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ORDINANCE 4527

AN ORDINANCE IMPLEMENTING THE CITY COUNCIL'S DECISION IN ANX-03-08; ANNEXING A TRACT OF LAND INTO THE CITY LIMITS OF THE CITY OF LEWISTON, RETAINING THE EXISTING COMPREHENSIVE PLAN DESIGNATION AND A ZONE DESIGNATION OF LOW DENSITY RESIDENTIAL, R-1, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property described hereafter is a tract of land contiguous and adjacent to the city limits of the city of Lewiston and the owner thereof having subdivided said tract into lots less than five acres in area, and

WHEREAS, the duly constituted Planning and Zoning Commission of the City of Lewiston held a public hearing on October 8, 2008, pursuant to public notice as required by law to hear public comment on the proposed annexation and zone designations, and

WHEREAS, after said hearing before the Planning and Zoning Commission, the commission recommended annexation of said tract, and

WHEREAS, a public hearing on the proposed annexation and zone designation was held before the Lewiston City Council, pursuant to public notice, on November 24, 2008, following which the City Council made Findings of Fact, Conclusions of Law and Decision, all in accordance with Idaho Code 67-6535, determining that the annexation and zone designations were in conformance with the comprehensive plan of the City of Lewiston and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: That the real property described as follows:

Lot 6, Block 104, of the Lewiston Orchards Tract No. 15, as the same appears on the official plat thereof, on file and of record in the office of the Nez Perce County Recorder's Office, Lewiston, Idaho,

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1 be and the same is hereby declared annexed by the City of Lewiston and incorporated into  
2 the boundaries of the City of Lewiston.

3 SECTION 2: That the real property above described shall retain existing Low  
4 Density Residential Comprehensive Plan designation and the R-1, Low Density Residential  
5 Zone designation, as defined by the zoning ordinance of the City of Lewiston, Idaho.

6 SECTION 3: That the official zoning map of the City of Lewiston be and the same is  
7 hereby amended to include the real property described above in the R-1, Low Density  
8 Residential zone

9 SECTION 4: This ordinance shall take effect and be in full force from and after its  
10 passage, approval and publication.

11 DATED this 23rd day of February, 2009.



CITY OF LEWISTON

Douglas W. Havens  
Douglas W. Havens, Mayor

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18 ATTEST Kari J. Kuchmak  
Kari J. Kuchmak, Clerk

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INST. NO. 766263  
FILED FOR RECORD  
FEE N/C REC. BY CITY OF LEWISTON  
2009 MAR 4 AM 10 34  
PATTY D. WENAS  
RECORDER, NEZ PERCE CO. ID.  
BY ASila DEPUTY

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**BEFORE THE CITY COUNCIL  
OF THE CITY OF LEWISTON**

<b>IN RE:</b>	)	
	)	
<b>ANX-03-08</b>	)	<b>FINDINGS OF FACT</b>
	)	<b>CONCLUSIONS OF LAW</b>
<b>5.00 Acres,</b>	)	<b>AND DECISION</b>
<b>Barbara BOLAND,</b>	)	
	)	
<b>Owner.</b>	)	

This matter having come before the City Council of the City of Lewiston, Idaho, on November 24, 2008, for public hearing pursuant to public notice as required by law, on a proposal to annex into the city a 5.00 acre parcel of land and retaining the Comprehensive Plan designation of Low Density Residential and a zone designation of R-1, Low Density Residential, said 5.00 acre being located south of Hemlock Avenue, north of Richardson Avenue, west of 21<sup>st</sup> Street and east of 20<sup>th</sup> Street, and the council having heard the staff report and recommendation and from the Planning and Zoning Commission and having heard from the owner's representative in opposition to the annexation, and the council being fully advised in the matter, issues the following:

**FINDINGS OF FACT**

1. The city staff and the Planning and Zoning Commission have recommended annexation into the city of a 5.00 acre parcel of land retaining the Comprehensive Plan designation of Low Density Residential and a zone designation of R-1, Low Density Residential, said parcel be located south of Hemlock Avenue, north of Richardson Avenue, west of 21<sup>st</sup> Street and east of 20<sup>th</sup> Street, Lewiston.
2. Notice of public hearing has been given.
3. The real property that is the subject of the proposed annexation is contiguous and adjacent to the existing city limits of the City of Lewiston.
4. The owner of the real property that is the subject of the proposed annexation has subdivided said real property into 3 lots of 1.72 acres each. The owner has neither consented to nor requested annexation.

