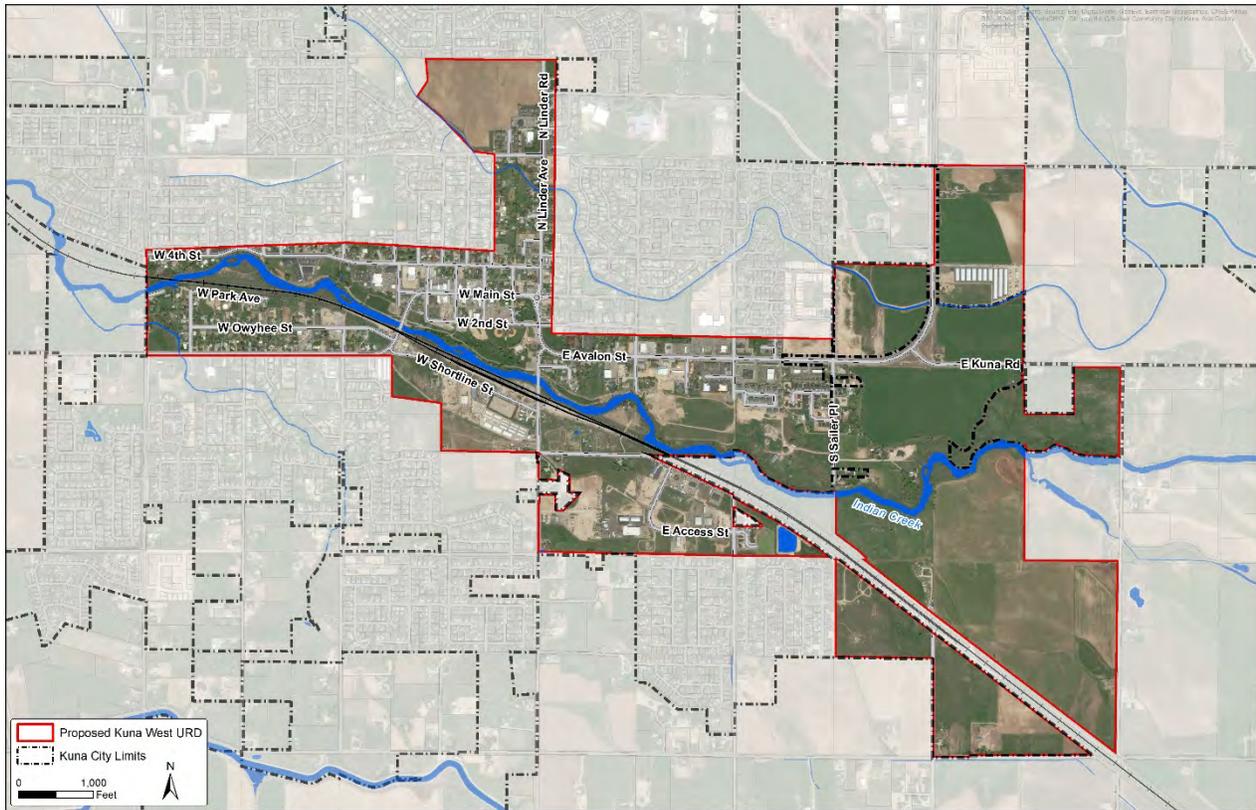


# Kuna Urban Renewal District Eligibility Study

## KUNA WEST DISTRICT



This document was prepared for the City of Kuna by J-U-B Engineers, Inc.



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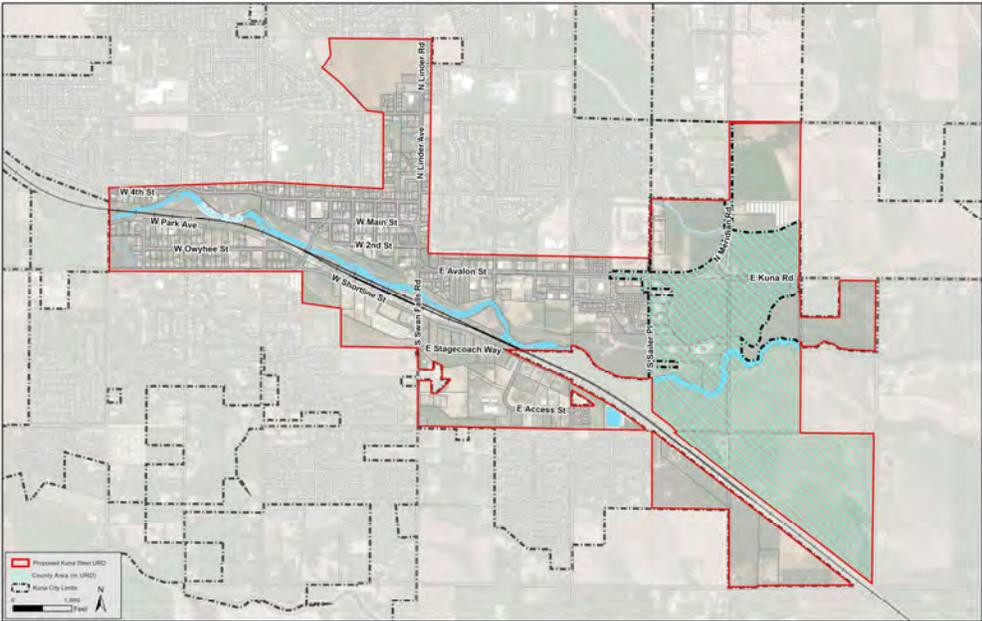
# Executive Summary

This Urban Renewal Eligibility Report (the “Report”) provides the technical support for a policy decision by the City of Kuna Urban Renewal Agency, Mayor and City Council to create a new urban renewal district in downtown Kuna. Properties within the proposed urban renewal Study Area (the “Study Area”) are modest and, in many cases, exhibit deteriorating conditions, however they are essential to the community’s future economic vitality. This Report provides the basis to declare the study area as a deteriorating area, as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

## Location

The Study Area is generally located at the southernmost portion of Highway 69/Meridian Road and extends south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The Study Area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4<sup>th</sup> Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. Currently, the Study Area consists of both properties located within the City limits as well as within the area of city impact, in unincorporated Ada County as seen in **Figure 1**. The Board of County Commissioners will need to concur with the findings in the eligibility report by the adoption of a resolution [Idaho Code 50-2018(18)] prior to the start of any planning documents that will include areas in unincorporated Ada County. Depending on the timing of this planning process, it is possible the parcels located within unincorporated Ada County may not be included in any proposed urban renewal district.

Figure 1 - Proposed Kuna West Downtown District



## Characteristics

The Study Area contains approximately 842 acres with a mix of land uses (industrial, commercial and residential). The Study Area is comprised of commercial corridors, the City's Main Street, and older residential neighborhoods. The Study Area contains some agricultural properties that are vacant and have previously been farmed within the last three years that may have the potential to be developed, with block sizes and lots/parcels and blocks exceeding 75,000 square feet in size. These agricultural properties will require owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f). The older residential areas are developed on a tighter grid block system. Both the commercial corridors (Avalon Street and Main Street) and neighborhoods exhibit some deteriorating building facades and public infrastructure. Furthermore, some areas lack curb, gutter, sidewalks, stormwater facilities and lighting.

## Conclusion

The Study Area is found to be eligible under the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as it conforms to the definition of a "deteriorating area" specifically outlined in the Present Conditions in the Study Area section of this report. **Figure 2** illustrates the types of conditions that exist that qualify the Study Area for an urban renewal plan/project as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

Figure 2 - Looking north on 2<sup>nd</sup> Street



*Figure 2 displays the deterioration of the pavement edge which qualifies under eligibility criteria 5, deterioration of site or other improvements.*

## City of Kuna Urban Renewal Agency

The proposed urban renewal district will be the first urban renewal district established within the City of Kuna; however, there was a prior effort that went to City Council before the process was terminated and a decision was made to not adopt an Urban Renewal Plan that was prepared at the time. The City of Kuna voted to approve Resolution No. R21-2011 on May 3, 2011 to establish an Urban Renewal Agency. Though an Urban Renewal Agency has been in existence since 2011, it has remained dormant. The Mayor, with the advice and consent of the City Council, appointed individuals to serve as the City of Kuna Urban Renewal Agency Commission for the newly proposed Kuna West urban renewal district. The Agency Commissioners were appointed on March 17, 2020 during a regularly scheduled city council meeting.

