6%) and miscellaneous revenues (2%). Details of the General Fund Revenue Sources are included in Appendix B.

#### IV. 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 services 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 \$11.50 per month and includes weekly garbage pickup and biweekly recyclables pickup.



No municipal taxes are utilized to support these services.

## V. Annexation Consistent with Provisions for Public Services

The forgoing services are all municipal services that are in concert with the urban status of the annexation area. The current City of Bonners Ferry policy is not to extend our water and sewer systems outside of the municipal boundaries unless the property owner provides written, recorded consent to annexation and the connection does not require the installation of additional mainline.

## VI. Changes in Taxation and Other Costs

### A. Property Taxes

Property in the proposed annexation area will be subject to the Bonners Ferry property tax levy rate. All of the property in the proposed area was in the Paradise Valley Fire District in tax year 2011 and 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 estimates the changes in property taxes for net property values of \$50,000, \$75,000, \$100,000 and \$150,000 using the 2011 levy rates. The net property value is the value after the homeowner exemption is subtracted from the assessed property value.

The levy rates used and itemized taxes are included in Appendix C.

### Estimated Changes in Property Taxes

Net Property Value (After Home Owners Exemption)	\$50,000	\$75,000	\$100,000	\$150,000
Total Tax Before Annexation	\$447.82	\$671.74	\$895.65	\$1,343.48
Total Tax After Annexation	\$589.51	\$884.28	\$1,179.03	\$1,768.55
Tax Increase After Annexation	\$141.69	\$212.54	\$283.38	\$425.07

### B. Utility Costs

The City of Bonners Ferry currently provides water and sewer services in the proposed annexation area. The fees for these services are currently 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. For residential or small commercial single phase users, the decrease in the base rate is \$53.28 per year. For three phase small commercial or

large commercial users, the decrease in base rate is \$107.64 per year. Details are included in Appendix D.

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 \$11.50 per month and includes weekly garbage pickup and biweekly recyclables pickup. The current contractor the City uses for garbage pickup is Frederickson's B. F. Garbage Company.

### C. Other Fees

- Boundary County charges residents a solid waste fee to pay the costs associated with the landfill. The cost for tax year 2011 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 2011 fees.
- Boundary County Translator Fees will not change due to annexation.
- Idaho Department of Lands assessed fees on 22 parcels in the annexation area in tax year 2011. 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 expected total change in property taxes, City utility base fees, County solid waste fees and City garbage pickup fees are summarized in the chart below. Additional details are included in Appendix E.

#### Estimated Total Changes in Property Taxes and Fees

<b>Net Property Value</b> (After Home Owners Exemption)	<b>\$50,000</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>\$150,000</b>
<b>Total Estimated Change in Taxes and Fees After Annexation</b>	<b>\$208.41</b>	<b>\$279.26</b>	<b>\$350.10</b>	<b>\$491.79</b>

## VII. Effects on Other Units of Government

The other units of government that levied taxes in the proposed annexation area in tax year 2011 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 will continue to levy taxes in the proposed annexation area, and the annexation will not change the levy rate.

Paradise Valley Fire District will not levy taxes in the proposed annexation area, as the Bonners Ferry Fire Department will provide fire fighting services in the area. The estimated amount of taxes levied from the proposed annexation area by Paradise Valley Fire Department in 2011 was \$6,717. The Paradise Valley Fire Department included \$109,960 in property taxes in their 2011 budget, \$115,870 in their 2012 budget and \$119,280 in their 2013 budget. The reduction in property taxes from the area annexed by the City of Bonners Ferry in December of 2011 did not reduce the expected property tax collection for the District, but it did increase the levy rate for the remaining property owners in the Paradise Valley Fire District.

The estimated reduction in Idaho Department of Lands fees is \$898 based on 2011 assessments.

## VIII. Proposed Future Land Use and Zoning Designations

The proposed land use map is shown in Appendix F. The proposed land uses are consistent with the existing uses and the land use of the adjacent areas.

The proposed zoning designations for the annexation area are B-residential and C-commercial as shown in the maps in Appendix A. Details about the purposes of the zones are included in Appendix G. The proposed zoning is based on current uses, zoning of adjacent parcels, and probable suitable uses. This is consistent with Policy #4 of Goal #8 of the Land Use Section (6.0) of the City of Bonners Ferry 2006 Comprehensive Plan. The proposed initial zoning is subject to change based on input from affected residents and businesses at the Planning and Zoning hearing. The public is encouraged to attend the hearing to give input on the proposed initial zoning.

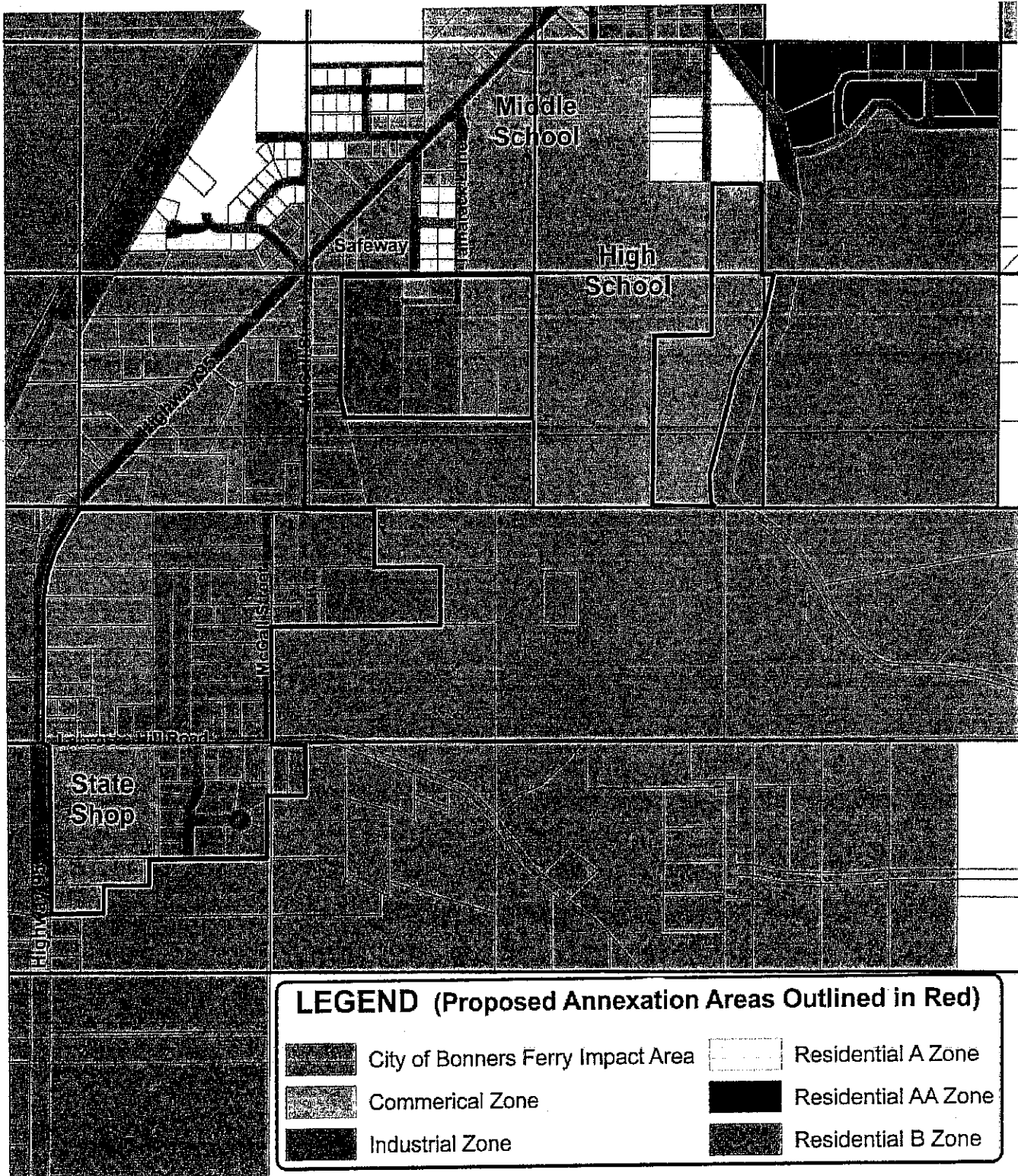
Future changes in zoning would require the City to conduct public hearings as required by Idaho code.