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5. All lots in the proposed subdivision will be accessed from Hemlock Avenue, a street within and maintained by the City of Lewiston.
6. The real property is currently zoned R-1 and is within the area of city impact.
7. Land uses in the vicinity of the proposed annexation are single family residential and vacant.
8. Without annexation the proposed subdivision would be without fire protection and the subdivision would not be developed to city standards. The city and utility districts operating within the city are able to provide city services, included fire protection, to the area proposed to be annexed.
9. Without annexation, the subject property will be exclusively using a city street for access, and would not be paying for the maintenance and upkeep of the city street.
10. The city performed an annexation assessment on the proposed annexation, a copy of which is attached hereto. The conclusion of the assessment was to annex the real property into the City.
11. Relevant criteria and standards for consideration of this proposal are set forth in the annexation policy of the city of Lewiston and Idaho statutes on annexation.

Based on the foregoing **FINDINGS OF FACT**, the Lewiston City Council hereby makes the following

#### **CONCLUSIONS OF LAW**

1. The requirements of Idaho Code Section 67-6509(a) have been met.
2. The proposed annexation complies with the city's annexation policy and Idaho statutes on annexation.
3. Retaining the comprehensive plan designation of Low Density Residential and the zoning designation as R-1, Low Density Residential is desirable to provide orderly development of the city and the allowable uses in the propose zone would not change the essential character of the area.
4. The proposed annexation, comprehensive plan and zoning designation should be granted.

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Based on the forgoing **CONCLUSIONS OF LAW**, the Lewiston City Council hereby enters the following

**DECISION**

The annexation of a 5.00 acre parcel of land retaining a Comprehensive Plan designation of Low Density Residential and a zone designation of R-1, Low Density Residential, said parcel being located south of Hemlock Avenue, north of Richardson Avenue, west of 21<sup>st</sup> Street and east of 20<sup>th</sup> Street, be and the same is hereby **APPROVED.**

DATED this 23rd day of February, 2009.

**LEWISTON CITY COUNCIL**



Douglas W. Havens  
Douglas W. Havens, Mayor

ATTEST: Kari J. Ruchmak  
Kari J. Ruchmak, Clerk

INST. NO. 766264  
FILED FOR RECORD  
FEE N/C REC. BY **CITY OF LEWISTON**

2009 MAR 4 AM 10 36

PATTY O. WELLS  
RECORDER, NEZ PERCE CO. ID.  
BY ASIA DEPUTY

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**ORDINANCE 4527**

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**WHEREAS, the duly constituted Planning and Zoning Commission of the City of Lewiston held a public hearing on October 8, 2008, pursuant to public notice as required by law to hear public comment on the proposed annexation and zone designations, and**

**WHEREAS, after said hearing before the Planning and Zoning Commission, the commission recommended annexation of said tract, and**

**WHEREAS, a public hearing on the proposed annexation and zone designation was held before the Lewiston City Council, pursuant to public notice, on November 24, 2008, following which the City Council made Findings of Fact, Conclusions of Law and Decision, all in accordance with Idaho Code 67-6535, determining that the annexation and zone designations were in conformance with the comprehensive plan of the City of Lewiston and should be granted.**

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**TECHNICAL SUPPORT**

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12 CITY OF LEWISTON

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14 Douglas W. Havens  
15 Douglas W. Havens, Mayor

16  
17 ATTEST Kari J. Kachmak  
18 Kari J. Kachmak, Clerk  
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**BEFORE THE CITY COUNCIL  
OF THE CITY OF LEWISTON**

**IN RE:**

**ANX-03-08**

**5.00 Acres,  
Barbara BOLAND,**

**Owner.**

)  
)  
) **FINDINGS OF FACT**  
) **CONCLUSIONS OF LAW**  
) **AND DECISION**  
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**DECISION**

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TECHNICAL SUPPORT

5. All lots in the proposed subdivision will be accessed from Hemlock Avenue, a street within and maintained by the City of Lewiston.
6. The real property is currently zoned R-1 and is within the area of city impact.
7. Land uses in the vicinity of the proposed annexation are single family residential and vacant.
8. Without annexation the proposed subdivision would be without fire protection and the subdivision would not be developed to city standards. The city and utility districts operating within the city are able to provide city services, included fire protection, to the area proposed to be annexed.
9. Without annexation, the subject property will be exclusively using a city street for access, and would not be paying for the maintenance and upkeep of the city street.
10. The city performed an annexation assessment on the proposed annexation, a copy of which is attached hereto. The conclusion of the assessment was to annex the real property into the City.
11. Relevant criteria and standards for consideration of this proposal are set forth in the annexation policy of the city of Lewiston and Idaho statutes on annexation.

