

# MURGOITIO PROPERTY ANNEXATION

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# AGENDA

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- Purpose of this meeting
  - Annexation and land use map amendment proposal
    - Property included in this request
  - History of the Murgoitio park property
  - Park development and impact fees
  - Proposed land swap process
  - Next steps





# MURGOITIO PROPERTY HISTORY

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- Purchased from the family by the airport for \$1.275 million in 1992. No restrictions or limitations on use were listed in the purchase and sale agreement
- In 1993, the City Council passed a resolution expressing the intent of the Council to reserve the property for park and recreation purposes
- In 1997 the Airport recorded a Declaration of Restrictive Covenants
- In 1998 City Council passed a resolution authorizing a purchase and sale agreement between the Airport and Parks and Recreation.
- **Definition of Restrictive Covenant-any type of term that restricts the buyer from taking some action or requires they abstain from a specific action**

# MURGOITIO PROPERTY HISTORY

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- Restricted covenants included the following language:
  - There shall be no residential development on the property
  - There shall be no commercial or industrial uses or development on the property other than recognized sports and recreation facilities and programs operated by or contracted to be operated by Boise Parks and Recreation Department
  - The property shall be used in perpetuity as open space and for public recreation and sporting activity except that it may be farmed
  - Breach of any of these covenants shall result in reversion of management and operation interest of the said property to Boise Municipal Airport



# MURGOITIO PROPERTY HISTORY

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- The covenants can be removed by resolution of the City Council
- This already occurred once in 2009 to accommodate the fire station site
- The airport would be reimbursed the original purchase price of \$620,000

# PARK DEVELOPMENT

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- Current cost estimates for greenup alone are approaching \$33-35 million
- The city does not greenup parks that are not located within the city limits. The tax base of residents in the city limits who pay property taxes support the maintenance and operations of parks.

# PARK DEVELOPMENT-IMPACT FEES

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- Impact fees are charged to builders based on the park type
- Residents within city limits are served by a hierarchy of parks
  - Neighborhood and community parks from 7-20 acres serve residents within ½ to 1 mile-impact fees are collected within the park planning area based on this level of service
  - Regional Parks serve the entire community-impact fees are collected on all new residential construction citywide for regional parks
  - We do not have an adopted service level for residents outside of city limits since there is no tax base to support operations

# PARK DEVELOPMENT-IMPACT FEES

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- The city has collected approximately \$10 million in park impact fees since 1997 in the southwest.
- \$4.3 million has been collected in local park impact fees
  - Park improvements at Molenaar and Peppermint Park have been completed with these funds
- \$6.2 million has been collected in regional park impact fees
  - Park improvements at regional facilities have used these funds

# PROPOSED LAND SWAP PROCESS

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- Developer approached the city about the potential land swap
- Best opportunity for getting canal connectivity, pathways and park space developed
- The land exchange is the best path forward to get housing stock below the area median price
- If the city moves forward with the proposal, City Council will have a resolution authorizing surplus of the property on the agenda and requesting a public hearing date
- If the city moves forward with the proposal, City Council will have a resolution authorizing removal of the restrictive covenants on the property on the agenda
- If you have comments specific to the land swap, please email [bpr@cityofboise.org](mailto:bpr@cityofboise.org)



# NEXT STEPS-ANNEXATION AND MAP AMENDMENT

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- Tuesday, June 29
  - Applications for annexation and land use map amendment will be submitted to Planning and Development Services(PDS)
  - PDS will schedule the applications before the Planning and Zoning Commission in August. Tentatively scheduled for August 9<sup>th</sup>
  - The Planning and Zoning Commission will make a recommendation to City Council who will ultimately decide the matter of the annexation and map amendment.
- If you have comments specific to the annexation and map amendment, please submit comments to [Zoninginfo@cityofboise.org](mailto:Zoninginfo@cityofboise.org)

# QUESTIONS?

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