## IX Conclusions

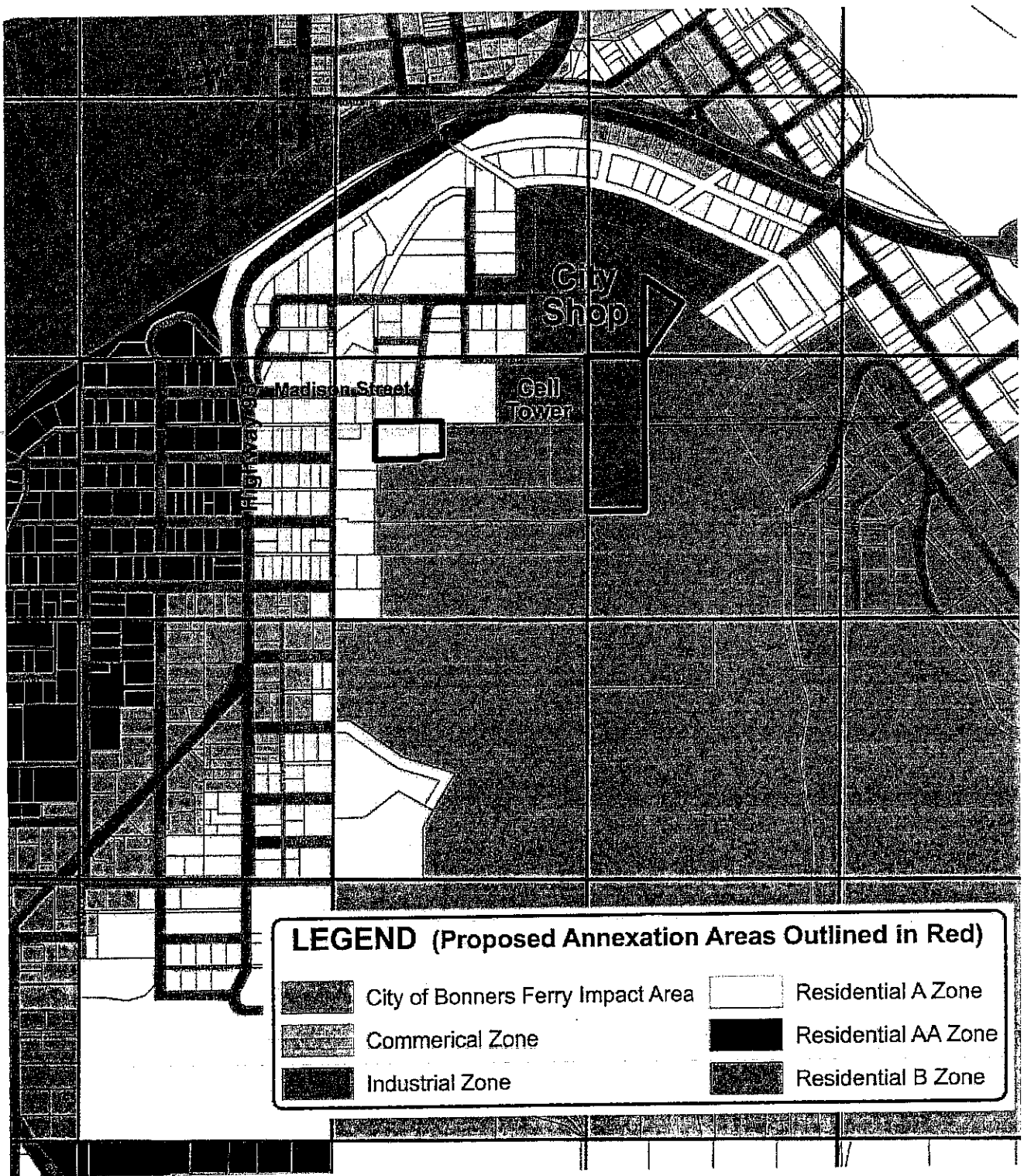
Based on the foregoing analysis, the following conclusions are adopted:

- (A) The land to be annexed meets the applicable requirements of this Idaho Code 50-222 and does not fall within the exceptions or conditional exceptions contained in that section;
- (B) The annexation would be consistent with the public purposes addressed in this annexation plan because the City is better able to provide public services to this area;
- (C) The annexation is reasonably necessary for the orderly development of the city because of the way this area has developed and the way the areas adjacent to it may develop.
- (D) Based on the fiscal analysis herein, the additional tax revenue, and the fact the City is already providing most services, the City will be able to provide all City services to the annexation area without any negative impact or reduction in services to existing residents.