In the fall of 2019, the City engaged the services of J-U-B ENGINEERS, Inc. (J-U-B) to analyze the Study Area and prepare an eligibility report to determine if it meets the criteria for consideration of an urban renewal district.

## Purpose of Report

This eligibility report serves as “Step 1” in creating an urban renewal district. Upon approval of this report, an urban renewal plan will need to be prepared pursuant to Idaho Code Section 50-2905 and 50-2008, in part, to identify specific projects and improvements to be made within the proposed district.

This Report focuses on a Study Area of approximately 842 acres that encompasses commercial corridors, the City’s Main Street, and older residential neighborhoods. The Study Area examined in this report is generally described as bordering Indian Creek and the Union Pacific Rail Line.

The purpose of this report is to determine if the Study Area meets the criteria outlined in Idaho statutes, Idaho Code Sections 50-2018(9) and 50-2903(8)(b), defining a “deteriorating area.”

## Background

The City’s population has grown 33 percent from 2010 to 2018 according to U.S. Census data (*American Community Survey*). Although there have been commercial and industrial building permits issued within the City in recent years, the number of permits for dwelling units quadrupled in two years, climbing from 365 in 2014 to 1,854 in 2016. This

### STEPS TO CREATE AN URBAN RENEWAL DISTRICT

1. Develop Eligibility Study to determine if an area meets the eligibility requirements set forth in the definitions of a deteriorated area and/or a deteriorating area in the Law and Act.
2. Approval of a resolution by the City Council to authorize the Agency to prepare an urban renewal plan for the area.
3. Prepare an urban renewal plan and recommend its approval to the City Council.
4. Referring the urban renewal plan to the Planning and Zoning Commission and setting a public hearing before the City Council to review the plan.
5. The adoption of a City Council ordinance after conducting the public hearing approving the urban renewal plan.

increase in residential buildings permits has remained constant since the 2016 boom. To balance this residential growth, the City Council is investing in the possible creation of a proposed urban renewal district to increase employment opportunities, foster public/private partnerships, and to increase the tax base within a major portion of the City's commercial and industrially-zoned land.

## Present Conditions in the Study Area

### Methodology

Conditions were evaluated in the Study Area through site visits conducted by City staff and J-U-B analysts, contacts with various City officials, and a review of public infrastructure inventory maps and assessor property information.

### Deteriorating Area Characteristics

Under Idaho law, an area must meet the definition of a deteriorated or a deteriorating area in order to be eligible for inclusion in an urban renewal area. For the purpose of this report, the analysis was focused on whether the proposed area meets the requirements of I.C. 50-2018(9) and 50-2903(8)(b) for a deteriorating area, which is attached as **Appendix A**. In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The residential property shown in **Figure 3** qualifies as one of a substantial number of deteriorating structures within the study area that qualifies for eligibility Criteria 1, the presence of a substantial number of deteriorated or deteriorating structures.

Figure 3 – Present Conditions



The nine (9) eligibility criteria include:

**1. The presence of a substantial number of deteriorated or deteriorating structures.**

Deteriorated or deteriorating structures are those that are so run down that they would qualify to be demolished, allowing the land to be repurposed for other uses. Newer structures and those that have been substantially rehabilitated within the last five to ten years are not considered deteriorating. This criterion was evaluated by completing a windshield survey, an informal survey comprised of driving around the community and recording observations, of the Study Area during January of 2020 and noted the absence or presence of the following conditions:

- Broken or missing brick
- Chimney damage
- Fascia damage
- Holes in siding
- Damaged or missing shingles
- Cracked or damaged windows

While there are newer and rehabilitated structures at various locations, there are older deteriorating structures within the Study Area. A total of 707 structures were included in the windshield survey. Of those, a total of 187 showed some sign of deterioration, meeting at least three or more deterioration factors. Based on field evidence, deteriorating structures are found to be meaningfully present, and reasonably distributed, throughout the Study Area. Numerous deteriorated structures were identified in the area, depicted with yellow and red dots on **Figure 4**. Field observations are reflected in **Appendix B**. **This criterion is met.**

**2. Predominance of defective or inadequate street layout.**

This criteria involves the overall condition of the existing street layout, the appropriateness of the layout, and overall connectivity of streets within the Study Area. The proposed district includes major entryway corridors into the City including Linder Road and Highway 69/Meridian Road. The Union Pacific Rail Line also bisects north/south Kuna in the proposed district. North-south vehicle and pedestrian/bicycle are strictly limited to South Swan Falls Road and Bridge Avenue.

The corridor formed by the rail line and Indian Creek running diagonally through the town center have historically impacted development activities. Appropriate vehicular crossings are limited, thus impeding future development of these areas. Some large lots (5 acres and greater) remain along this corridor and so internal or secondary street systems have not been realized.

The Study Area also exhibits connectivity issues related to pedestrian and bicycle activity. For example, on Bridge Avenue a trail/sidewalk is only available on the west side of the roadway while there is no pedestrian access along South Swan Falls Road. There are no bicycle lanes or facilities along either roadway, as there is inadequate street width to provide them. Aside from Main Street, the bicycle and pedestrian connectivity is spotty as there are inconsistencies where bicycle lanes

and sidewalks exist along with minor roadway improvements and/or redevelopment. See **Figure 4** where inadequate street infrastructure is depicted with purple lines. Improved street and bicycle/pedestrian connectivity within and between these areas will address street layout issues in the Study Area. **This criterion is met.**

### 3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Faulty lot layout was analyzed by determining areas with 75,000 square feet as the threshold for large lots and blocks. This threshold was established based on 300-foot x 250 foot blocks. Oversized lots and blocks are mostly located in the south and east parts of the Study Area, with a few located northwest of Study Area. These large lots and blocks also present issues with accessibility, connectivity and usefulness. Converting the existing smaller residential lots to mixed use/commercial uses also present challenges with accommodating access, parking, and site circulation. There is a diversity of lot sizes in the core, but it appears that the average width falls between 50 and 75 feet and the depths are between 125 and 150 feet. The median lot size within the Study Area is 0.24 acres or 10,500 square feet. Providing parking on these lots can become problematic at moderate to higher densities. The large lots and large blocks are reflected with blue dots and oversized blocks are identified with green dots on **Figure 4**. In addition, the large lots are shaded orange and small lots are shaded blue on **Figure 5**. **This criterion is met.**

### 4. Insanitary or unsafe conditions.

Typical insanitary conditions include excessive amounts of junk, trash, and weeds in violation of the City's Health and Safety code. Unsafe conditions are those where crime is an issue and/or where people generally feel unsafe due to lack of illumination, sidewalks, activity, etc. Most of these conditions are found within the older residential neighborhoods; however, the older commercial corridors along Main Street and Avalon Street displayed these conditions as well.

Some of the deteriorated streets and curbs experience drainage issues related to cracked and/or rutting surfaces. However, flooding is not a concern as the reach of Indian Creek through Kuna is within the 100-year floodplain.

Properties exhibiting insanitary or unsafe conditions as described above are indicated with orange dots on **Figure 4**. Properties which are vacant, underutilized, or without sufficient infrastructure are indicated with red dots on **Figure 4**. **This criterion is met.**

### 5. Deterioration of site or other improvements.

Site improvements include illumination, pavement, sidewalks, parking, fencing, or landscaping. Much of the existing street infrastructure within the Study Area is considered deteriorating as signs of rutting and cracking are exhibited, except in

limited areas where the City has completed a street improvement project or new development has just been completed. Many of the developed properties have deteriorating site improvements such as fencing.

