

**URBAN RENEWAL PLAN FOR THE  
KUNA WEST URBAN RENEWAL PROJECT**

**THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA  
CITY OF KUNA, IDAHO**

**Ordinance No. \_\_\_\_\_**

**Adopted \_\_\_\_\_**

**Effective \_\_\_\_\_**

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## 100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Kuna West Urban Renewal Project (the “Project”) in the City of Kuna (the “City”), state of Idaho. Attachments 1 through 7 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The Kuna West Project Area is also referred to as the “Project Area” or the “Revenue Allocation Area.”

This Plan was prepared by the Board of Commissioners (the “Agency Board”) of the Urban Renewal Agency of the City of Kuna (the “Agency”), its consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality.
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.
- (3) An economic feasibility study.
- (4) A detailed list of estimated project costs.
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan.

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The proposed development and redevelopment of the Project Area as described in this Plan conforms to The City of Kuna 2019 Comprehensive Plan, *Envision Kuna* (the “Comprehensive Plan”), adopted by the Kuna City Council (the “City Council”). The Agency intends to rely heavily on any applicable City design standards which may cover all or part of the Project Area.

**This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall include the current year’s equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency’s revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless modification is deemed to have not occurred as provided in Idaho Code § 50-2903A(1)(a)(i)-(iv) and written consent has been obtained by any creditors, including but not limited to lending institutions and developers who have entered into reimbursement agreements with the Agency.**

**A modification shall not be deemed to occur when “[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency.” Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency’s annual budget will be required to account for more/less estimated revenue and project timing, including prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.**

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative

addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (5), (7) and (8). Attachment 5, together with the Plan narrative, meet the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, create an attractive setting for adjacent private investment for a mix of uses including residential (single family residential and increased density), light and heavy industrial, commercial facilities, including office and retail, medical, educational or institutional facilities and other community facilities.

The purpose of the Law and Act will be attained through the implementation of the Plan. The master goals of this Plan are:

- a. The installation and construction of public improvements, including new collector and arterial streets; improvements to existing roadways and intersections, including the installation of traffic signals; installation of curbs, gutters and streetscapes, which for purposes of this Plan, the term “streetscapes” includes sidewalks, lighting, landscaping, benches, bike racks, wayfinding, public art and similar amenities between the curb and right of way line; installation and/or improvements to fiber optic facilities; improvements to public utilities including water and sewer improvements, and fire protection systems; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; and improvement of storm drainage facilities;
- b. The planning, design and construction of a new overpass site, and improvements to other existing roadways and intersections within the Project Area;
- c. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;
- d. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing employment and economic growth;
- e. The provision of adequate land for open space, street rights-of-way and pedestrian rights-of-way, including pathways along Indian Creek and the canals; and improvements to parks and open space;
- f. The reconstruction and improvement of street corridors to allow traffic flows to move through the Project Area along with the accompanying utility connections, through the Project Area;

- g. The provision of public service utilities, which may be sited outside of the Project Area, but are necessary to the development of the Project Area, such as water system improvements, sewer system improvements and improvements to storm drainage facilities;
- h. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located;
- j. The acquisition of real property to support development and/or redevelopment initiatives consistent with the Law and Act; and
- k. The funding of necessary public infrastructure to accommodate both public and private development.

**101 General Procedures of the Agency**

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-450E, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

**102 Provisions Necessary to Meet State and Local Requirements: Conformance with Idaho Code Sections 50-2008 and 50-2906**

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area, or a combination thereof, and designate such area

as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant was retained to study a proposed project area (the “Study Area”) and prepare an eligibility report (the “2020 Report”). The 2020 Report was submitted to the Agency. The Agency accepted the 2020 Report by Agency Resolution No. URA02-2020 on April 24, 2020, and thereafter submitted the 2020 Report to the Ada County Board of County Commissioners and the City Council for their consideration.

As properties within the Study Area included parcels that were within the City limits as well as outside the boundaries of the City and within the boundaries of unincorporated Ada County, and in accordance with Idaho Code § 50-2018(18), the Ada County Board of County Commissioners considered adoption of a resolution on May 7, 2020, finding the Study Area to be a deteriorated area and/or deteriorating area and finding a need for the urban renewal plan. The Ada County Board of County Commissioners declined to adopt the resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits.

The Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. R29-2020 on May 19, 2020. With the adoption of Resolution No. R29-2020, the City Council declared the Study Area described in the 2020 Report to be a deteriorated area and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until such parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan.