# Appendix A Annexation Area Maps



# Appendix A Annexation Area Maps



## Appendix B

### 2011 General Fund Revenue Sources

Income Source:	Revenue	Percent of total
<b>Property Taxes</b>	<b>\$500,905.94</b>	<b>31%</b>
Licenses and Permits:		
Alcohol Beverage Licenses	\$4,485.00	
Avista Franchise Fees	\$32,424.14	
Cable Franchise	\$4,411.23	
Joint Pole Use Agreement	\$1,750.00	
Building Permits	\$8,546.16	
Dog License and Pound Fees	\$1,620.00	
Other	\$1,470.00	
<b>Total License and Permits</b>	<b>\$54,706.53</b>	<b>3%</b>
Intergovernmental Revenues:		
ITD Safety Grant	\$13,898.00	
Fire Department Grants	\$6,203.62	
D.A.R.E.	\$21,836.00	
Drug Task Force	\$8,730.36	
Economic Development Coordinator	\$51,870.88	
State Liquor Fund Revenues	\$95,528.00	
Sales Tax Revenue Sharing	\$140,323.64	
Highway Users Fees	\$85,635.34	
General Fund Transfer	\$277,047.44	
<b>Total Intergovernmental Revenues</b>	<b>\$701,073.28</b>	<b>43%</b>
Charges for Services:		
Police and Fire Protection Contract	\$39,008.04	
Swimming Pool Revenues	\$8,505.00	
Golf Revenues	\$142,028.58	
Other	\$2,779.17	
<b>Total Charges for Services</b>	<b>\$192,320.79</b>	<b>12%</b>
<b>Total Fines and Forfeitures</b>	<b>\$58,490.04</b>	<b>4%</b>
Miscellaneous Revenue:		
Cell Tower Lease	\$8,492.81	
Donations	\$14,204.50	
Other	\$17,219.17	
<b>Total Miscellaneous Revenue</b>	<b>\$39,916.48</b>	<b>2%</b>
<b>Investment and Royalty Earnings</b>	<b>\$94,154.23</b>	<b>6%</b>
<b>Total General Fund Revenue</b>	<b>\$1,641,567.29</b>	

## Appendix C

### Estimated changes in taxes for property owners in the annexation area

#### CHANGES IN ANNUAL PROPERTY TAXES BASED ON 2011 LEVY RATES

Net Property Value (After Home Owners Exemption)	\$50,000	\$75,000	\$100,000	\$150,000
County	\$245.91	\$368.86	\$491.81	\$737.72
School Tort	\$4.66	\$6.99	\$9.32	\$13.99
School Bond	\$49.54	\$74.31	\$99.08	\$148.62
School Supp.	\$81.02	\$121.54	\$162.05	\$243.07
PV Fire District	\$50.76	\$76.14	\$101.52	\$152.28
Library District	\$15.93	\$23.90	\$31.87	\$47.80
<b>Total Tax Before Annexation</b>	<b>\$447.82</b>	<b>\$671.74</b>	<b>\$895.65</b>	<b>\$1,343.48</b>
City Levy	\$192.45	\$288.68	\$384.90	\$577.35
Less PV Fire District Levy	(\$50.76)	(\$76.14)	(\$101.52)	(\$152.28)
<b>Total Tax After Annexation</b>	<b>\$589.51</b>	<b>\$884.28</b>	<b>\$1,179.03</b>	<b>\$1,768.55</b>
<b>Tax Increase After Annexation</b>	<b>\$141.69</b>	<b>\$212.54</b>	<b>\$283.38</b>	<b>\$425.07</b>

#### 2011 Levy Rates

City	.003849019
County	.004918103
School Tort	.000093249
School Bond	.000990773
School Sup	.001620481
Paradise Valley Fire District	.001015177
Library	.000318685