Based on the foregoing **FINDINGS OF FACT**, the Lewiston City Council hereby makes the following

**CONCLUSIONS OF LAW**

1. The requirements of Idaho Code Section 67-6509(a) have been met.
2. The proposed annexation complies with the city's annexation policy and Idaho statutes on annexation.
3. Retaining the comprehensive plan designation of Low Density Residential and the zoning designation as R-1, Low Density Residential is desirable to provide orderly development of the city and the allowable uses in the propose zone would not change the essential character of the area.
4. The proposed annexation, comprehensive plan and zoning designation should be granted.

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**TECHNICAL SUPPORT**

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Based on the forgoing **CONCLUSIONS OF LAW**, the Lewiston City Council hereby enters the following

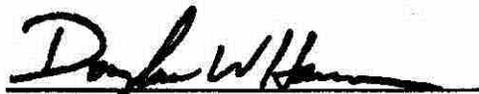
**DECISION**

The annexation of a 5.00 acre parcel of land retaining a Comprehensive Plan designation of Low Density Residential and a zone designation of R-1, Low Density Residential, said parcel being located south of Hemlock Avenue, north of Richardson Avenue, west of 21<sup>st</sup> Street and east of 20<sup>th</sup> Street, be and the same is hereby **APPROVED.**

DATED this 23rd day of February, 2009.

**LEWISTON CITY COUNCIL**



  
Douglas W. Havens, Mayor

ATTEST:   
Kari J. Kuchmak, Clerk

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**ANNEXATION OF PROPERTY OWNED BY RUSSELL AND BARBARA  
BOLAND, LOT 6, BLOCK 104 OF LEWISTON ORCHARDS TRACT No. 15**

**INITIAL ASSESSMENT**

The Community Development Department is asked to provide an initial assessment of the feasibility of annexing approximately 5 acres of land owned by Russell and Barbara Boland, generally located south of Hemlock Avenue, north of Richardson Avenue, west of 21<sup>st</sup> Street and east of 20<sup>th</sup> Street (see map and aerial photo).

Idaho Code, Section 50-222 et seq. governs annexations in the State of Idaho and states "parcels...which are bounded on all sides by lands within a city and by the boundary of the city's area of city impact" may be annexed. Thus the first test in evaluating an annexation is its proximity to the city. In this case, the parcel abuts City Limits along its entire northern and eastern boundary and is within the city's Area of City Impact and thus is potentially eligible for annexation, subject to other conditions of Idaho Code.

**Idaho Code Section 50-222. ANNEXATION BY CITIES.**

"(1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe."

There are three (3) categories of annexation that can be summarized as:

- a. Annexation where all property owners agree to annexation,
- b. Annexation where less than 100 platted lots exist and where property owners do not agree to annexation, and
- c. Annexation where more than 100 lots exist and where more than 50% of have not agreed to annexation.

The applicants have not agreed to annexation and therefore the request is consistent with Idaho State Code regarding a Category B-annexation:

**Idaho Code Section 50-222. ANNEXATION BY CITIES**

"3) Annexation classifications.

- (b) Category B:

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- (i) The subject lands contain less than one hundred (100) separate private ownerships and platted lots of record and where not all such landowners have consented to annexation; or
- (ii) The subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have consented to annexation prior to the commencement of the annexation process; or
- (iii) The lands are the subject of a development moratorium or a water or sewer connection restriction imposed by state or local health or environmental agencies; provided such lands shall not be counted for purposes of determining the number of separate private ownerships and platted lots of record aggregated to determine the appropriate category.

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#### NATURE OF THE REQUEST

The landowner wishes to subdivide the land into three (3) lots. The 3 lots will abut Hemlock Avenue, an improved city street. The City of Lewiston desires the annexation in order to ensure municipal services such as police and fire protection and to further sound public policy. A previous voluntary request for annexation was rescinded by the property owner in August, 2008.