After adoption of Resolution No. R29-2020 by the City Council, adjustments were necessary to the Study Area map to conform to parcel lines. Additionally, it was determined additional parcels adjacent to the Study Area should be reviewed for eligibility. The consultant was retained to study the additional area (the “Revised Study Area”) and to prepare a supplemental eligibility report (the “Supplemental 2020 Report”). The Supplemental 2020 Report was submitted to the Agency. The Agency accepted the Supplemental 2020 Report by Agency Resolution No. URA08-2020 on August 27, 2020, and thereafter submitted the Supplemental 2020 Report to the Ada County Board of County Commissioners and the City Council for their consideration.

Following ongoing discussions and planning efforts since the Ada County Board of County Commissioners first considered a resolution pursuant to Idaho Code § 50-2018(18), the proposed project area was contemplated to be smaller than the Revised Study Area, alleviating many of the Commissioners’ earlier concerns.

The Ada County Board of County Commissioners was asked to adopt a resolution finding the need for an urban renewal project for a portion of the unincorporated Ada County parcels within the boundaries of the Revised Study Area. On August 31, 2020, the Ada County Board of County Commissioners adopted the Agency's findings concerning the proposed Revised Study Area; however, the Commissioners specifically limited the unincorporated County parcels to be included in any proposed project area to those certain parcels in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way. The Ada County Board of County Commissioners agreed to adopt a resolution;

The Revised Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. R47-2020 on September 1, 2020. With the adoption of Resolution No. R47-2020, the City Council authorized the preparation of an urban renewal plan for the Revised Study Area, subject to the geographic limitations requested by the Ada County Board of County Commissioners.

Under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area 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 except for an agricultural operation that has not been used for three (3) consecutive years.

The 2020 Report, as supplemented by the Supplemental 2020 Report setting forth the Revised Study Area boundary, included parcels subject to such consent. Following multiple communications with property owners and/or their representatives, the owner of the parcels located within unincorporated Ada County and generally located in and around the Meridian and Kuna Road/Avalon intersection did not submit the required consents.

Based on continued discussions and planning efforts, the Project Area was further reduced to approximately 473 acres and includes only those parcels within the City limits.

In accordance with the Law and Act, the necessary agricultural operation consent was obtained from the owner of the agricultural operation within the Project Area for property that has been used as an agricultural operation within the last three (3) years. A copy of the agricultural operation consent is attached hereto as Attachment 6.

In addition to the discussions occurring at several Agency Board meetings in 2020, Agency staff met with property owners, taxing districts and other stakeholders regularly in an effort to provide an opportunity for all to weigh in on the scope of the Plan and Project Area. Property owners within the Revised Study Area were advised of the planning efforts and there were two virtual public workshops held on August 27, 2020, to address the scope of the Plan. The findings of the public workshops are set forth in the Kuna West Urban Renewal District Public Input Survey, dated August 2020, and attached hereto as Attachment 7.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. \_\_\_\_\_ on

\_\_\_\_\_, and submitted the Plan to the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Kuna Melba News*, a newspaper having general circulation in the City. The City Council adopted this Plan on \_\_\_\_\_, \_\_\_\_\_, by Ordinance No. \_\_\_\_\_.

### **103 History and Current Conditions of the Area**

This Project Area includes an estimated 473 acres with a mix of land uses and includes the City's core business district. The Project 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, including portions of Linder Avenue and Franklin Avenue. The Project 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. The Project Area includes properties located within the City limits

The Project Area includes mixed zoning for industrial, commercial and residential uses. A significant impediment to development is the extent of infrastructure necessary to develop and/or redevelop the Project Area. Development potential within the Project Area is currently restricted due to defective or inadequate connectivity, vehicular and pedestrian, as well as lack of access to the municipal water system, which creates fire flow issues. Extension of a water distribution system throughout the Project Area is necessary to support development. Likewise, the sewer system will also need to be extended throughout the Project Area. Power system upgrades are also necessary. The Project Area lacks the public infrastructure necessary to properly serve economic development as contemplated by the City's Comprehensive Plan.

The Plan proposes installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5, creating the opportunity to revitalize the City's downtown core and to support mixed-use residential, commercial and industrial economic development consistent with the City's Comprehensive Plan.

A significant portion of the Project Area is underdeveloped and/or vacant and is not being used to its highest and best use due to a substantial number of deteriorating or deteriorated structures, deterioration of site, the predominance of defective or inadequate street layout, faulty lot layout, obsolete platting, outmoded street patterns, need for modern traffic requirements, insanitary and unsafe conditions, diversity of ownership and inadequate utility infrastructure needed for a larger development. The foregoing conditions have arrested or impaired growth in the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure and development impediment issues in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

It is unlikely individual developers will take on the prohibitive costs of constructing the necessary infrastructure in the Project Area without the ability of revenue allocation to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements to support downtown revitalization and new industrial and commercial developments would not occur.