## Appendix D

### 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



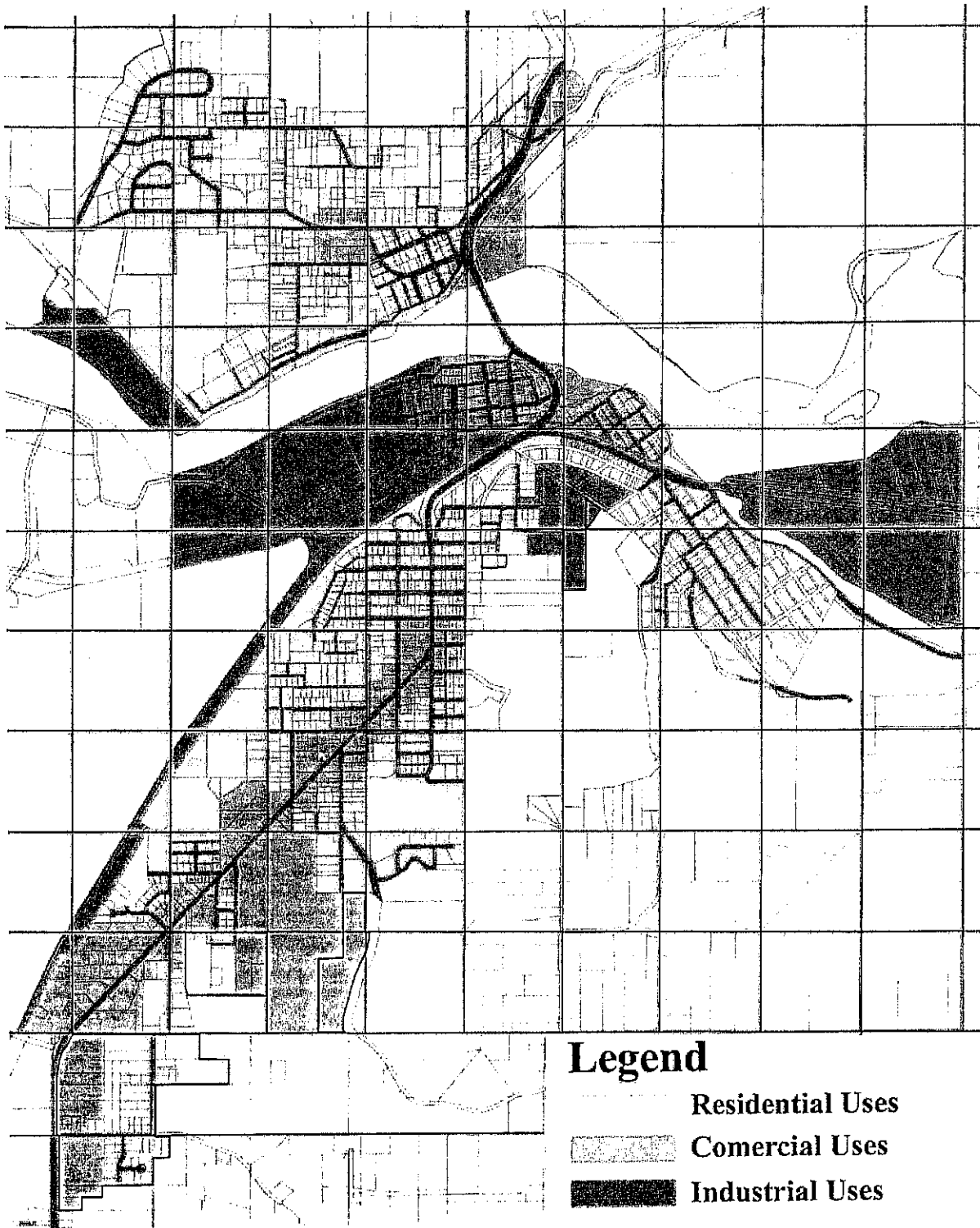
## Appendix E

### Estimated changes in taxes and fees for property owners in the annexation area

	<b>\$50,000</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>\$150,000</b>
<b>Net Property Value</b> (After Home Owners Exemption)				
<b>Total Tax Before Annexation</b>	<b>\$447.82</b>	<b>\$671.74</b>	<b>\$895.65</b>	<b>\$1,343.48</b>
City Levy	\$192.45	\$288.68	\$384.90	\$577.35
Less PV Fire District Levy	(\$50.76)	(\$76.14)	(\$101.52)	(\$152.28)
<b>Total Tax After Annexation</b>	<b>\$589.51</b>	<b>\$884.28</b>	<b>\$1,179.03</b>	<b>\$1,768.55</b>
<b>Tax Increase After Annexation</b>	<b>\$141.69</b>	<b>\$212.54</b>	<b>\$283.38</b>	<b>\$425.07</b>
Estimated Changes in Fees:				
Reduction in Solid Waste Fee	(\$18.00)	(\$18.00)	(\$18.00)	(\$18.00)
Reduction in Electric Base Rate	(\$53.28)	(\$53.28)	(\$53.28)	(\$53.28)
Increase for Garbage Pickup	\$138.00	\$138.00	\$138.00	\$138.00
<b>Total Changes in Fees</b>	<b>\$66.72</b>	<b>\$66.72</b>	<b>\$66.72</b>	<b>\$66.72</b>
<b>Total Estimated Change in Taxes and Fees After Annexation</b>	<b>\$208.41</b>	<b>\$279.26</b>	<b>\$350.10</b>	<b>\$491.79</b>

This chart does not reflect Avista franchise fees charged within the City limits.

**Appendix F  
Land Use Map**



**2012 Bonners Ferry Land Use Map**  
(annexation areas outlined)

## Appendix G

### Zoning Districts

The City of Bonners Ferry has established the following zoning districts:

- **AA- residential district:** To provide for single-family residences.
- **A- residential district:** To provide regulations for a more mixed use in a residential area.
- **B- residential district:** To provide regulations for a mixed use such as in a residential A area, except for allowing animal units per the standards below which may be maintained in buildings or enclosures. The buildings or enclosures for housing such animals shall meet the approval of the health district and/or the commission and does not cause offensive odors, noise or disturbances to people in the neighborhood. Residential B does not include the operation of livestock confinement operations (LCOs). Livestock and poultry shall be allowed on all properties exceeding twenty one thousand seven hundred eighty (21,780) square feet (1/2 acre) in size, following the guideline of one animal unit per the one-half (1/2) acre: One animal unit equals: one cow, or one horse, or three sheep, or four goats, or twenty five poultry. Other animal maximum numbers shall be set by the city council. Buildings housing farm animals shall not be located closer than fifty feet (50') from any property line.
- **C- commercial district:** To accommodate the location of new businesses and encourage further expansion of business in the municipal limits. To also establish areas in the municipal limits for future business growth.
- **I- industrial district:** To encourage the development of industrial, manufacturing, warehousing, major research and testing, and wholesale business establishments or other related uses. Research activities are encouraged.
- **M- medical district:** To encourage medical uses within a designated area. This zone would include the permitted uses and special uses allowed in a residential A district. This district would also allow as a permitted use medical professional offices, extended care facilities, and residential care facilities.

Additional details about the zones, including allowed uses, setback requirements and height requirements are available at City Hall.

**CITY OF BONNERS FERRY  
Suggested Findings**

**SUGGESTED ACTIONS: The City Council having reviewed the Annexation Plan, staff report, conducted a public hearing, and reviewed the correspondence and petitions submitted in regard to this annexation, should now, if the Council determines it in the public interest, make findings and adopt the annexation plan and ordinance.**

**MOTION OPTIONS:** Upon review of the Annexation Plan, Staff Report, Public Hearing and Materials submitted by the public, the City Council should consider approval, approval with conditions or modifications, or disapproval of the Annexation. If approved, the Council should make findings and conclusions, adopt the annexation plan and the Annexation Ordinance.

In addition to the facts outlined in the Annexation Plan the Council may wish to consider and make findings and conclusions in regard to the following:

1. Adoption of the Current Annexation Plan. The prior annexation plan was approved by the court; the current Plan is an improved and extended version. This plan adequately provides for integration of the properties being annexed and demonstrates minimal impact on public services.
2. That other government entities are not seriously adversely affected by this property being annexed into the City.
3. That the annexation of this property is a logical extension of the City boundary.
4. That the annexation is consistent with public purposes and necessary for the orderly development of the City because:
  - a. The properties in the annexation area have developed in an urban configuration, with lots averaging less than an acre in size;
  - b. The properties in the annexation area benefit from the City's services and amenities;
  - c. The City will benefit from having some controls over adjacent land uses;
  - d. Leaving this area outside the City could limit future growth of the City.
5. Existing municipal infrastructure and services would benefit and not be adversely affected by annexation of this property.
6. That the City currently provides electrical, sewage and water services to the area, its residents have been free to use city parks, streets and other amenities, and due to this property's adjacency, the City is in a position to extend and provide all remaining City services immediately.
7. That maintenance of streets, parks, alleys and utilities would continue to be adequately funded by the City with tax revenues and utility rates;
8. Utilities can be extended, improved or enhanced without reducing the level of service to existing city residents.

Bonnors Ferry Annexation

9. That the Planning and Zoning Commission has recommended approval of the zones proposed and the Plan designations in the Annexation Plan; the designations in the annexation plan are appropriate.
10. The proposed zones are compatible with adjacent city zones and existing land uses.
11. That, consistent with Idaho Code, the consent of landowners is implied because they have received utility services from the City prior to 2008.
12. Residents of the South Hill Water and Sewer District, which the annexation area was part of, voted in favor of merging with the City water and sewer systems in 2005 by a vote of 36 to 15. There was no contractual agreement discussing or limiting future annexation as part of this merger.
13. That the fiscal impact analysis is adequately addressed in the Annexation Plan.
14. That the Annexation is harmonious with and in accordance with specific goals and policies of applicable components of the City's Comprehensive Plan.
15. That the Annexation would promote the public health, safety and welfare.
16. The area does not have any significant topographical or soil constraints nor have any potential natural hazards.
17. That the annexation is not an unconstitutional taking.
18. Notice and Hearing procedures have been followed and provided according to Idaho Code in that notices of the Initial Annexation were mailed and published more than 28 days in advance of the initial hearing and notices of the subsequent hearing were mailed and published more than 15 days prior to that hearing.

