

City of Blackfoot  
157 N. Broadway  
Blackfoot, ID 83221  
(208) 785-8600 x 13



NOTICE OF  
ANNEXATION PLAN

**For the proposed annexation of properties near the intersection of Highway 39 and Highway 26, West to the intersection of Highway 26 and W Collins Road, Both sides of Groveland Road Right-of-Way, from intersection with State Highway 26 to intersection of State Highway 39, and properties on both sides of W Collins Road. Only properties under 5 acres in size are considered.**

The area proposed for annexation as described above has common boundaries with the City of Blackfoot and is being annexed as a Category B annexation. Pursuant to Idaho Code 50-222(5) (b) (IV), proper notice of at least 28 days has or will be given. The proposed zone designation is M-1, Light Industrial, and the current use, and all proposed future uses, of all this area complies with the uses allowed in that zone.

The impact from this proposed future uses annexation and the City's plan to provide tax or fee supported services to this area are outlined below.

**Airport:** The airport currently serves the entire Blackfoot area and no impact is expected from this annexation.

**Ambulance Services:** The ambulance service has the equipment and manpower to provide emergency services to the properties being annexed without needing additional resources.

**Building and Zoning Department:** The current staff is adequate to handle any additional demands from development that may occur in the area to be annexed.

**Cemetery:** The cemetery currently serves the needs of those in the City and also the greater Blackfoot area. Development of additional property has been planned and budgeted, space is available as the needs arises.

**Fire Services:** The Fire Department is fully staffed with 30 firefighters, EMT's and 6 volunteers

of which 4 are EMT's., with one City Station, one substation in Rockford, another substation proposed on the East side of the Railroad tracks (property has been purchased), another substation property is in negotiations. The area proposed for annexation currently is serviced by the Fire Department and the Department's analysis indicates that no additional equipment or manpower will be needed at this time. The Fire Department services both the City and County.

**Law Enforcement:** The Blackfoot Police Department is required by law to provide law enforcement to all areas within the boundaries of the City of Blackfoot, including any newly annexed property. The Police Department's analysis indicates law enforcement services can be extended to the proposed area of annexation without additional staff or equipment, or making significant changes to the current organizational structure. These services also include crime investigation, education in local schools, school resource officers and citizens on patrol.

**Lucy Boyle Public Library:** The library currently serves the needs of the library district and no additional impact is expected from the annexation.

**Parks Department:** There are no plans to develop new parks or expand the department at this time.

**Sanitation Department:** The Sanitation Department has the equipment and manpower to provide sanitation service to the properties to be annexed without additional resources at this time.

**Street Department:** The Street Department currently has the equipment and manpower to provide maintenance to the public roadways being annexed without needing additional resources at this time.

**Water Department:** The Water System has ample capacity to support any municipal growth and expansion through the proposed annexation. Current water system is of adequate size and capacity to handle any M-1 Light Industrial developments with culinary water and Fire Protection. The Water Department has the ability to maintain and service this area of annexation without any additional manpower or resources at this time.

**Wastewater Treatment:** In anticipation of municipal growth, the City of Blackfoot has expanded its wastewater treatment plant capacity by 75% in 2002 and is currently operating at less than 50% capacity. There is a gravity sewer main line located in the vicinity of the area to be annexed and has the capacity to provide service to existing businesses and industries, including any future growth that may take place.

This proposed annexation fits with the City's plan and objectives for ongoing annexations, which include, but may not be limited to the following:

1. Have a strong area of impact.
2. Follow annexation plan (no exceptions for old vs. new development).
3. Encourage growth through infrastructure by extending utilities to industrial areas.

4. Provide support to economic development agencies.
5. Promote a favorable business environment.
6. Bring industry and other higher wage employment to Blackfoot.

## **Benefits of Annexation**

### **1. Transportation System**

- a. These residents and local businesses use city roads to travel to: work, shopping centers, doctors, hospitals, schools, parks, etc...
- b. Those adjacent to the city limits use most city roads and should contribute to their upkeep.
- c. All emergency services and delivery services to these properties use city streets.
- d. The municipal airport supports these properties.

### **2. Infrastructure**

- a. City infrastructure enables industry, business districts, retail stores, hospitals and so forth to exist. Without the benefit of a water system and sewer systems, these establishments, which are of economic benefit to our entire community, could not operate.
- b. City infrastructure has enabled outlying areas, such as Groveland and Moreland, to continue to grow by providing much needed sewer facilities. Without the City's treatment plant facility, Groveland and Moreland would have serious and costly health issues and further development would cease.
- c. City infrastructure has provided industry outside the city limits, a less costly means of disposing of their waste.
- d. Out of city users of the water and sewer systems pay the rate of city residence plus 50% to help cover the upkeep and maintenance of the treatment plant and mainlines.
- e. The City treatment plant is continually updating and expanding to accommodate future growth within the service area. The Waste Treatment plant continues to update and expand the capacity of this facility for Industrial users and residential needs, both within the city and service areas outside city limits, with grant money and matching City funds. They have identified needs and improvements necessary to maintain required mandated needs for the next 10 to 15 years.
- f. The City water system provides water that is constantly monitored for quality and health. As development in the county becomes increasingly more dense, private wells are at risk for contamination. Residents will eventually come to depend on and need the city's water system. The city continues to add deep wells to the system to meet the needs of all users.

### **3. Communications**

- a. Without dense development, installation of some communication systems would be cost prohibitive.
- b. Business and residents benefit from greater services because of dense development which lowers costs.
- c. These residents will benefit from proximity to the denser development of the city, which makes natural gas, cable, fiber optics, wireless dealerships and support services available to them because of cost effectiveness.

**4. Recreational facilities**

- a. The municipal golf course: These residents will no longer pay out of city rates.
- b. The swimming pool: These residents will no longer pay out of city rates.
- c. They will support Jensen Grove Park and other parks that are within the city.
- d. They will support Baseball fields, soccer fields and bike paths used in the City.

**5. Property value**

- a. Being in the City has a bearing on property value and lowers homeowner insurance premiums based on closeness to city emergency services. According to the County Assessor's office, homes in the city are more valuable and sell more quickly than those in distant areas. Distance to travel to and from the city has a direct bearing on the market ability and value of a home.
- b. Homeowners in the city limits experience lower insurance costs because of the higher standard, availability and proximity of fire, police and emergency services.
- c. Developers realize more value from their property with the availability of infrastructure, which allows more dense development.
- d. The City's subdivision ordinance allows for denser development and protects back properties from being landlocked. The City ordinance allows only one division before filing a subdivision plat, thereby providing orderly and well planned development. The County allows four divisions before a subdivision plat must be filed.
- e. The City's minimum maintenance ordinance is strict and enforced. The city has zero tolerance for inoperable vehicles.

**Examples of increase in taxes:**

**Commercial/Industrial Example**

\$ 300,000.00 Property appraised value

X 0.011086686 City tax levy rate

**\$ 3,325.98 Total Tax Assessment increase**

or

\$ 230,000.00 Property appraised value

X 0.011086686 City tax levy rate

**\$ 2549.94 Total Tax Assessment increase**

1. The residences annexed into the City will have the right to vote in the City elections or run for Office within the city and their opinions would have influence with elected officials.
2. City residents pay both city and county taxes, receiving service from both. The benefits of City services provide higher property value, quick response by first responders and a higher quality of life.

**Rex Orgill, City of Blackfoot Building Administrator**