#### **104 Purpose of Activities**

Attachment 5 includes the public improvements lists identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The projects are prioritized with Priority A Projects identified as those that are most important to incent revitalization and new development. Additional unfunded projects are identified in the Priority B Projects list and the Priority C Projects list (collectively Priority A Projects, Priority B Projects and Priority C Projects may be referred to as the “Priority Projects Lists”). The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency’s activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

- a. change funding amounts from one Project to another.
- b. to re-prioritize the Priority Projects Lists described in this Plan and the Plan Attachments.
- c. Retain flexibility in funding the various activities in order to best meet the Plan and the needs of the Project Area.
- d. Retain flexibility in determining whether to use the Agency’s funds or funds generated by other sources.
- e. Alter the location of proposed improvements set forth in Attachment 5 to support development when it occurs. The information included in Attachment 5 presents a realistic siting of improvements recognizing it is difficult to project with any certainty where the improvements will be sited until any future projects submit plans to the City for design review and permitting.

**The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance during the duration of the Plan and**

**Project Area.** During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish, by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachment 5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachment 5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the availability of market conditions and financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at given points in time within the planned 20-year period of the urban renewal district and revenue allocation area.

The Study (Attachment 5) has described a list of prioritized public improvements and other related activities in the list of Priority A Projects with an estimated cost in 2020 dollars of approximately \$17,252,067<sup>1</sup>. This amount does not take into account inflationary factors, such as increasing construction costs, which would increase that figure depending on when the owner, developer and/or Agency is able to develop, construct or initiate those activities. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the assumed development projects and assessed value increases will likely generate an estimated \$20,593,297 in revenue allocation proceeds if the Project Area is only 50% developed; or \$37,738,025 if 100% developed<sup>2</sup>. The Study has further identified and described a list of unfunded projects and public improvements in the Priority B Projects list and the Priority C Projects list in the total amount of \$35,068,840. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified in the Priority Projects Lists. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified in any of the Priority Projects Lists.

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<sup>1</sup> \$952,800 of water/sewer extensions may be deferred to Priority B Projects.

<sup>2</sup> Cumulative revenue allocation estimates are not discounted to present value.

## **105 Open Land Criteria**

The Project Area includes open land requiring the area meet the conditions set forth in Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “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.”

Open land areas qualify for Agency acquisition and development for residential uses if the City Council determines there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City, that the need for housing will be increased as a result of the clearance of deteriorated areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing contributes to an increase in the spread of disease and crime and constitutes and 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 City. Due to the City’s expected growth, the need for housing is significant and integral to a successful mixed-use Project Area. Further, the existing zoning designations in the Project Area allow for mixed-density residential, and the future land use map shows areas of projected increased residential density surrounding potential industrial and commercial projects.

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in Idaho Code § 50-2008(d)(4)(2) apply. The lack of water and sewer facilities, large parcel size, a deficient street system, lack of fire protection facilities, diversity of ownership, and economic disuse, are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the Kuna Urban Renewal District Eligibility Study, Kuna West District, prepared by J-U-B Engineers, Inc., dated May 2020, as supplemented by the Supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District, prepared by J-U-B Engineers, Inc., dated August 2020.

This Plan does anticipate Agency acquisition of property within the Project Area; however, the acquisition of specific parcels is unknown at this time. Should the Agency determine the need to acquire property as further set forth in Attachment 3, then the open land areas qualify for Agency acquisition and development.

## **200 DESCRIPTION OF PROJECT AREA**

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as

Attachment 1 and incorporated herein by reference, and are described in the Legal Description of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated.