Based on the foregoing findings and in accordance with Idaho Code requirements, the following specific findings and conclusions must be adopted:

- (A) The land to be annexed meets the applicable requirements of this Idaho Code 50-222 and does not fall within the exceptions or conditional exceptions contained in that section;
- (B) The annexation would be consistent with the public purposes addressed in the Annexation Plan based on the foregoing findings and because the City is better able to provide public services to this area than other government entities;
- (C) The annexation is reasonably necessary for the orderly development of the city because of the manner in which this area has developed and the manner in which the areas adjacent to it may develop.

## ORDINANCE NO. 533

AN ORDINANCE OF THE CITY OF BONNERS FERRY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ANNEXING CERTAIN LANDS TO THE CITY AS DESCRIBED HEREIN; ADOPTING THE ANNEXATION PLAN; PROVIDING FOR THE ZONING THEREOF INTO SEPARATE PARCELS AS RESIDENTIAL A, RESIDENTIAL B, COMMERCIAL AND INDUSTRIAL; PROVIDING FOR THE FILING OF THE ORDINANCE AND CITY MAP AND LEGAL DESCRIPTION OF THE ANNEXED PROPERTIES WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the land described in Exhibit "A" attached hereto is contiguous or adjacent to the City of Bonners Ferry, within the area of city impact, and qualifies for annexation to the City of Bonners Ferry pursuant to the provisions of Section 50-222, Idaho Code, as amended; and

WHEREAS, an Annexation Plan was prepared and mailed to property owners along with notice of initial hearing more than 28 days prior to initial hearing; and

WHEREAS, A public hearing to consider the annexation, with more than 28 days mailed, posted and published notice was held before the Planning and Zoning Commission on October 18, 2012; and

WHEREAS, A public hearing with more than 15 days mailed, published and posted notice was held before the City Council on December 11, 2012; and

WHEREAS, it appears to the Mayor and City Council that annexation of such land is reasonable and in the best interests of the City; and

WHEREAS, it also appears that annexation of such is necessary for the orderly development of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BONNERS FERRY, IDAHO, AS FOLLOWS:

Section 1. The land described in Exhibit "A" attached hereto is hereby annexed to the City of Bonners Ferry.

Section 2. The property annexed in Section 1 preceding be and is hereby zoned in accordance with the Zoning Map as shown on Exhibit "B" and the boundaries of each zone is as shown in Exhibit "B", as zone classifications Residential A, Residential B, Commercial and Industrial.

Section 3. The property annexed in Section 1 preceding be and is hereby provided with land use designations in accordance with the Land Use Map as shown on Exhibit "C" and with general classifications of Residential, Commercial and Industrial.

Section 4. The Annexation Plan approved by the Council is hereby adopted and shall serve to govern the integration of the annexed properties into the City.

Section 5. The City Clerk shall file a certified copy of this Ordinance with the Boundary County Auditor, Treasurer and Assessor within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Boundary County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code, Section 63-2215.

Section 6. This Ordinance shall be effective upon its passage, execution and publication in the manner provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF BONNERS FERRY, on the 18<sup>th</sup> day of December, 2012, and signed by the Mayor on the 18<sup>th</sup> day of December, 2012.

---

DAVID K. ANDERSON  
Mayor

ATTEST:

---

Kris Larson  
City Clerk

## EXHIBIT "A"

### PARCEL 1

A tract of land situated in Government Lot Four (4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Three (3) AND the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and Government Lot One (1) of Section Four (4), all in Township Sixty-one (61) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the northwest corner of said Section 3, and the northeast corner of said Section 4; thence, Easterly along the north line of Section 3 to the southwest corner of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; thence, Easterly along the line between Sections 3 and 34 to the northeast corner of that parcel described in Instrument No. 116698; thence, leaving said section line, Southerly, along the east line of that parcel described in Instrument No. 116698 to the southeast corner thereof and the north line of that parcel described in Instrument No. 244149; thence, Easterly along the north line of that parcel described in Instrument No. 244149 to the northeast corner thereof; thence, Southerly along the east line of that parcel described in Instrument No. 244149 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 244149 to the southeast corner of that parcel described in Instrument No. 219586; thence, Westerly along the south line of that parcel described in Instrument No. 219586 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 178777; thence, Westerly along the south line of that parcel described in Instrument No. 178777 to the southwest corner thereof and the easterly right of way of McCall Street; thence, Southerly along said easterly right of way to the intersection with the northerly right of way of LaBrosse Hill Road; thence, Easterly along said northerly right of way to the intersection with an extension of the east line of that parcel described in Instrument No. 170056; thence, leaving said northerly right of way, Southerly along the extension of the east line of that parcel described in Instrument No. 170056 to the intersection with the southerly right of way of LaBrosse Hill Road; thence, continuing Southerly along the east line of that parcel described in Instrument No. 170056 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 170056 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 58992; thence, Westerly along the south line of that parcel described in Instrument No. 58992 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 145316; thence, Westerly along the south line of that parcel described in Instrument No. 145316 to the southwest corner thereof and the east line of the SE1/4 NE1/4 of Section 4 and the east line of Lot Four (4), Block Two (2) of Winjum Meadows as recorded in Book 2 of Plats, Page 60, as Instrument No. 180632, Boundary County, Idaho records; thence, Southerly along the east line of Lots Four (4), Five (5), and Six (6), Block Two (2) of said Winjum Meadows to the southeast corner of said Lot 6; thence, leaving the east line of the SE1/4 NE1/4, Westerly along the south line of said Winjum Meadows to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 92551; thence, Westerly along the south line of that parcel described in Instrument No. 92551 to



the northeast corner of that parcel described in Instrument No. 164843; thence, leaving said south line, Southerly along the east line of that parcel described in instrument No. 164843 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 164843 to the northeast corner of that parcel described in Instrument No. 250095; thence, leaving said south line, Southerly along the east line of that parcel described in Instrument No. 250095 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 250095 to the intersection with the easterly right of way of U.S. Highway No. 2 and 95; thence, Northerly along said right of way and along the westerly line of those parcels described in Instruments No. 250095, 164843, and 92551 to the intersection with the north line of the SE1/4 NE1/4 and the south line of Government Lot 1 of Section 4; thence, Westerly along the south line of said Government Lot 1 to the intersection with the easterly right of way of U.S. Highway No. 2 and 95 (said south line marking a change in the width of the highway right of way); thence, Northerly along said right of way and along the westerly line of those parcels described in Instrument No's. 248475, 248480, 181797, 216296, 233738, 169725, and 123549 to the intersection with the north line of Government Lot 1; thence, leaving said right of way, Easterly along said north line and along the north line of those parcels described in Instrument No's. 123549 and 219175 to the POINT OF BEGINNING.