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#### DEVELOPMENT POTENTIAL OF THE LAND

The site is gently sloping from north to south. In general, the total 5 acres is fairly level and well drained, without topographical issues that would hinder residential development. The site has been used for agriculture and appears to have enough top soil depth to support an annual crop of hay. Nearby residents have indicated that a layer of basalt rock lies at a shallow depth, complicating the installation of septic systems.

The southern boundary of the property is best defined by the platted right-of-way of Richardson Avenue. The City of Lewiston does not currently desire to improve that right-of-way, though creation of the street may become necessary as the land in the vicinity begins to develop. Creation of Richardson Avenue would provide a secondary access for the site and create a potential for further development.

The City of Lewiston Comprehensive Plan has designated the site for low density housing. Low density housing is defined as five to eight dwelling units per acre. If annexed, the current zoning, R1, would be consistent with the Comprehensive Plan designation.

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#### EVALUATION

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Annexations by the City of Lewiston are evaluated using the adopted annexation policy (Resolution 94-78) which identifies situations when annexations should be pursued. These include the following policies:

1. *"The utility, transportation, and social services can be provided by the City of Lewiston and affected service providers as clear and logical extensions of such services and at the least cost to the City and the landowner."*

- a. **Water** – *"Is there adequate water for domestic and fire suppression uses, in volume and pressure, to adequately serve the area under consideration, based on the types of uses contemplated for full development of the area? If not, should an annexation agreement require the petitioner to install the services necessary to provide adequate flows?"*

Municipal domestic water service is currently available at the site and is provided by Lewiston Orchards Irrigation District (LOID). LOID has sufficient capacity to serve the site with domestic water<sup>1</sup>. Domestic water would be used for fire suppression. The City of Lewiston Fire Department has determined that sufficient capacity exists in the LOID system to provide fire flows. Domestic water service would be provided by a service main in Hemlock Avenue.

- b. **Sewer** – *"Do the sewer interceptors and local sewer lines serving the property have sufficient capacity to handle flows from the site at maximum build out as shown on the development master plan? If not, should an annexation agreement require that the petitioners construct additional sewer lines or to meet the demands? Does the wastewater treatment plant have sufficient capacity to handle the flows generated at build out of the property? If not, should an annexation agreement provide a mechanism for the petitioner to add capacity to the plant? Can the site be served with sewer without the need for lift stations or other special equipment?"*

No municipal sewer service is currently available at the site. Residential development will require the installation of on-site sanitation services. If annexed, development will be controlled by City of Lewiston regulations. City of Lewiston Municipal Code Section 36-34(a) requires that lots with septic systems must be a minimum one (1) acre in size. The proposed subdivision of the property will create lots exceeding one acre.

c. **Electric and Natural Gas**

<sup>1</sup> Lewiston Orchards Irrigation District domestic water capacity is about 4.5 million gallons a day to meet a current demand of about 2 million gallons per day (2006). Recurring shortages are related to irrigation water only.

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Avista Utilities can serve the site with electrical power. If the annexation is approved, all electrical transmission lines must be buried. Natural gas could be routed to the site, but there may be capacity issues involving existing transmission lines.

d. Transportation

The site is located within the Lewis Clark Valley Metropolitan Planning Organization (MPO) boundaries, a local transportation planning agency that allocates state and federal funding for roads. No "level of service" designation has been assigned to Hemlock Avenue. The street classification for Hemlock is "local residential". The MPO Director has indicated that level of service of adjacent roads will likely remain unchanged in the near future. The nearest minor arterial road within city boundaries is Ripon Avenue/Barr Street. The nearest collector road is 21<sup>st</sup> Street.

e. Solid Waste

Solid waste services would be provided under the City of Lewiston's garbage collection contract. This contract provides for costs to be covered by a user fee per unit. Revision of the solid waste contract will be required if the annexation is approved.

f. Schools

The subject site is within the jurisdiction of Independent School District #1. As the intent of the annexation is to develop the land for residential purposes, the school district may be impacted by increased demand for services. The district will benefit from an increase in taxable value upon development of the property.

g. Public Transportation Service

The adjacent area is not currently served by public transportation and annexation would have no impact on existing service. However, development of the site may increase demand for public transportation.

2. *"Emergency services will be able to respond to needs within the lands under consideration for annexation in a reasonable and desirable period of time."*

a. Fire

Fire Station Number 2 is located approximately 2 miles northwest (driving distance) of the property at 16<sup>th</sup> and Burrell Avenue. Access to the site

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from Fire Station Number 2 would be over paved, public rights-of-way. Headquarters Fire Station is located approximately five (5) miles north of the property with direct access via 17<sup>th</sup>/5<sup>th</sup> Street.