### **300 PROPOSED REDEVELOPMENT ACTIONS**

#### **301 General**

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and private lands, and to grow the economy in the Project Area. Implementation of the strategy includes, but is not limited to the following actions:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of streets and streetscapes, including but not limited to improvements to portions of Ten Mile Road, Linder Road, Avalon Street, 4th Street, Avenues A, B, C, and D, the Bridge Avenue roundabout, and related pedestrian facilities, curb and gutter, intersection and rail crossing improvements, and traffic signals;
- d. Then engineering, design, installation and/or construction of a new overpass, with preliminary discussions centered around siting at Ten Mile Road or Swan Falls Road/Linder Road;
- e. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, water storage upgrades, sewer system improvements and upgrades, including extension of the sewer collection system, lift station, and improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. To the extent construction of utilities outside of the Project Area are identified, such improvements are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;
- f. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; undergrounding or

piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces, such as improvements to Bernie Fisher Park and Helen Zamzow Park, that may be deemed appropriate by the Board;

- g. The acquisition of real property for public right-of-way improvements, public parks, pedestrian facilities, pathways and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- h. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;
- i. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- j. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- k. The management of any property acquired by and under the ownership and control of the Agency;
- l. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- m. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- n. The engineering, design, installation, construction, and/or reconstruction of below ground infrastructure to support the construction of certain municipal buildings pursuant to Idaho Code § 50-2905A, including but not limited to: library, fire district, school district, and recreational facilities;

- o. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;
- p. The provision of financial and other assistance to encourage greater density;
- q. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- r. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, office, retail, residential, and governmental use;
- s. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, a downtown archway, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- t. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- u. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- w. Agency and/or owner-developer construction, participation in the construction and/or management of public parking facilities and/or surface lots that support a desired level and form of development to enhance the vitality of the Project Area;
- x. Other related improvements to those set forth above as further set forth in Attachment 5.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

### 302 Urban Renewal Plan Objectives

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of stagnant growth and development compared to other areas of the City based on deteriorated or deteriorating conditions that have arrested or impaired growth in the Project Area primarily attributed to: a substantial number of deteriorating or deteriorated structures, deterioration of site, the predominance of defective or inadequate street layout, faulty lot layout, obsolete platting, outmoded street patterns, need for modern traffic requirements, insanitary and unsafe conditions, diversity of ownership and inadequate utility infrastructure needed for a larger commercial and industrial developments. The Plan for the Project Area is a proposal to work in partnership with public and private entities to improve, develop, and grow the economy within the Project Area by the implementation of a strategy and program set forth in Section 301.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

**It is recognized that the Ada County Highway District has exclusive jurisdiction over all public street rights-of-way within the Project Area, except for state highways. Nothing in this Plan shall be construed to alter the powers of the Ada County Highway District pursuant to Title 40, Idaho Code.**

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Develop new mixed-use residential, retail, commercial, office and industrial areas including opportunities for community, cultural, educational, medical and recreational facilities, as well as encourage economic development opportunities.
- c. Secure and improve certain public open space in critical areas.
- d. Initiate projects designed to increase workforce transportation and mobility options.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that underutilized, underdeveloped, and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to residential, commercial, industrial, retail, office and community uses. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the site covered by the Plan.

### **303 Participation Opportunities and Agreement**

#### **303.1 Participation Agreements**

The Agency shall enter into various development participation agreements with any existing or future owner of property in the Project Area, in the event the property owner receives assistance from the Agency in the development and/or redevelopment of the property. The term "owner participation agreement" or "participation agreement" is intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements. In that event, the Agency may allow for an existing or future owner of property to remove the property and/or structure from future Agency acquisition subject to entering into an owner participation agreement. The Agency may also enter into owner participation agreements with other future owners and developers within the Project Area throughout the duration of this Plan in order to implement the infrastructure improvements set forth in this Plan.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

- a. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan, and applicable zoning ordinances. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.

- b. Any owner shall give 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 and seniors residing in the general vicinity of the site covered by the Plan.
- c. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

**All owner participation agreements will address development timing, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2040. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.**

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.
- b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.
- c. To accommodate improvements and expansions allowed by City regulations.

- d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.
- e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development and related to the construction of certain public improvements. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

### **304 Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan; provided, however, the Ada County Highway District has exclusive jurisdiction over Ada County Highway District streets. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency intends to cooperate to the extent allowable with the City and ACHD (or the Idaho Transportation Department), as the case may be, for the engineering, design, installation, construction, and/or reconstruction of public infrastructure improvements, including, but not limited to water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, parking facilities and unoccupied auxiliary structures. The Agency shall also cooperate with the City and ACHD (or the Idaho Transportation Department) on various relocation, screening, or undergrounding projects and the providing of fiber optic capability. To the extent any public entity, including the City and/or ACHD, has funded certain improvements, the Agency may reimburse those entities for those expenses. The Agency also intends to cooperate and seek available assistance from state, federal and other sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