## **PARCEL 2**

A tract of land situated in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the northeast corner of said SW1/4 SW1/4, being also the northeast corner of those parcels described in Instrument No. 224280; thence, Southerly along the east line of the SW1/4 SW1/4 and the east line of those parcels described in Instrument No. 224280 to the southeast corner of those parcels described in Instrument No. 224280; thence, leaving the east line of the SW1/4 SW1/4, Westerly along the south line of those parcels described in Instrument No. 224280 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 216253; thence, Westerly along the south line of that parcel described in Instrument No. 216253 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No's. 163192 and 233211; thence, Westerly along the south line of that parcel described in Instrument No's. 163192 and 233211 to the southwest corner thereof; thence, Northerly along the westerly line of that parcel described in Instrument No's. 163192 and 233211 to the southwest corner of that parcel described in Instrument No. 56217; thence, Northerly along the west line of that parcel described in Instrument No. 56217 to the northwest corner thereof and the north line of the SW1/4 SW1/4 of Section 34; thence, Easterly along said north line and along the north line of that parcel described in Instrument No. 56217 to the northeast corner thereof and the north line of that parcel described in Instruments No's. 163192 and 233211; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No's. 163192 and 233211 to the northwest corner of that parcel described in Instrument No. 219524; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No. 219524 to the northeast corner thereof and the northwest corner of that parcel described in Instrument No.

220398; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No. 220398 to the northeast corner of that parcel described in Instrument No. 220398 and a point on the westerly line of Tamarack Lane; thence, continuing Easterly along the north line of the SW1/4 SW1/4 to the easterly line of Tamarack Lane and the northwest corner of those parcels described in Instrument No. 224280; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of those parcels described in Instrument No. 224280 to the POINT OF BEGINNING.

### PARCEL 3

A tract of land situated in the East Half (E1/2) of the Southwest Quarter (E1/2 SW1/4) AND the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 90074; more particularly described as follows:

Beginning at a point on the south line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 34 which is East 660 feet from the southwest corner of said SE1/4 SW1/4, said point being a point on the Bonners Ferry, Idaho - City Limit Line as established by Ordinance No. 232, dated December 17, 1968; thence, leaving said south line and along said City Limit Line, North 990 feet; thence, continuing along said City Limit Line, East 352.5 feet; thence, continuing along said City Limit Line, North 858 feet to a point in the south line of Kinnear's Garden Subdivision as recorded in Book 1-C of Plats, Page 76, Boundary County, Idaho records (now abandoned); thence, Easterly along said south line to the east line of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34; thence, Southerly along said east line to the southeast corner of said NE1/4 SW1/4; thence, Easterly along the north line of the SW1/4 SE1/4 to the intersection with the westerly right of way of Paradise Valley Road; thence, leaving said north line and Southwesterly along said right of way as described in Instrument No. 91874 to the intersection with the south line of the SE1/4 SW1/4; thence, leaving said right of way, Westerly along said south line to the POINT OF BEGINNING.

### PARCEL 4

Two tracts of land situated in Government Lots Nine (9) and Ten (10) of Section Twenty-six (26), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, previously described in Instrument No. 210432 as follows:

Beginning at the Southwest corner of said Section Twenty-six (26), according to that certain Land Survey filed March 29, 2001, in Boundary County Records of Survey, Instrument No. 201357; thence, North  $00^{\circ}14'41''$  East along the West line of said West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-six, 1312.98 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section Twenty-six (26); thence South  $89^{\circ}45'19''$  East along the North line of said Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26), 300 feet to the TRUE POINT OF

BEGINNING OF SAID TRACTS OF LAND HEREIN BEING DESCRIBED; thence, South  $00^{\circ}14'41''$  West, 775.00 feet; thence, North  $89^{\circ}45'19''$  West, 300.00 feet to said West line of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-six (26); thence, North  $00^{\circ}14'41''$  East along said West line, 775.00 feet to said Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26); thence, South  $89^{\circ}45'19''$  East along said North line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26), 300 feet to the TRUE POINT OF BEGINNING.

AND Beginning at said TRUE POINT OF BEGINNING, thence, North  $00^{\circ}14'41''$  East, 385.86 feet to the Southwesterly Boundary Line of Eaton Townsite; thence, South  $56^{\circ}15'28''$  East along said Eaton Townsite Boundary Line, 200.00 feet; thence, leaving said Boundary Line South  $34^{\circ}59'46''$  West, 321.85 feet to the TRUE POINT OF BEGINNING.

#### PARCEL 5

Two tracts of land situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-seven (27), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, previously described in Instrument No. 172816 as follows:

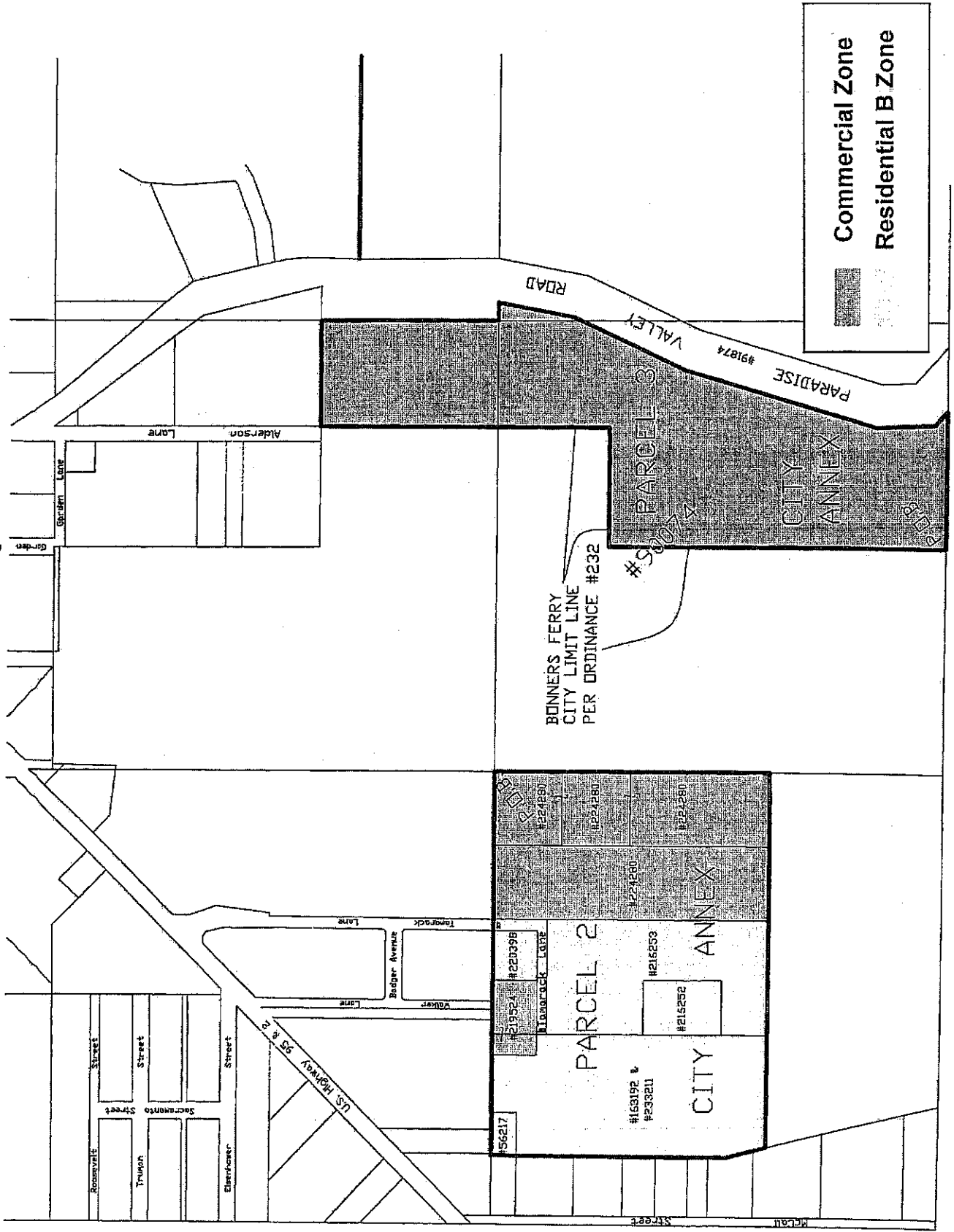
Commencing at the Northwest corner of the SE1/4 SE1/4, Section 27, Township 62 North, Range 1 East, B.M. Boundary County, Idaho; thence, South 330 feet to a point; thence East 225 feet to the point of true beginning; thence East 220 feet to a point; thence South 165 feet to a point; thence West 220 feet to a point; thence North 165 feet to the point of beginning;