Annexation of the site would not bring additional croplands, brush, or steep hillsides into the city. Once developed, it is anticipated that the site could have fire hydrants interior to the development, depending upon the desired location of houses on the property.

b. Police

Infrastructure issues such as on-site sanitation systems will preclude development of the site into densities higher than one dwelling unit per acre. It is anticipated that, given the potential development density, the Lewiston Police Department will be able to provide adequate protective services.

3. *"The infrastructure existing in the land under consideration for annexation is built to City standards or can be brought up to such standards by the property owner within a reasonable period of time and at reasonable cost;*

Except for public streets to the site, there is no infrastructure within the area proposed for annexation. Development of the infrastructure within the site would be the responsibility of the developer and at his cost. Infrastructure development would be concurrent with land development and built to city standards if within the city limits.

4. *"Where appropriate, the petitioner has prepared a development master plan for the area under consideration for annexation that clearly indicates the major infrastructure elements and proposed land uses and these features are in conformance with City standards."*

A Development Master Plan has not been requested or received from the applicant. However, the property owner has asked for a subdivision plat from Nez Perce County.

5. *The land uses in the area under consideration for annexation are compatible with surrounding areas;*

The land is currently vacant. To the south, the land is vacant, and used primarily for agriculture and grazing. To the north and east is low density residential with city boundaries. To the west is a 5 acre parcel with a single family dwelling within Nez Perce County jurisdiction. Development of the site for residential uses will have no impact any other nearby residential uses and should not impact nearby agricultural uses.

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- 6. *Annexation will add to the open space and recreational opportunities of residents.*

The applicant is not proposing recreational opportunities.

**GUIDELINES FOR ANNEXATION**

In addition, the following guidelines shall be considered when evaluating an annexation request, as established in the adopted policy. A negative response shall not result in an automatic denial of the petition; rather to invite discussion and to ensure that the City addresses the issues raised by a potential annexation prior to action:

- *The annexation will preserve natural neighborhoods.*

If annexed, the subject site will be located within the East Orchards Neighborhood, as designated by the City of Lewiston Comprehensive Land Use Plan. Proposed residential densities for the site are consistent with others in the same neighborhood. Use of the site for residences is consistent with uses allowed within the neighborhood.

- *The annexation will use physical boundaries, such as bodies of water, streets or highways, or natural land features to create a 'city limit.'*

The northern boundary will be defined by Hemlock Avenue, an improved city street. The southern boundary will be defined by the platted right-of-way of Richardson Avenue.

- *The annexation creates, consolidates or preserves logical service areas.*

The proposed annexation is a logical extension of existing service boundaries.

- *The annexation will eliminate or avoid creation of abnormally irregular boundaries.*

The proposed annexation is symmetrical in shape and area, being an original Lewiston Orchards Tract lot.

*The annexation will 'pay its own way' in revenues or increased amenities to the City versus costs.*

The following current tax levies will apply to the site:

City of Lewiston	.008915527
Independent School District 1	.005304150

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Nez Perce County	.004151612
<u>Lewiston Port District</u>	<u>.000194927</u>
Total	.018566216

Assuming a land value of \$61,000<sup>2</sup> per platted lot, the annual tax levy would be \$1,132 per lot per year. Placement of structures on each subdivided lot would substantially increase the value of each lot. Assuming the applicant's intention of creating 3 lots, the entire site could yield approximately \$3,400 per year in tax revenue initially, and then more as houses were placed on the vacant land. In comparison, tax revenue generated by the existing un-platted site is \$708 per year (2007) without any of that revenue allocated to the City of Lewiston.

**OTHER CONSIDERATIONS**

Finally, the annexation policy contains the following questions that may be useful in city evaluation of an annexation request. Again, a negative response shall not result in an automatic denial of the application but will cause the issue to be addressed and discussed prior to City action:

1. *Does annexation of property as currently developed provide enough of an increase in revenue to offset the cost of providing city services within five years of annexation? If not, does the development master plan indicate such a trend in the next five to ten years?*

Currently, the site is undeveloped. The property is currently assessed at \$71,000. If annexed, the City of Lewiston would reap \$633 per year (2007). If the property were to remain undeveloped, no services would likely be required to maintain the land within city boundaries. Value to the city is realized upon development, including the proposed subdivision of the land.