### **305 Property Acquisition**

#### **305.1 Real Property**

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the Agency's widespread use of its resources for property acquisition, except for the construction of public improvements or to dispose of real property to a qualified developer to incent certain types of development as permitted by the Law and Act.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, community facilities, including but not limited to parks and open space, pedestrian/bike paths and trails, and to support belowground public infrastructure improvements to support other public facilities, such as fire, library, school and/or recreation facilities. Further, the Agency may acquire real property to facilitate commercial and/or industrial development by assembling and disposing of developable parcels. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, residential, commercial, retail, office, community and industrial areas. The public improvements are intended to be dedicated to the City and/or other appropriate public entity, as the case may be, upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of this Plan.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvements. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

### **305.2 Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

### **306 Property Management**

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be

rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

### **307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project**

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The Agency may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation and the Ada County Highway District. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump-sum per case basis. The Agency may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the Agency to achieve the objectives of this Plan. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance as may be warranted.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

### **308 Demolition, Clearance and Site Preparation**

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

### **309 Property Disposition and Development**

#### **309.1 Disposition by the Agency**

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or

otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code § 50-2011 and pursuant to any disposition policies adopted by the Agency. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

### **309.2 Disposition and Development Agreements**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Ada County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.

- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.
- j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

**The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2040. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.**

### **309.3 Development by the Agency**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code §§ 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachment 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **310 Development Plans**

All development plans (whether public or private) prepared, pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 409. Additionally, development must be consistent with all City ordinances.

**311 [Reserved]**

**312 [Reserved]**

### **313 Participation with Others**

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program (“CDBG”), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency’s use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **314 Conforming Owners**

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

### **315 Arts Funding**

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities for purposes of including public art within the streetscape projects identified in this Plan.

## **400 USES PERMITTED IN THE PROJECT AREA**

### **401 Designated Land Uses**

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as depicted on Attachment 4 and as set forth in the City's Comprehensive Plan, including the future land use map and zoning classifications, as may be amended. For the most part, the Project Area includes a mix of uses including mixed-use residential, commercial, retail and office development, as well as industrial and governmental uses. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

### **402 [Reserved]**

### **403 Public Rights-of-Way**

The Project Area contains existing maintained public rights-of-way included within the boundaries, as shown on several maps included within Attachment 5, including but not limited to: Ten Mile Road, Park Avenue, Avalon Street, School Avenue, Linder Avenue, 2nd Street, Main Street, 4th Street, Avenues A-D, Shortline Street, and Kay Avenue. Any new roadways, including new collectors and/or arterials to be engineered, designed, installed and constructed in the Project Area, will be constructed in conjunction with any applicable policies and design standards of the City or Ada County Highway District (and State and Federal standards, as the case may be) regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development, and other potential roadways generally shown in Attachment 5.

Additional improvements to existing streets, alleys and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, or

modified as necessary for proper development of the Project Area, in accordance with any applicable policies and standards of the Idaho Transportation Department, the City or ACHD regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City, ACHD, or the Idaho Department of Transportation as may be applicable; and shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

#### **404 Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code or Ada County Code.

#### **405 Development in the Project Area Subject to the Plan**

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

**406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards**

All construction in the Project Area shall comply with all applicable state laws, the Kuna City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

**407 [Reserved]**

**408 Nonconforming Uses**

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

**409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement**

Under a disposition and development agreement and an owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive

pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any owner participation agreement or disposition and development agreement. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

## **500 METHODS OF FINANCING THE PROJECT**

### **501 General Description of the Proposed Financing Method**

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer or grant from the City. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public improvements and facilities. The City or any other public agency, as properly budgeted, may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

### **502 Revenue Allocation Financing Provisions**

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2020. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the

Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

The Agency may consider a note or line of credit issued by a bank or lending institution premised upon revenue allocation funds generated by a substantial private development contemplated by the Study, as defined in Section 502.1, which would allow the Agency to more quickly fund the public improvements contemplated by this Plan. Likewise, a developer/owner advanced funding of certain eligible public infrastructure improvements to be reimbursed pursuant to an owner participation agreement could achieve the same purpose.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachment 5 to this Plan. This information necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies, market adjustments, future priorities and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachment 5 incorporates estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds from another source.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, including reimbursement to any owner/developer for the cost of eligible public improvements pursuant to an owner participation agreement.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project. The Agency reserves the right to either pay for Project Costs from available revenue (pay-as-you-go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

### **502.1 Economic Feasibility Study**

Attachment 5 constitutes the Economic Feasibility Study (the “Study”), prepared by Alivia Metts, the Metts Group. The Study constitutes the financial analysis required by the Act and is based upon existing information from property owners, developers, the Agency, the City and others.