AND

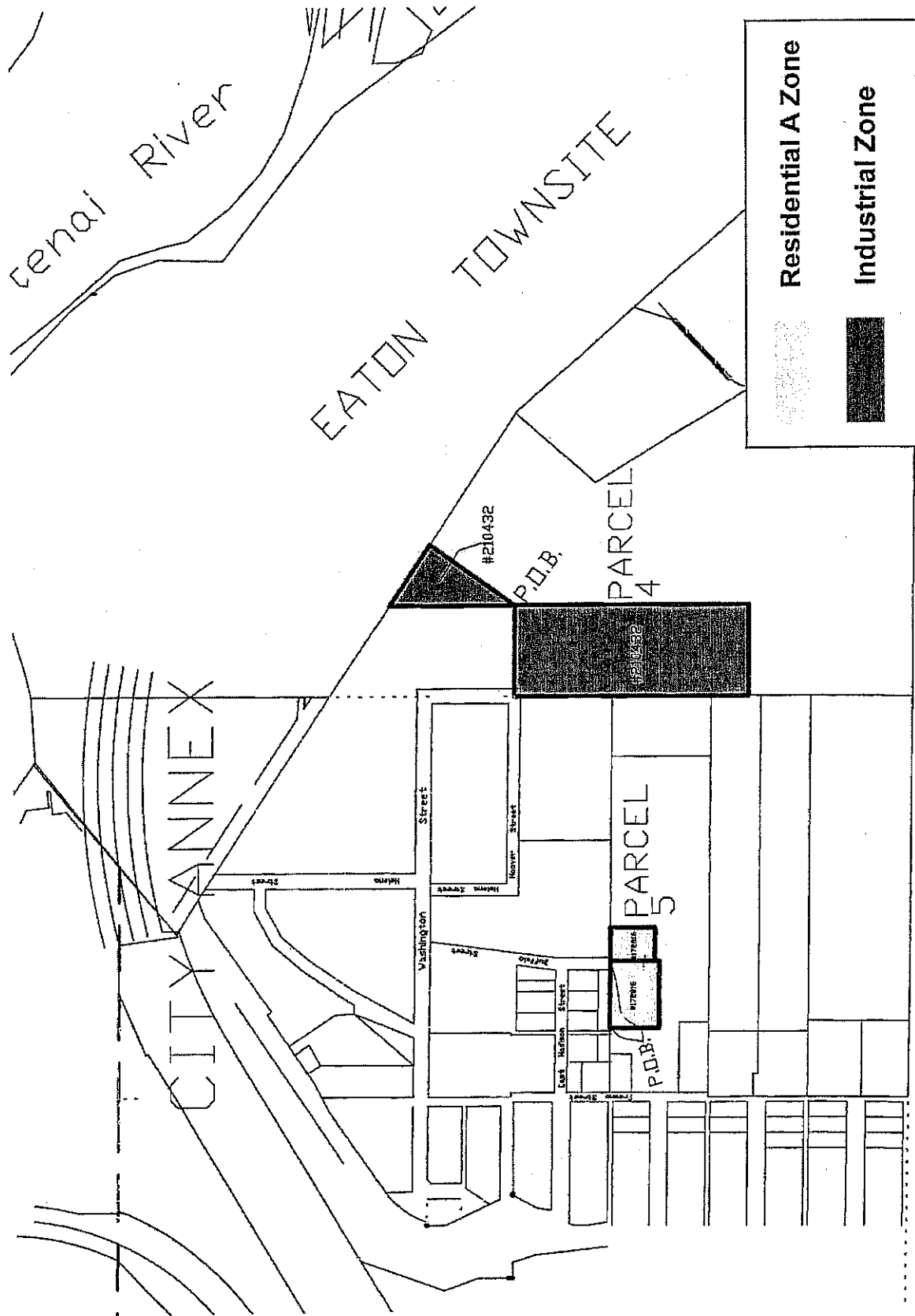
Commencing at the Northwest corner of the SE1/4 SE1/4, Section 34, Township 62 North, Range 1 East, B.M., Boundary County, Idaho; thence, South 330 feet to a point; thence East 445 feet to the point of beginning; thence East 110 feet to a point; thence, South 150 feet; thence West 110 feet; thence North 150 feet to the point of beginning.