Most deteriorating site improvements are located within the existing street systems with a lack of illumination, storm drainage systems, sidewalks, curbs, gutters and designated on-street parking. Sidewalks are lacking on most streets within the Study Area, other than Main Street, as only portions of the roadway contained sidewalk. As a whole, sidewalk connectivity throughout the Study Area was minimal. See **Figure 4**, where these conditions are identified with purple lines and colored dots, and **Figure 6**, where the existing sidewalks shown with yellow lines demonstrate several gaps and lack of sidewalks. **This criterion is met.**

**6. Diversity of ownership.**

There is a diversity of ownership in the area that will require assemblage of property to occur. **This criterion is met.**

**7. Tax and special assessment delinquency exceeding the fair value of the land.**

There are currently not any reliable resources to review these conditions. These conditions are unknown.

**8. Defective and unusual conditions of title.**

There are currently not any reliable resources to review these conditions. These conditions are unknown.

**9. The existence of conditions which endanger life or property by fire and other causes.**

Flood hazards and inadequate fire protection facilities to accommodate development are contributing factors of this criteria. While flooding is not a concern in Kuna, there is a concern regarding availability of infrastructure to provide adequate fire protection services. The areas located in the southeast portions of the Study Area around Meridian Road/Highway are comprised of large lots and blocks with limited water mains and hydrants. Additional water mains and fire hydrants would be necessary to serve new development. See **Figure 7**. **This criterion is met.**

## Summary

The Study Area meets the criteria for declaring the area deteriorating based on deteriorated structures, defective street layout, faulty lot layout, unsafe conditions, and inadequate fire facilities.

**FIGURE 4 - DETERIORATING CONDITIONS**

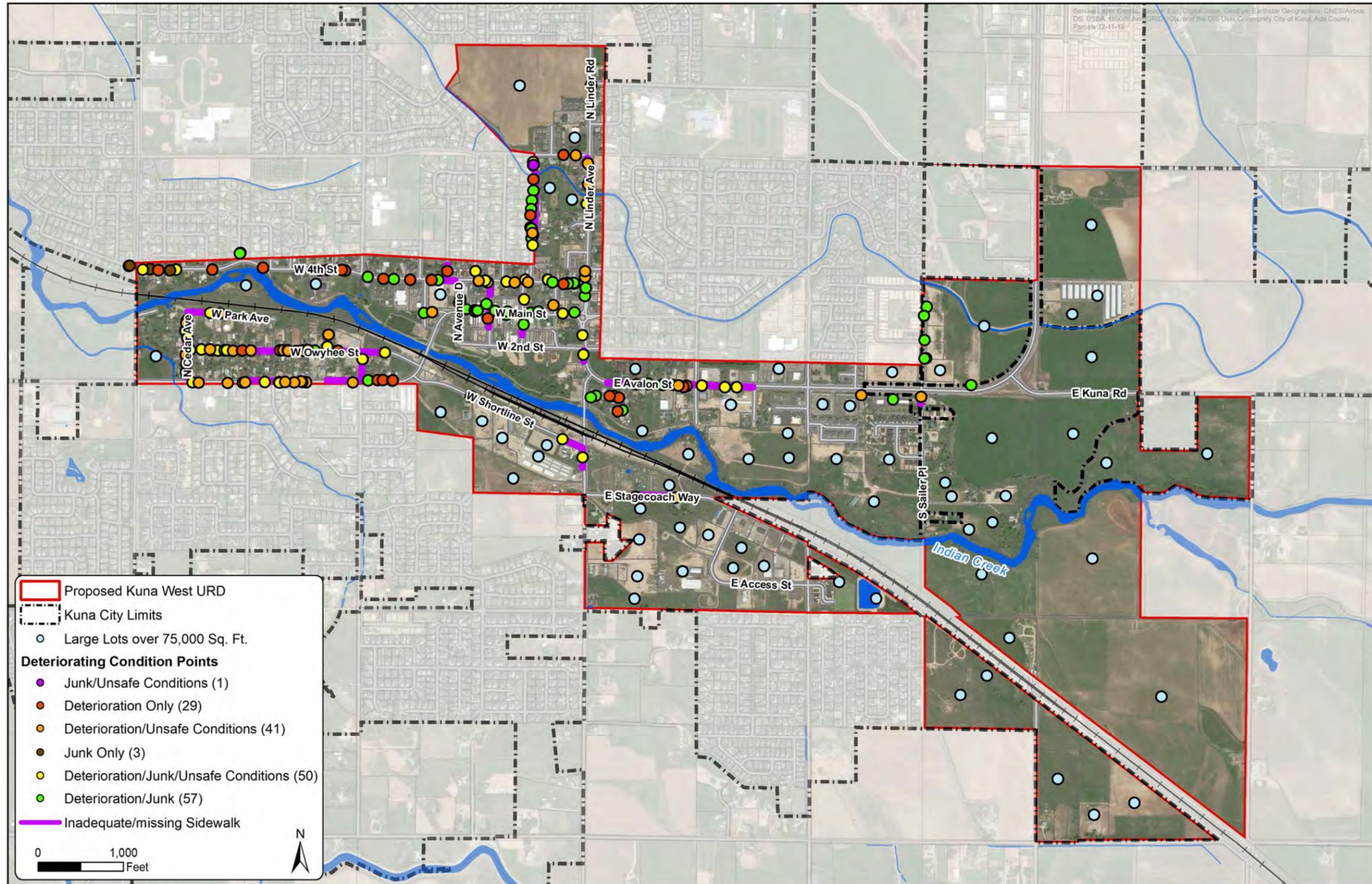
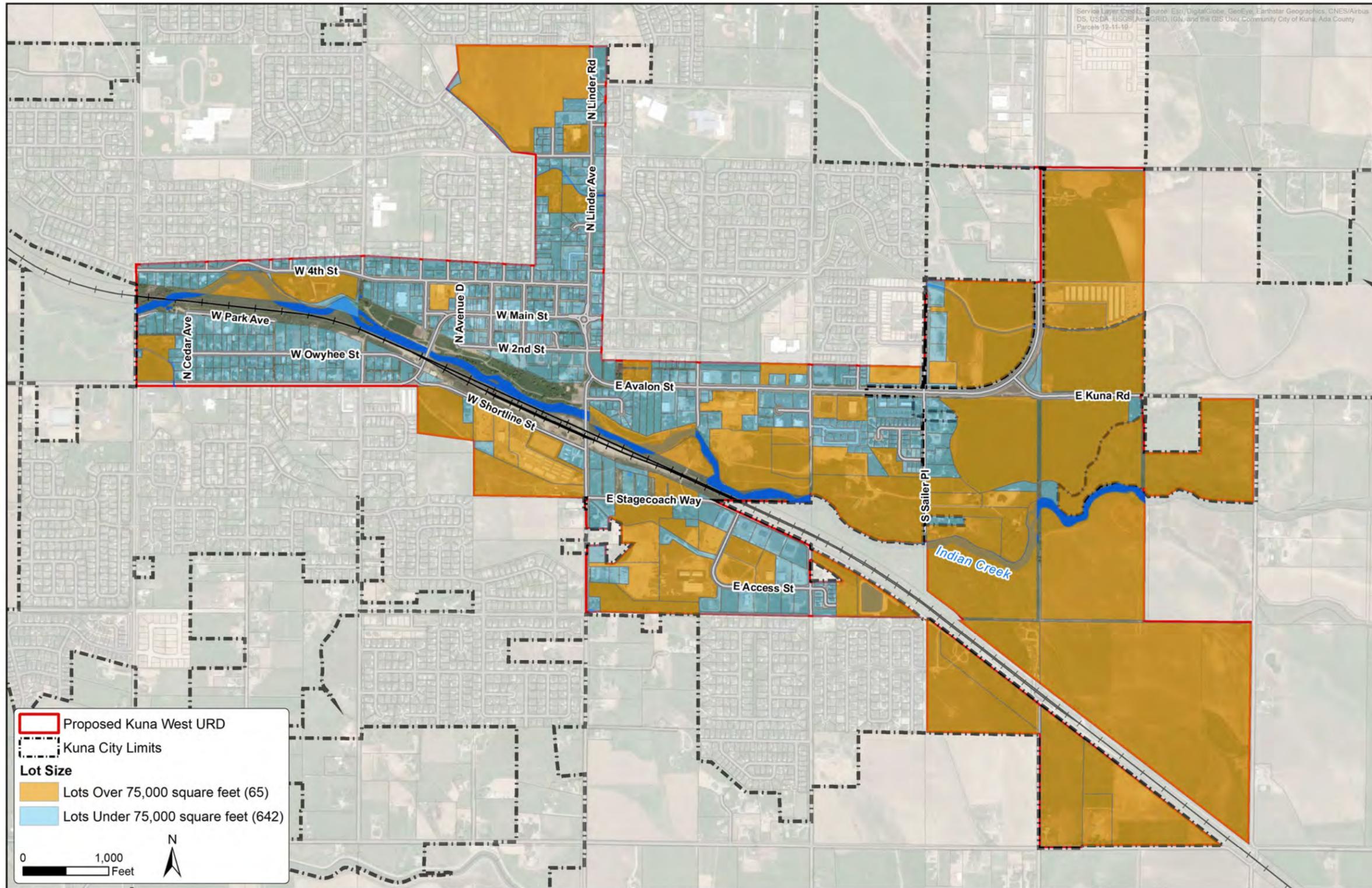
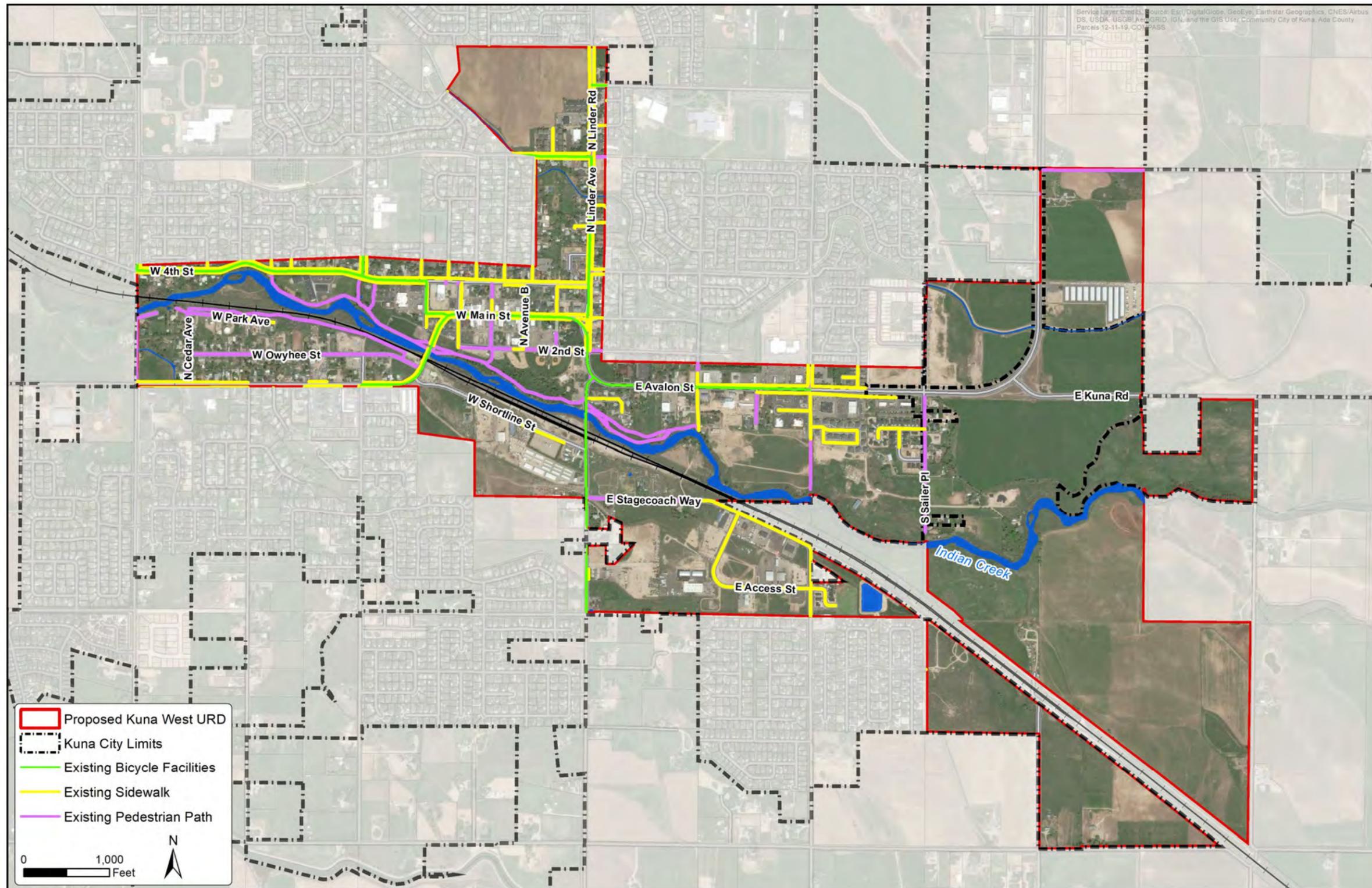