### **502.2 Assumptions and Conditions/Economic Feasibility Statement**

The information contained in Attachment 5 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness), developer reimbursement and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency’s and consultants’ present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachment 5 and as prioritized in the Priority Projects Lists, which will facilitate development in the Revenue Allocation Area.

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, the City and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a “pay-as-you-go” basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The Priority Projects Lists, or activities within Attachment 5 are prioritized by way of importance to the Agency, with the Priority A Projects being identified as the most important, by feasibility based on estimated revenues to be received, amounts funded, and by timing of the proposed funding. The projected timing of funding is primarily a function of the availability of financial resources and market conditions but is also strategic, considering the timing of anticipated or projected private development partnership opportunities and the ability of certain strategic activities to stimulate development at a given point in time within the duration of the Plan and Project Area.

The assumptions concerning revenue allocation proceeds are based upon certain anticipated or projected new developments, assessed value increases, and assumed tax levy rates as more specifically set forth in Attachment 5. In projecting new construction, the Study considered parcels identified as expected to develop over the life of the Project Area, communications with potential developers and City staff, and historical market absorption rates for commercial, retail and residential improvements.

The types of new construction expected in the Project Area are: mixed-use; industrial; commercial; office; medical, educational, community or institutional facilities; residential, including residential above retail and office, live-work residences, higher density townhome, and single-family homes; parks and open space; and lodging and retail. The Project Area has potential for a significant increase in residential, commercial and industrial growth due to the location of the Project Area. However, without a method to construct the identified public improvements such as main water and sewer lines, street infrastructure, and pedestrian amenities, development is unlikely to occur in much of the Project Area.

The financial analysis set forth in Attachment 5 has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908.

It is understood that application of certain exemptions, including the homeowner's exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

### **502.3 Ten Percent Limitation**

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Ada County Assessor, the assessed taxable value for the City as of January 1, 2020, less homeowners' exemptions, is \$ 1,637,987,068.00. Therefore, the 10% limit is \$163,798,706.80.

The estimated base value for the proposed Project Area<sup>3</sup>, less homeowners' exemptions, is \$ 111,638,700.00, which is less than 10% of the City's 2020 value.

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<sup>3</sup> Pursuant to House Bill 560 enacted during the 2020 Legislative Session, as of July 1, 2020, there is no longer a speculative value exemption for agricultural land. Instead, the market value of land actively devoted to agriculture is its "actual use value." This statutory change will have an impact on the current allocation of value between the base value and the increment value as there is no longer an agricultural tax exemption. Previously, any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue

## 502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, or by contract. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start. For purposes of determining feasibility, the Study reviews and analyzes three potential development scenarios over the duration of the Project Area, including a scenario where none of the projected development occurs, a scenario where only 50% of the projected new development occurs and a final scenario where 100% of the projected development occurs.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including proposed revenue allocation notes, annual revenue allocations, developer contributions, city contributions, interfund loan, and other funds are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred.<sup>4</sup> Based on these funding sources, the conclusion is that the Project is feasible.

The Study has further identified and described a list of “unfunded” improvements in the total amount of \$35,068,840 as set forth in the Priority B Project list and the Priority C Project list. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts projected in the Study for the purpose of funding the additional identified projects and improvements. The projections in the Study are based on reasonable assumptions and existing market conditions. However, should the Project Area result in greater than anticipated revenues, the Agency specifically reserves the ability to fund the additional activities and projects identified in the Priority B Project list and the Priority C Project list. Further, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified, including but not limited to owner participation agreements and disposition and development agreements. The Agency may also re-prioritize projects in the Priority Projects Lists pursuant to market conditions, project timing, funding availability, etc., as more specifically detailed in the annual budget.

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allocation area was added to the base assessment roll. With the removal of the exemption, going forward the base value of agricultural land will be the actual use value. This Plan assumes any increase in value on the agricultural parcel will be allocated to the increment value.

<sup>4</sup> See Idaho Code § 50-2905.