Direct costs for providing services are difficult to attribute to a specific development. However, the previous Chief of Police indicated during the review of a recent annexation that any new development towards the southern or eastern extreme of the city would likely create a demand for reallocation of police resources in the Orchards area. The need for a new police officer is conceivable. Entry-level wage plus benefits for a police officer is approximately \$50,500<sup>3</sup> per year. After the development of the land with houses, the site would not create enough revenue to offset the additional costs to provide service, however the above costs cannot be assigned exclusively to the development.

<sup>2</sup> Based on a conversation with Bill Andrews of the Nez Perce County Assessor's office, when the land is complete the land may be assessed at approximately \$35,900 per acre.

<sup>3</sup> 2005-2006 budget year

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2. *For commercial and industrial properties, would annexation and development of the property result in an increase in long-term stable employment within the city?*

The land would be annexed with a residential zoning designation. No commercial or industrial uses are proposed.

3. *Would the proposed annexation cause any special financial hardship to those individuals or businesses affected?*

At this time the property is under a single ownership. Property taxes would increase from the county assessment rate to the city assessment rate at time of annexation. Future increases as a result of development would be passed along to the buyers of the subdivided property.

4. *Can all of the area under consideration for annexation be served by the City of Lewiston or must it be served by one of the utility districts?*

Lewiston Orchards Irrigation District would provide water service. Sewer service could not be provided by a utility district or by the City of Lewiston.

5. *Do City Police, Fire and other public services have easy access to the area by way of existing improved public streets or is the property owner willing to provide improvements to existing public streets or install streets to City standards to provide Police, Fire and other public services access to the area? Are streets identified by name and clearly marked; do residential and commercial buildings have addresses clearly identified on the structure?*

Hemlock Avenue, a publicly dedicated and improved street, provides access to the site.

6. *Will the annexation of this area extend the boundaries to a logical or jurisdictional boundary?*

The northern boundary will be defined by a publicly dedicated street. The existing city boundaries lie immediately to the east and north.

7. *Is the area proposed for annexation within that area identified in the Comprehensive Plan as the preferred growth area of the City?*

The property is located within the Area of City Impact identified in the 1999 Comprehensive Plan (updated 2007).

8. *Will any major public improvements be required within the next five to ten years in the area under consideration for annexation?*

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All public infrastructure installation is the responsibility of the developer. Off-site improvements are not anticipated.

9. *Will existing City services (Fire, Police, Traffic, Streets, Library, etc.) be able to provide services to the annexed areas without the need for additional staffing or will the annexation provide additional revenues, value, amenities or enrichment to the City to justify an investment in increased staffing that justifies annexation?*

It is difficult to quantify the need for additional staffing for routine city functions for a single development. No local studies have taken place to quantify such impacts. Presumably as the city grows in area, additional staffing and equipment is needed to serve a larger area. The Police Chief has identified additional resources that may be needed (see above).

10. *Is the property free of contamination from hazardous materials as defined by the Environmental Protection Agency (EPA)?*

Staff has made inquiry of the North Central District Health Department who was unable to verify a dumpsite at this site. Should one be encountered in land development, a site evaluation would be needed to categorize the waste that may have been dumped.

11. *Will the property under consideration for annexation help maintain or improve the air and water quality of the City of Lewiston?*

The annexation itself will not affect air quality except as it relates to emissions from vehicles accessing the site.

12. *Will annexation of the property bring into City of Lewiston control important drainages or ravines?*

The proposed annexation does not include any identified ravine or drainage way.

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**SUMMARY**

Salient points of this analysis are:

- The annexation request meets the criteria for a Type B annexation provided for in State of Idaho statutes,
- The property is located with the Area of City Impact and abutting City of Lewiston boundaries,

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- Water service exists adjacent to the requested annexation; sewer service does not. Development will be limited to minimum one (1) acre lots because of the need for on-site sanitation systems,
- The requested use of the land for residential purposes is consistent with surrounding uses and the neighborhood, and
- The annexation may eventually produce enough tax revenue to offset costs of providing city services; however this projection is based on final development.