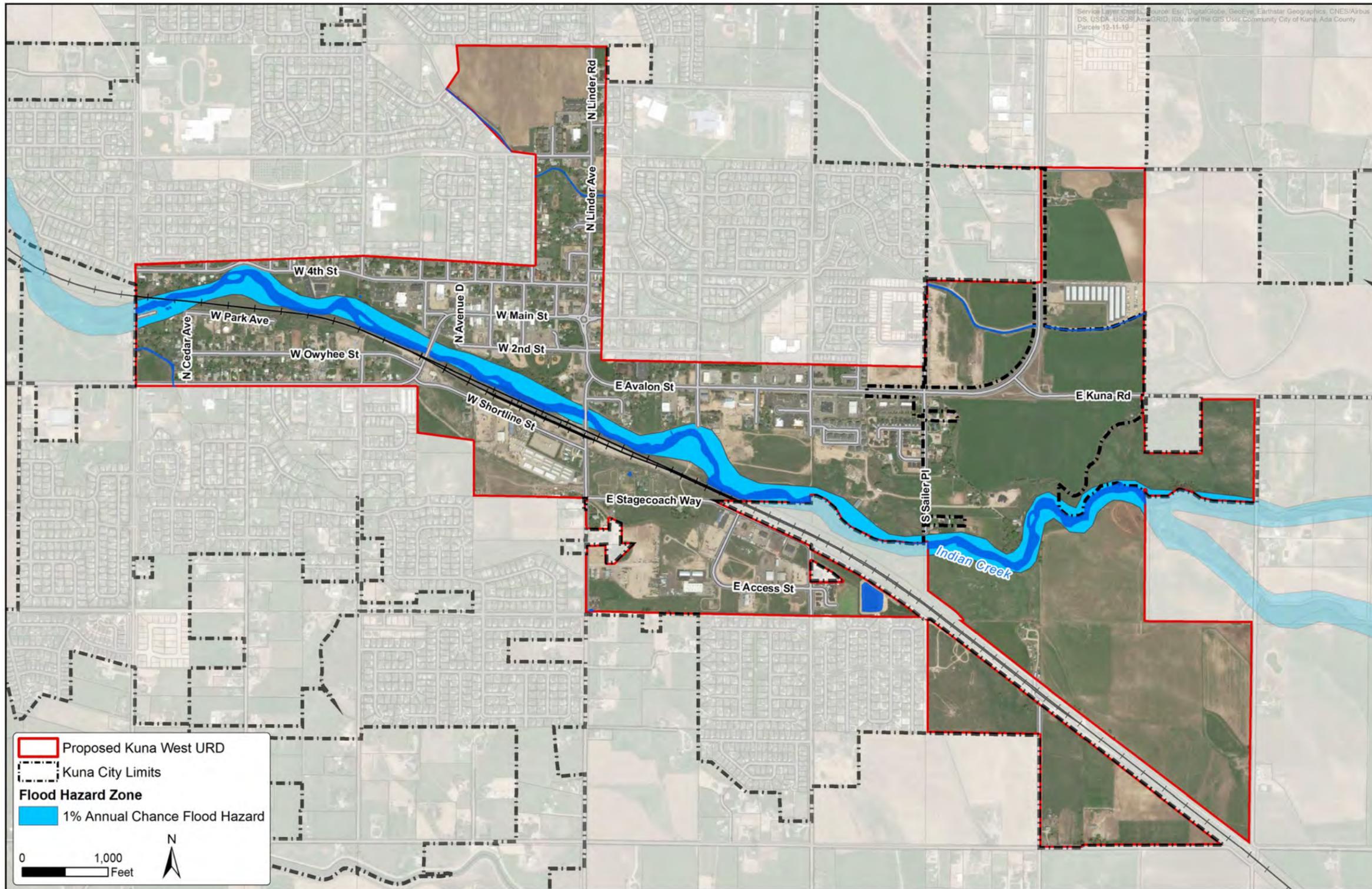
FIGURE 5 - LOT SIZE



**FIGURE 6 - EXISTING BICYCLE AND PEDESTRIAN NETWORK**



**FIGURE 7 - FLOOD HAZARD ZONES**



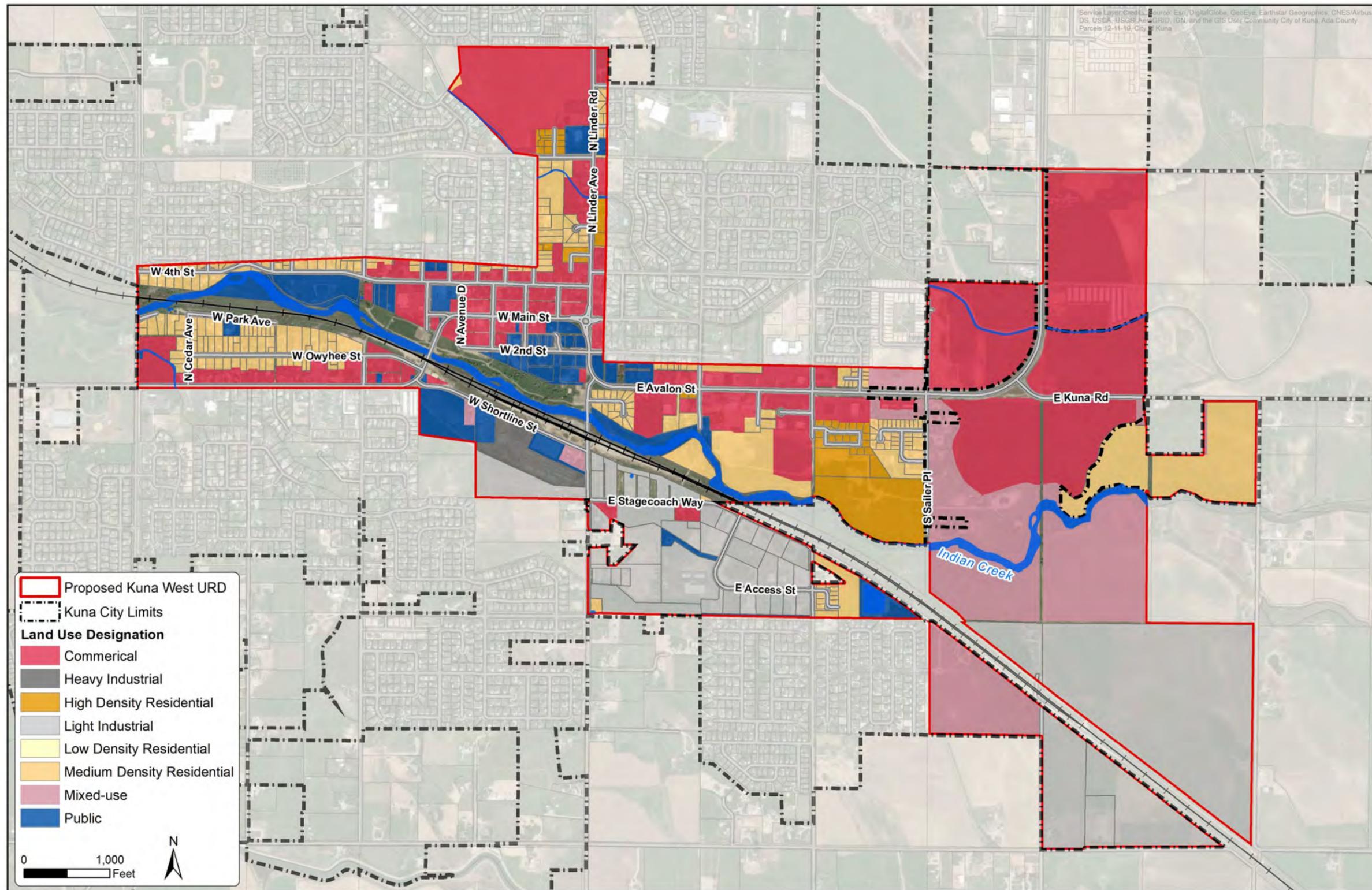
## Open Land Requirements for Urban Renewal Districts

The eligibility of areas which are predominantly open land, i.e., used for agriculture or forestry, are governed by Idaho Code Section 50-2903(8)(c). This statute addresses the factors for finding agricultural or open lands deteriorated:

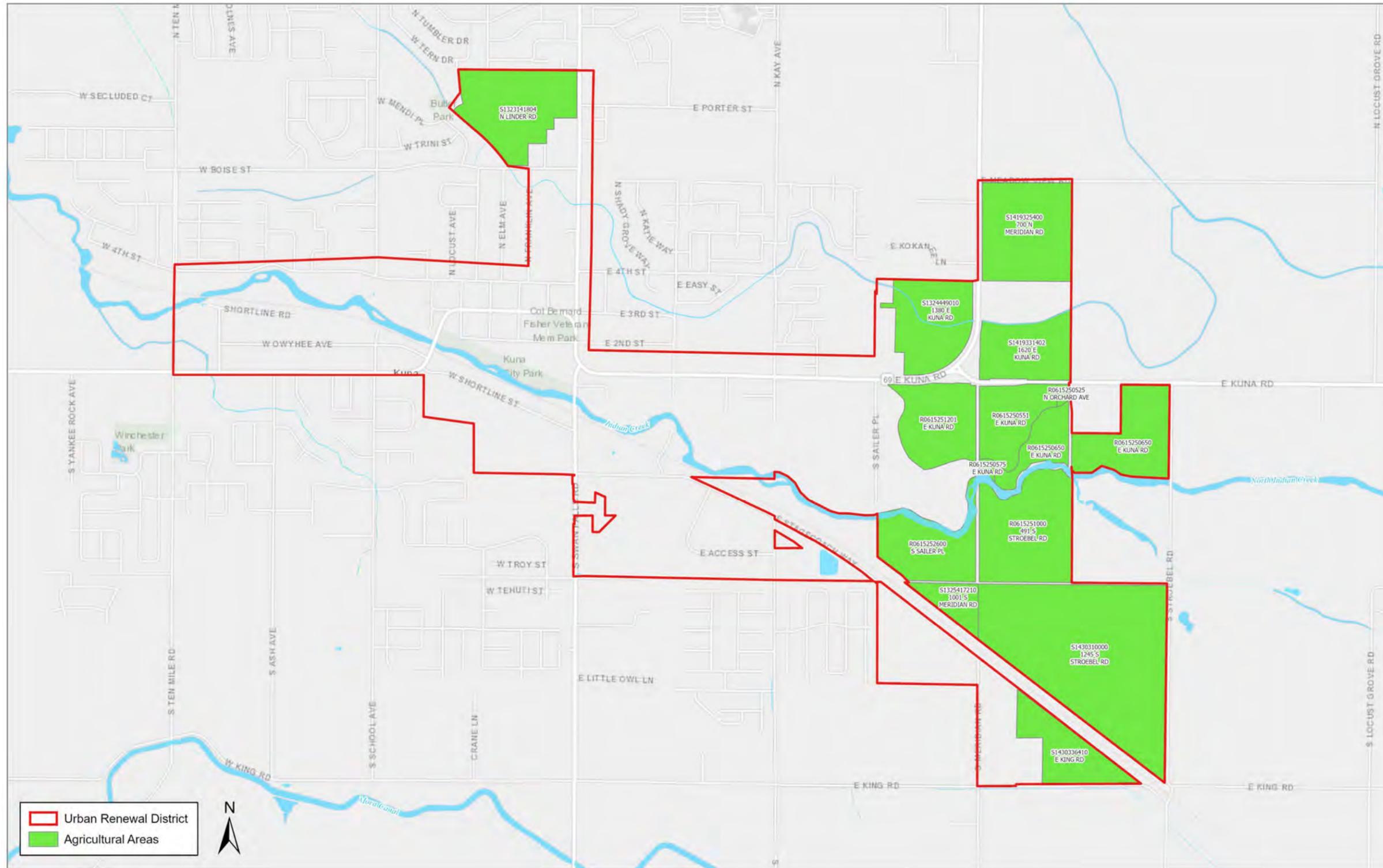
*“Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code shall apply to open areas.”*