The proposed timing for the public improvements may have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code § 50-2903A.**

Attachment 5 lists those public improvements the Agency intends to construct or fund through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and Agency. The listing of public improvements does not commit the Agency, City or other public entity, to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location and siting of the proposed public infrastructure and other improvement projects in the Project Area are generally shown in Attachment 5 recognizing that the specific location of the projects will depend on the type and timing of development. The change in the location of the improvements shown in Attachment 5 does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachment 5 first, in conjunction with private development within the Project Area generating the increment as identified in Attachment 5.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

#### **502.5 [Reserved]**

#### **502.6 Participation with Local Improvement Districts and/or Business Improvement Districts**

Under the Idaho Local Improvement District ("LID") Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public

facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

### **502.7 Issuance of Debt and Debt Limitation**

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

### **502.8 Impact on Other Taxing Districts and Levy Rate**

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections set forth in Attachment 5.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue

Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity’s jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year’s budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As the 2020 certified levy rates are not determined until late September or October 2020, the 2019 certified levy rates have been used in the Study for purposes of the analysis.<sup>5</sup> Those taxing districts and are as follows:<sup>6</sup>

<u>Taxing Districts</u>	<u>Levy Rates:</u>
Ada County	.002549212
Ada County Ambulance	.000121963
College of Western Idaho	.000128506
ACHD	.000771526
City of Kuna	.002367198
Kuna Cemetery	.000108161
Kuna Rural Fire	.001058883
Kuna School #3	.000029716
Kuna School Community Library	.000425868
Southwest Ada County Mosquito Abatement	.000021765
<b>TOTAL<sup>7</sup></b>	<b>0.007582798</b>

House Bill 587, as amended in the Senate, effective July 1, 2020, amends Idaho Code Section 50-2908 altering the allocation of revenue allocation funds to the Agency from the Ada County Highway District levy. This amendment will apply to this Project Area and provides: “[i]n the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways” will be allocated to the applicable highway district, which in this case is the Ada County Highway District.

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<sup>5</sup> Due to the timing of the taxing districts’ budget and levy setting process, certification of the 2020 levy rates did not occur until this Plan had been prepared. In order to provide a basis to analyze the impact on the taxing entities, the 2019 levy rates are used. Use of the 2019 levy rates provides a more accurate base than estimating the 2020 levy rates.

<sup>6</sup> It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

<sup>7</sup> Net of voter approved bonds and levies.

However, amended Idaho Code Section 50-2908 further provides the highway district and Agency may enter into an agreement for a different allocation. A copy of any agreement is required to be submitted to the Idaho State Tax Commission and to the Ada County Clerk by the Ada County Highway District as soon as practicable after the parties have entered into the agreement and by no later than September 1 of the year in which the agreement takes effect. The Plan includes significant transportation elements, and the Agency intends to work with the Ada County Highway District to enter into an agreement allowing the Agency to retain the revenues from the highway district levies.

The Study has made certain assumptions concerning the levy rate. The levy rate is estimated to stay level for the life of the revenue allocation area. As the actual impact of the expiration of any property tax abatements granted pursuant to Idaho Code § 63-602NN and property value fluctuations on the levy rate is unknown, the Study has assumed the 2019 combined levy rate of 0.007582798. The increment value is expected to increase annually by 1.6% over the term of the Plan. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. This is also the reason there is limited impact to Kuna School District #3 (tort levy only).

### **503 Phasing and Other Fund Sources**

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachment 5. Other sources of funds shall include City and developer participation. It is important to note this Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition. Agency and/or other public entity participation in any project shall be determined by the amount of revenue allocation funds generated and pursuant to the annual budgeting process.

### **504 Lease Revenue and Bonds**

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under

the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency's financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

### **505 Membership Dues and Support of Community Economic Development**

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line item of Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

### **600 ACTIONS BY THE CITY AND OTHER PUBLIC ENTITIES**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City may include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition, wherever necessary, of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.

- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code, or a business improvement district.
- h. The undertaking and completing of any other proceedings necessary to carry out the Project.
- i. Administration of Community Development Block Grant funds that may be made available for this Project.
- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including any Agency facility.
- l. Joint funding of certain public improvements, including but not limited to improvements to sewer treatment facilities.
- m. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- n. The waiver of any city impact fee for development within the Project Area.
- o. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.

**The foregoing actions, if taken by the City, do not constitute any commitment for financial outlays by the City.**

#### **601 Maintenance of Public Improvements**

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency expects to dedicate public improvements to the City.

## **700 ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

## **800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on December 31, 2040, except for any revenue allocation proceeds received in calendar year 2041, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2041 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2040.

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2041, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.
- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and

expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

## **900 PROCEDURE FOR AMENDMENT OR MODIFICATION**

To the extent there are any outstanding loans or obligations, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein, including the exception to allow an amendment to support growth of an existing commercial or industrial project. I.C. § 50-2903A(1)(a)(iv). As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments, as more specifically set forth in the Agency's annual budget, will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not deemed a modification under Idaho Code § 50-2903A(1)(a)(i).

## **1000 SEVERABILITY**

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

## **1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS**

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Ada County Board of County Commissioners.