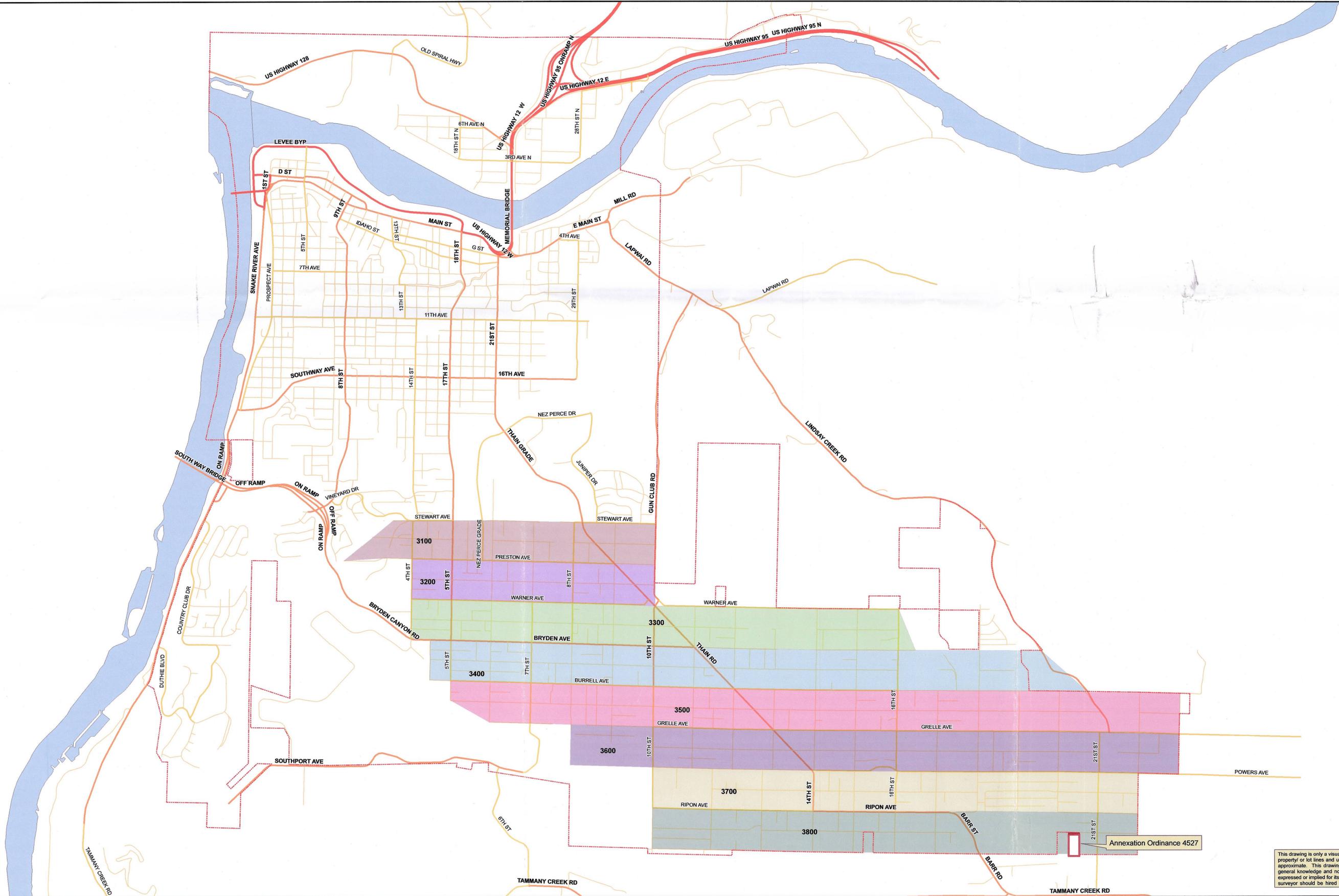
The subject property meets the requirements of this policy and of state law for annexation to the City of Lewiston. The City of Lewiston will be the entity most affected by the development of this property. Without annexation, the City will incur costs from development pressure without an increase in revenue to help finance the increased costs. **Staff's recommendation is to annex the property described.**

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# CITY OF LEWISTON PUBLIC WORKS DEPARTMENT



1 inch = 1,500 feet



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(See Page 1, Section 4.7 of Agreement)

This drawing is only a visual aid. Information, such as  
property/ or lot lines and utilities locations shown are  
approximate. This drawing should be used only for  
general knowledge and no guarantee or warranty is  
expressed or implied for its accuracy. A licensed land  
surveyor should be hired to establish property lines.

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