While the Study Area is not predominately open, there is a substantial amount of open land since there are 423 acres of open space present within the Study Area. Approximately 50% of the property within the Study Area is open land because the proposed Study Area is comprised of 842 total acres. As shown on **Figure 9**, the Study Area does contain open land and farmed agricultural lands; therefore, owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f) will be necessary for any properties to be included in the Urban Renewal District that have either been used for agricultural purposes or stored livestock within the last three years. Excepting one property, all of the agricultural lands are confined to the Meridian Road corridor, from east Meadow View Road to just south of the Union Pacific rail line. The open lands contain obsolete platting, a diversity of ownership which have resulted in economic underdevelopment of the area due to the high cost of installing public infrastructure for large parcels to foster development opportunities consistent with the Kuna Comprehensive Plan. Furthermore, the large parcel size is not conducive to development as it reduces density causing public infrastructure improvements to be more costly. The partial development of the area has also resulted in access issues, further limiting development.

**FIGURE 8 - EXISTING LAND USE**



**FIGURE 9 – AGRICULTURAL LANDS**



## Ten Percent Limitation on Assessed Valuation within the Revenue Allocation Area (RAA)

Under Idaho Code Section 50-2903(15), the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality.

*“Revenue allocation area” means that portion of an urban renewal area .... where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of the urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project ... The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.*

The 2019 City of Kuna taxable value is \$1,445,421,330 while the taxable value of the Study Area is \$119,952,482, which is below ten percent, approximately 8.29%, of the current assessed valuation of all taxable property within the City. The valuation includes homeowners’ exemptions and exemptions for agricultural properties. The properties included in the Study Area also include operating property. The value of properties within the Study Area that are currently claiming an agricultural exemption is \$1,412,500. The change in the ten percent valuation would be minor if and when the agricultural exemptions rolled off as the percentage of taxable property within the Study Area would only increase to 8.30% of the current assessed valuation of all taxable property within the City. Additionally, County properties are included within the Study Area that are valued at \$4,510,300. While property values are expected to increase in 2020, they are not expected to increase to an extent that it will create an issue with the 10% limitation.

## Appropriateness of the Area for an Urban Renewal Project

The present conditions in the Study Area have resulted in the economic underdevelopment of the area or has substantially impaired or arrested the sound growth of the municipality and constituted an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use because of the deterioration of site, structures, inadequate street layout, unsafe conditions and diversity of ownership. This report provides evidence that the Study Area is a deteriorating area because of the presence of various conditions related to lot size, lack of public infrastructure, hazards, and public safety (See **Figure 9**). New development will be discouraged from taking place until new supporting infrastructure is planned or installed as there is currently a lack of public infrastructure in place surrounding open space and other developable areas.

Figure 10 – Looking north from E Avalon Street



The second part of the City Council’s determination is the policy decision of whether or not the area is appropriate for an Urban Renewal District. Preparation and approval of an Urban Renewal Plan for the Downtown Area would give the City additional resources to solve the public infrastructure problems in the Study Area and to encourage new developments. Increased property taxes generated by new developments within the area could be used to finance a variety of needed public improvements. Furthermore, with formation of an Urban Renewal Agency, opportunities for meaningful public private partnerships will be enhanced. Successful joint projects should stimulate other new private development. Finally, some of the new commercial developments may also generate new jobs in the community that would, in turn, benefit City residents.

## Conclusion

As indicated in the **Present Conditions in the Study Area** section, the area meets the eligibility criteria for an urban renewal district. **Table 1 – Eligibility Criteria Findings** summarizes characteristics found in the Study Area. The City of Kuna has experienced several waves of accelerated growth and public infrastructure has struggled to keep up. From the older downtown business district in the town center to surrounding transitional areas, there are impediments to the economic and social health of the community.

While the Study Area does contain some agricultural lands and “open areas” as defined by Idaho Code, further evaluation of the Study Area could include outreach to affected property owners and appropriate documentation of their consent for their property to be included in the District. The Study Area does not exceed ten percent of the current assessed valuation of all taxable property within the municipality; therefore, the Study Area is appropriate for an Urban Renewal District.

**Table 1 – Eligibility Criteria Findings**

<b>Condition No.</b>	<b>Idaho Code Section</b>	<b>Eligibility Criteria</b>	<b>Characteristics Supporting Finding</b>	<b>Criteria Met</b>
1/5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures and deterioration of site	Older deteriorating structures displayed within the District, inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	<b>Yes</b>
2	50-2018(9) 50-2903(8)(b)	Defective street layout or inadequate street layout	No curbs, pedestrian facilities, or illumination. Lack of street and bicycle/pedestrian connectivity	<b>Yes</b>
3	50-2018(9) 50-2903(8)(b) 50-2903(8)(c)	Faulty lot layout or obsolete platting	A majority of the lots and blocks exceed 75,000 square foot in size	<b>Yes</b>
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	<b>Yes</b>
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is a diversity of ownership in the Study Area	<b>Yes</b>
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	<b>No</b>
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	<b>No</b>
9	50-2018(9) 50-2903(8)(a), (b)	Endanger life or property	Lack of water facilities for increased fire flow needs to accommodate development;	<b>Yes</b>
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	<b>Yes</b>

## **Appendices**

Appendix A – Idaho Urban Renewal Statutes

Appendix B – Field Observations

# Appendix A

## Idaho Urban Renewal Statutes

TITLE 50  
MUNICIPAL CORPORATIONS

CHAPTER 20  
URBAN RENEWAL LAW  
Relevant Sections

50-2008. (d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

50-2018. DEFINITIONS. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

50-2903. DEFINITIONS. The following terms used in this chapter shall have the following meanings, unless the context otherwise requires:

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(15) "Revenue allocation area" means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls

of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

# Appendix B

## Field Observations

**Field Observations Background:**

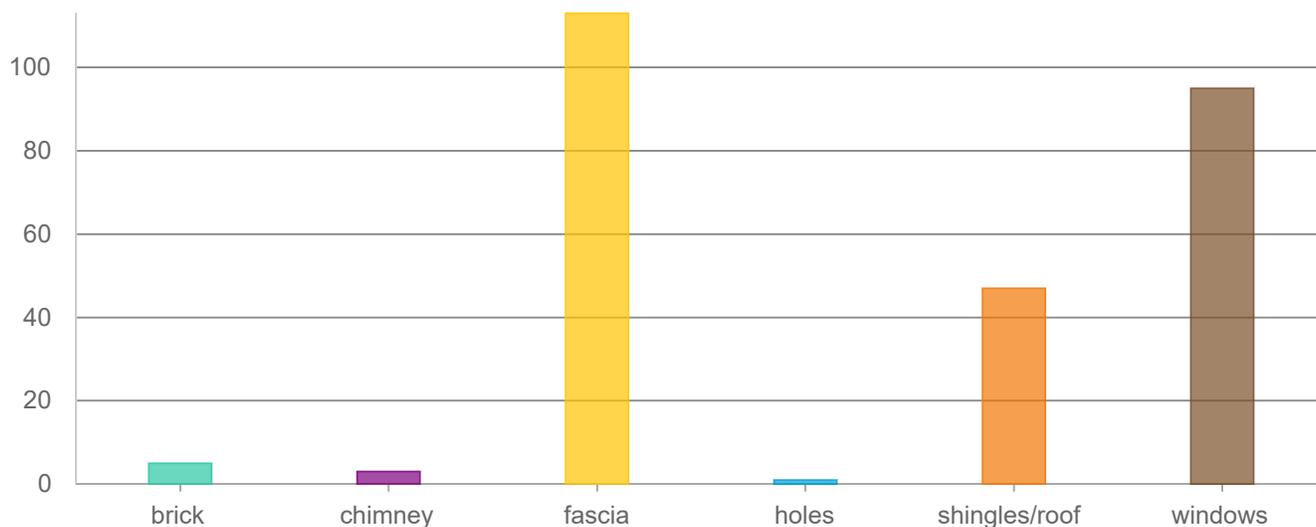
The following field observations were collected during a Windshield Survey completed in January 2020. A Windshield Survey is an informal survey comprised of driving around the community and recording observations. This survey was performed by Addison Coffelt and Tyler Shade from J-U-B Engineers, Inc. No responses were received during this survey.