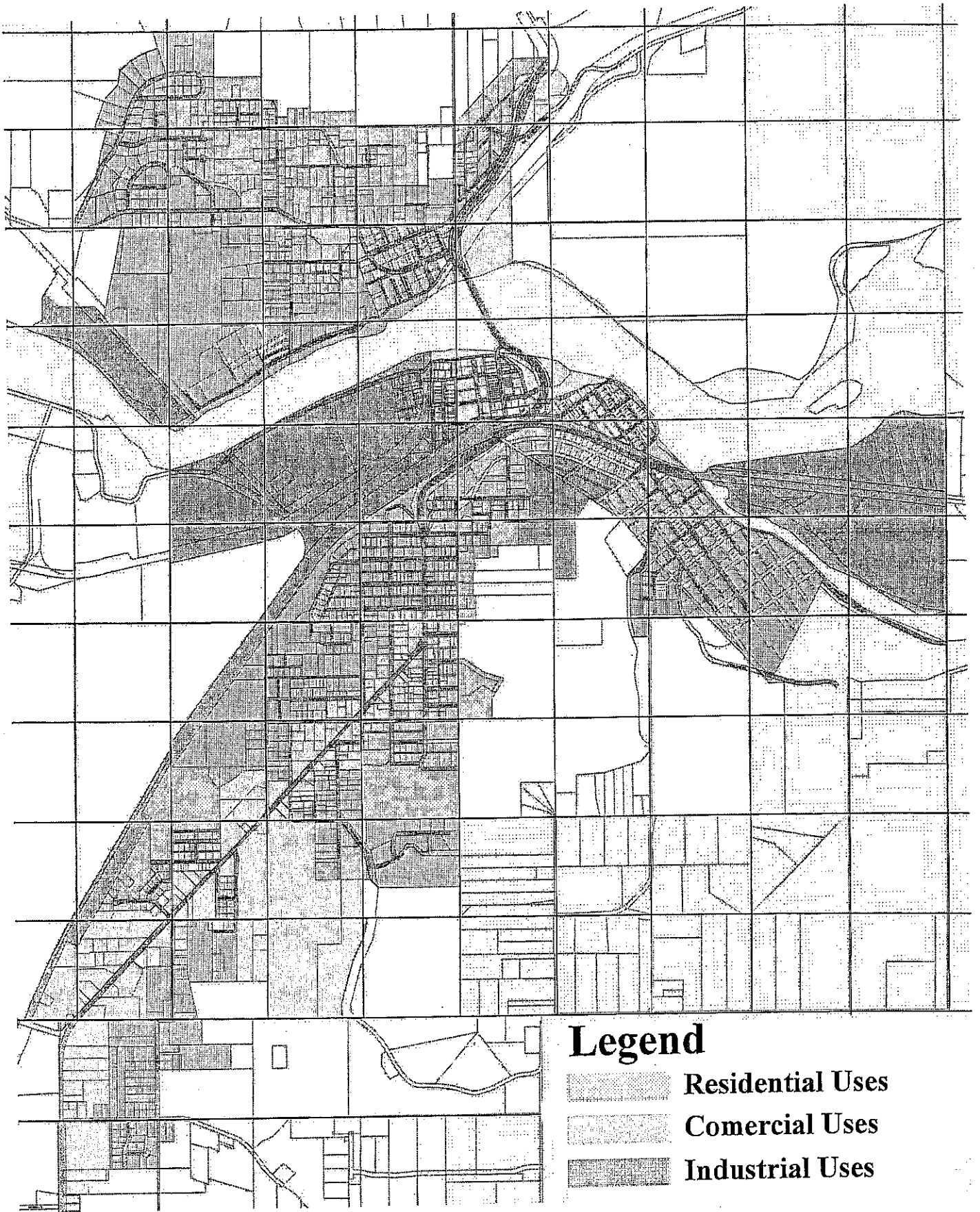


CITY ANNEX PARCELS 2 & 3



# PARCELS 4 & 5





**2012 Bonners Ferry Land Use Map**

2013 Beverage License approval for the following businesses:

Akin Harvest Foods

Bonnors Ferry Conoco

Cenex Zip Trip

Eagles

Kootenai Brewing Co

Kootenai River Inn

Lane 9

The Legion\*

Mario's Restaurant

Mugsy's\*

Papa Byrd's

Pizza Factory

Safeway, Inc

South Hill Mini Mart

Super 1

The Pearl Theater

Under The Sun

Mugsy's currently has applied for beer and wine, but is waiting for a liquor license with the State

American Legion has plans of opening by 2013. They picked up an application.

Please make a motion to approve the beverage licenses for 2013 pending receipt of payment of fees and proper documentation.



RECEIVED

DEC 13 2012

**CITY OF BONNERS FERRY  
CATERING PERMIT APPLICATION**

CITY OF BONNERS FERRY

Owners Name: Eagles  
Business Name: Eagles v 3522  
Business Address: 7159 2nd Street  
Bonnors Ferry  
State Beverage License Number: 3743

I hereby request a catering permit for the following dates: 12/21/2012  
from the hours of 5pm a.m./p.m. to 11:00 a.m./p.m. at the  
following location: Chic-N-Chop

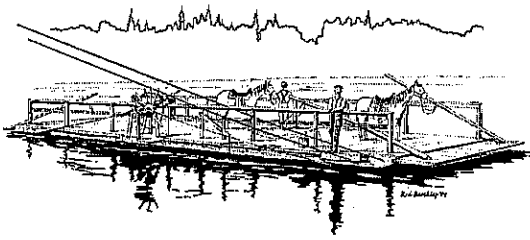
Catering will be done for the following group or organization sponsoring the  
event: City of Bonnors Ferry XMAS party

Charles A. Gutter 12/13/14  
Signature of the Licensee Date

Date Submitted to City Council Dec. 18, 2012

**A non-refundable fee of \$20 per day is required with the application**

Please make check payable to: City of Bonnors Ferry  
P. O. Box 149  
Bonnors Ferry, ID 83805



# MEMO

CITY OF BONNERS FERRY  
CITY ADMINISTRATOR

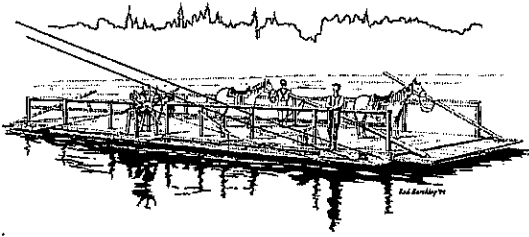
---

Date: 14 December 2012  
To: City Council  
From: Stephen Boorman, City Administrator  
Subject: Abandoned Bikes.

Over time the City has accumulated a large number of abandoned bicycles. We have a local business who has previously volunteered to take these bikes and repair them so that they can be given away to needy children.

It is our recommendation that we provide these bicycles to this business. We will confirm with the business prior to council meeting that their offer is still open.

SJB



# MEMO

CITY OF BONNERS FERRY  
CITY ADMINISTRATOR

---

Date: 14 December 2012  
To: City Council  
From: Stephen Boorman, City Administrator  
Subject: Unit 3 Runner Replacement.

For some time we have known that the runner on Unit 3 at the powerplant was approaching the point of replacement. Our plan was to overhaul Unit 3 after completion of an overhaul on Unit 1. However, we have recently seen vibration issues on this machine and plan to limit its operation to 90% of full output until it is rebuilt.

Therefore, this memo is to request authorization to order a new runner and case rings for Unit 3 at a cost not to exceed \$60,000.

This order would be the James Leffel Company and they have the proprietary drawings of the unit. To order a runner from any other vendor would not be cost effective as the runner would need to be completely redesigned.

SJB