No 111

Answered: 181 Skipped: 5

Is there deterioration?



**Answers**

**Count**

**Percentage**

Answers	Count	Percentage
brick	5	
chimney	3	
fascia	113	
holes	1	
shingles/roof	47	
windows	95	

Answered: 155 Skipped: 31

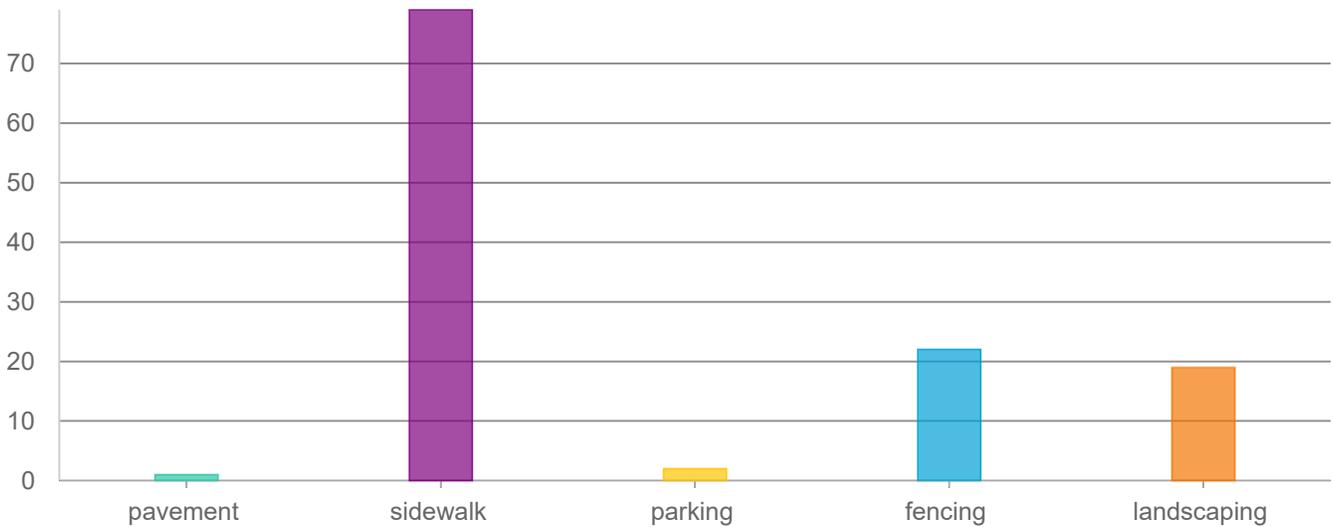
Other deterioration?





Answered: 23 Skipped: 163

○ What site improvements could there be?



**Answers**

**Count**

**Percentage**

Answers	Count	Percentage
pavement	1	
sidewalk	79	
parking	2	
fencing	22	
landscaping	19	

Answered: 102 Skipped: 84

○ Other site improvements?

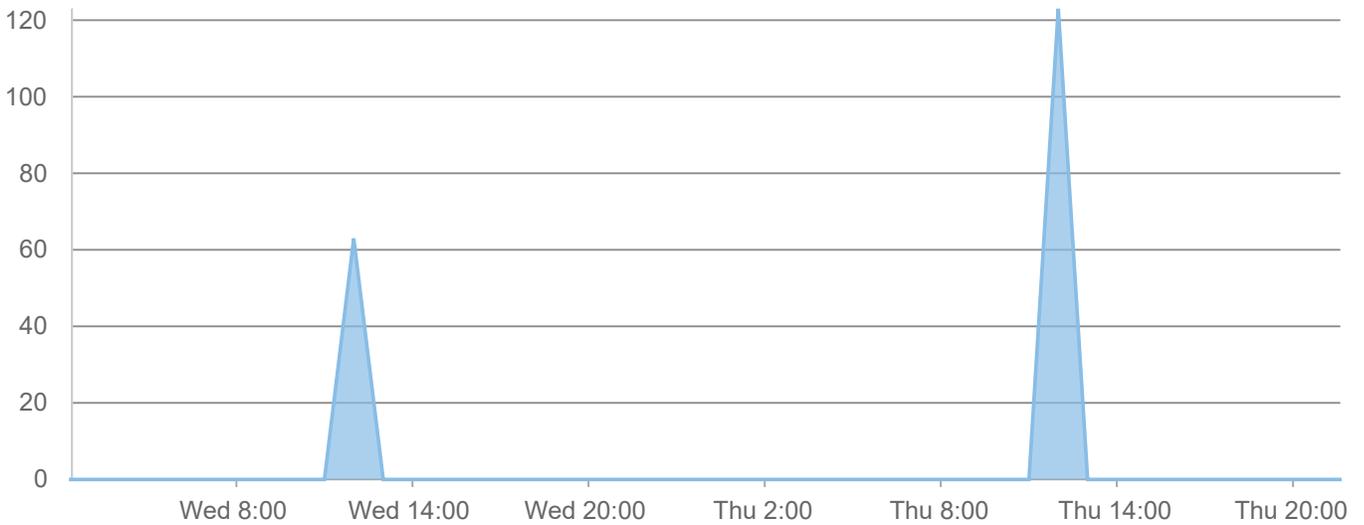
The word cloud requires at least 20 answers to show.

**Word** **Count**

Weeds	1
Paint	1
Mailbox	1
Fence	1
painted	1
—discoloration	1

Answered: 4 Skipped: 182

○ Sampling Date



Answered: 186 Skipped: 0

○ Insert image

Is there junk/trash?	Is there deterioration?	Other deterioration?	Are there unsafe conditions?	Other unsafe conditions?	What site improvements could there be?	Other site improvements?
yes		Steps broken		Wiring		
yes	shingles/roof	Roof siding, railing broken		Railing broken		
no	fascia			Exposed wiring	landscaping,sidewalk	
no	fascia	Fencing		Exposed wiring	fencing	
no	fascia,windows			Wiring		
yes	windows,shingles/roof	Stairs, fence	sidewalk			
no		Fence		Exposed wiring	sidewalk	
no	windows	Fallen over rail, missing deck/rail		Missing deck	sidewalk	
yes		Weeds			landscaping	Weeds
no	fascia,windows			Wiring		
no	fascia					
yes	fascia,windows			Exposed wires		
yes				No railing on ramp to front door		
yes	fascia,windows	Steps cracking, ramp leaning				
no	fascia	Fence			fencing	
yes	fascia	Fencing			fencing	
yes	fascia,windows	Garage				
yes	fascia	Porch wear				
no	windows				landscaping	
yes	fascia,windows					
yes	windows	Foundation discolored rusting				
no	windows	Dangling wires, fence		Wires, fence	fencing	
yes		Stairs cracking				
yes	fascia,shingles/roof	Garage fascia/door				
no					landscaping	
yes	fascia,shingles/roof	Garage trim, door trim		Driveway		
no						
no	fascia,windows	Fencing	sidewalk		sidewalk,fencing	Mailbox is fallen
yes	fascia,brick,windows	Door bottom	sidewalk		sidewalk	
no	windows	Roof siding, rain gutter	sidewalk		sidewalk	
yes	fascia	Fence, flower boxes, railing		Stairs, railing leaning over	sidewalk,fencing	
yes		Railing, siding, extensive rust			pavement	
yes	fascia,windows	Arbor, fence	sidewalk		sidewalk,fencing	
yes	shingles/roof	Roof siding, stairs cracking, door paint	sidewalk		sidewalk	
no	fascia	Old pole barn	sidewalk	Exposed wires, no sidewalk	sidewalk	
yes	fascia,windows	Exposed wires, fence		Exposed wires		
yes	fascia,shingles/roof	No sidewalk			sidewalk	
yes	windows	Pane, door, sidewalk				
yes	windows,fascia	Sidewalk				
yes	fascia,windows	Sidewalk				
no	fascia	Metal footing exterior rusted and bent, fence			sidewalk,fencing	
yes	windows,fascia,shingles/roof	Stairs (rock), fence			fencing,sidewalk	
no	windows	House footing, sloped porch				
no	fascia	Steps				

yes	fascia	Door paint, fence			fencing	
no	fascia	Needs paint, garage door broken			fencing	
yes	fascia, windows				landscaping	Paint
no	chimney					
no	windows, fascia	Fence, door light broken			fencing	
no	fascia, shingles/roof	Paint, shop major issues, roof siding				
no	fascia	Fallen stairs, hanging wires , discoloration	other	Stairs		
no		Discolored foundation			fencing	
no	fascia					
yes	fascia, windows					
yes	fascia	Porch				
no	fascia				sidewalk	
yes	fascia, windows	Window pane		Power lines, dilapidated shed	sidewalk	
yes						
no	fascia, windows	Door paint			sidewalk, fencing	
yes						
yes	shingles/roof	Siding in disrepair, roof coming up from siding	sidewalk		landscaping	
yes		Siding in disrepair			fencing	Fence needs painted —discoloratic
yes						
		Road cracking				
		Ponding				
yes	fascia	Door frame				
no	windows	Fence			fencing	
no	windows					
yes	shingles/roof	Roof gutter hanging off, pillar				
no	windows, fascia	Fence			fencing	
yes	windows	Door frame				
yes	fascia	Porch, fence, shed				
no		Roof gutter	sidewalk		sidewalk	
no	shingles/roof	Garage, roof siding	sidewalk		sidewalk	
yes	shingles/roof, windows, fascia	Stairs, roof siding	sidewalk		sidewalk, landscaping	
yes	fascia, shingles/roof, windows	Fence, roof siding	sidewalk		sidewalk	
yes	fascia	Garage siding	sidewalk		sidewalk, parking	
no	windows, shingles/roof, fascia	Roof siding, weeds	sidewalk		sidewalk	
no	windows	Carport	sidewalk		sidewalk	
no		Garage damage	sidewalk		sidewalk	
no	fascia, shingles/roof	Weeds, fence, roof siding	sidewalk		sidewalk, landscaping	
no	fascia, windows	Door,	sidewalk		sidewalk	
no	fascia, windows	Door frame, weeds	sidewalk		sidewalk, landscaping	
yes	fascia, windows		sidewalk		sidewalk	
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia, windows	Stairs, dooor frame	sidewalk		sidewalk	
yes	windows, fascia, shingles/roof	Roof siding, weeds	sidewalk		sidewalk, landscaping	
no	shingles/roof, windows	Roof siding	sidewalk		sidewalk	
no	windows	Door siding, weeds	sidewalk		sidewalk, landscaping	
no	shingles/roof		sidewalk		sidewalk	
yes	fascia	Siding	sidewalk		sidewalk	
yes	fascia, windows, shingles/roof	Door	other		sidewalk	

no	fascia,shingles/roof	Porch	sidewalk		sidewalk	
	shingles/roof	Siding roof and door	sidewalk		sidewalk	
no	fascia,windows	Fence				
no	fascia,windows	Door siding	sidewalk	Weeds	sidewalk,fencing,landscaping	
no			sidewalk		sidewalk	
yes	fascia,windows		sidewalk		sidewalk	
yes	fascia,windows,shingles/roof	For shed next to house , siding	sidewalk		sidewalk	
no	windows,fascia,shingles/roof	Siding around roof and door	sidewalk		sidewalk	
yes	fascia,windows	Stairs, porch, foundation	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof siding	sidewalk		sidewalk	
yes	fascia	Stairs, door trim	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Siding to roof and garage	sidewalk		sidewalk	
no		Beam on porch	sidewalk		sidewalk	
yes	fascia,windows	Missing window decorative shutters, stairs	sidewalk		sidewalk	
yes	fascia	Porch	sidewalk		sidewalk	
yes	shingles/roof,fascia,windows	Garage and roof siding	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Garage siding, roof siding	sidewalk		sidewalk	
no	fascia,windows	Stairs, railing, fence, door	sidewalk		sidewalk,fencing,landscaping	
no	fascia,windows	Door,				
no		Weeds			landscaping	
no	windows	Stairs, fence	sidewalk		sidewalk,fencing	
no	fascia	Door and fascia of garage				
no	shingles/roof	Roof siding	sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Weeds, roof siding, stairs				
no	fascia	Garage siding	sidewalk		sidewalk	
yes	fascia	Garage and door siding	sidewalk	Pounding on driveway	sidewalk	
no	shingles/roof,fascia	Roof siding	sidewalk		sidewalk	
no	fascia		sidewalk		sidewalk	
yes	shingles/roof	Roof siding, door frame	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof wear				
no		Door frame	sidewalk		sidewalk	
yes	shingles/roof,windows		sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Fence, roof siding	sidewalk		sidewalk,fencing	
no	shingles/roof	Weeds, roof siding, stairs				
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia	Roof siding, porch	sidewalk		sidewalk	
yes	fascia	Stairs, shed roof				
no		Fencing, weeds				
	fascia,shingles/roof	Solar panel			landscaping	
no	fascia,shingles/roof,windows	Weeds		Exposed wiring		
no	fascia,windows,shingles/roof					
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes	fascia,brick,shingles/roof,holes					
no	chimney,windows	Fencing	sidewalk		sidewalk,fencing	

yes	brick	Missing brick			
no	fascia, windows		sidewalk		sidewalk, landscaping
yes	fascia, windows, shingles/roof	Missing signs, pillars	sidewalk		sidewalk
yes	fascia, windows	Doors, siding	sidewalk		sidewalk
yes		Aging sign	sidewalk		sidewalk
no		Weeds			
no		Weeds			
	fascia	Weathered sign	sidewalk		sidewalk
yes	windows		sidewalk		sidewalk
yes	windows	Poor driveway	sidewalk		sidewalk
yes	shingles/roof, windows	Roof siding, pillars	sidewalk		sidewalk
yes	fascia	Siding, fence, sign	sidewalk		sidewalk
yes		Old sign, weeds			landscaping
yes	fascia, windows	Siding, garage	sidewalk		sidewalk
yes	fascia, windows	Door frame			
yes	fascia, windows	Door	sidewalk		sidewalk
yes	fascia, shingles/roof, windows		sidewalk		sidewalk
yes	fascia, windows	Railing	sidewalk		
yes	fascia, windows	Roof siding			
yes	windows				
yes	windows, fascia	Siding		Exposed wiring	
no	fascia, windows				
no	fascia, windows	Stairs		No railing	
yes	windows	Foundation staining			
yes	brick, fascia	2nd story			
yes	windows, fascia	Missing window, door, siding			
yes	fascia, windows, brick	Door			
yes	fascia				
yes	windows, fascia	Awning broken			
yes	shingles/roof	Awning torn, door worn			
yes	fascia, shingles/roof	Doors			
yes	fascia, windows				
yes	shingles/roof, fascia				
yes	fascia, windows	Rusted foundation, awning torn off			
yes	windows	Doors rusting, entry needs stairs	sidewalk		sidewalk
yes	fascia	Sign			parking
yes	fascia, windows	Roof siding, ramp		Sidewalk blocked by gutter	landscaping
yes	fascia	Door and pillars			
yes	fascia, windows	Stairs and railing, roof siding			
yes	windows				
yes	fascia, windows	Garage roof			
yes	chimney	Roof siding			landscaping
yes	fascia, windows				
yes	fascia, shingles/roof, windows	Roof siding			
no	fascia, shingles/roof, windows				
yes	fascia	Porch			