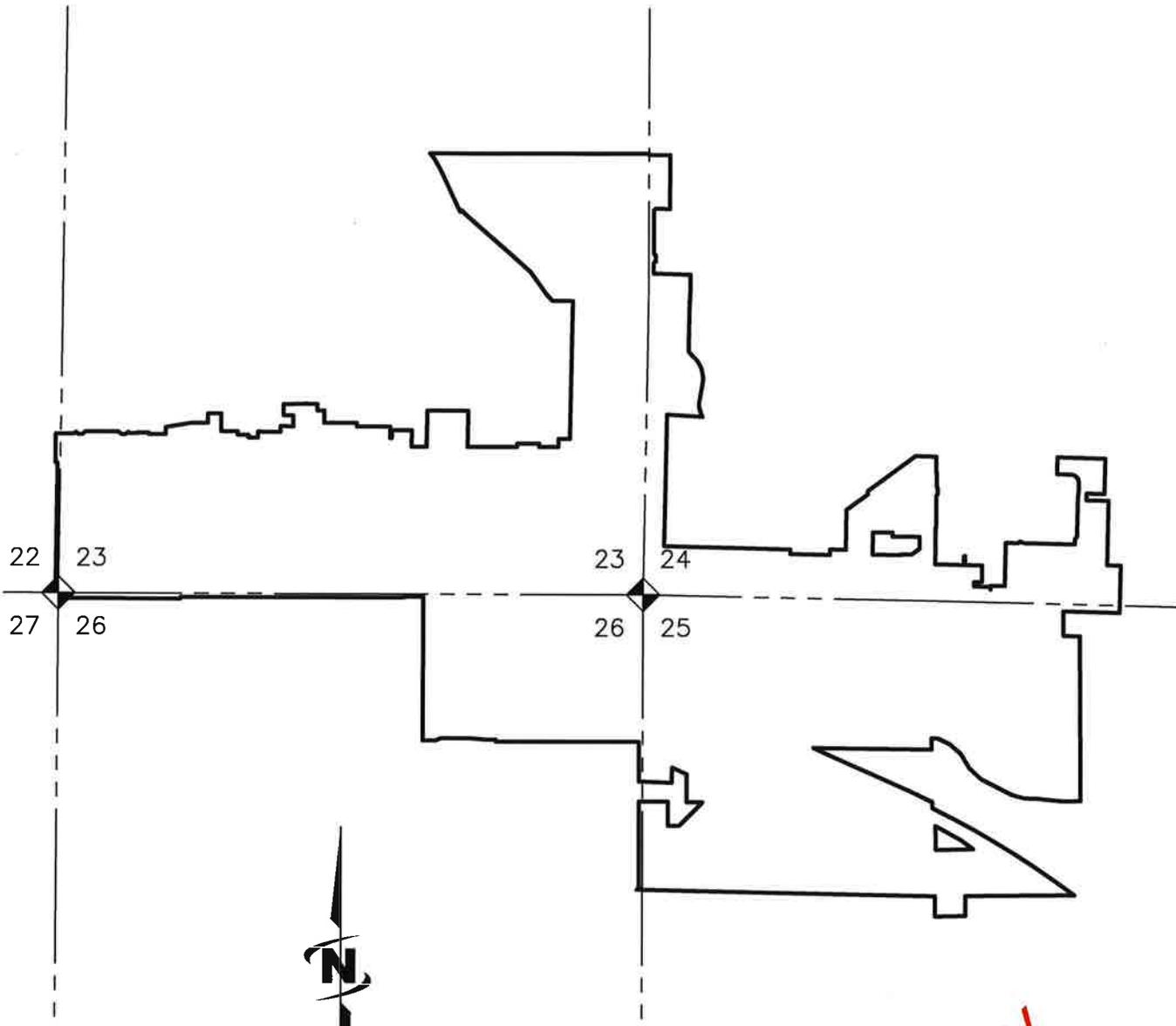
## **1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES**

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

Boundary Map of Urban Renewal Project Area and Revenue Allocation Area

\\jub.com\Central\Clients\ID\KunaCity\Projects\10-20-067\_KunaWestURDPlan\Design\Survey\Legals\Dwg\10-20-067\_Kuna-URD\_ExtB.dwg, 10/01/20 02:36:19pm, tharrigan



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
SEE SHEETS 18-21  
FOR LINE TABLES

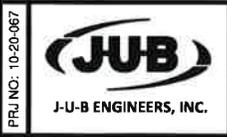


**PRELIMINARY**

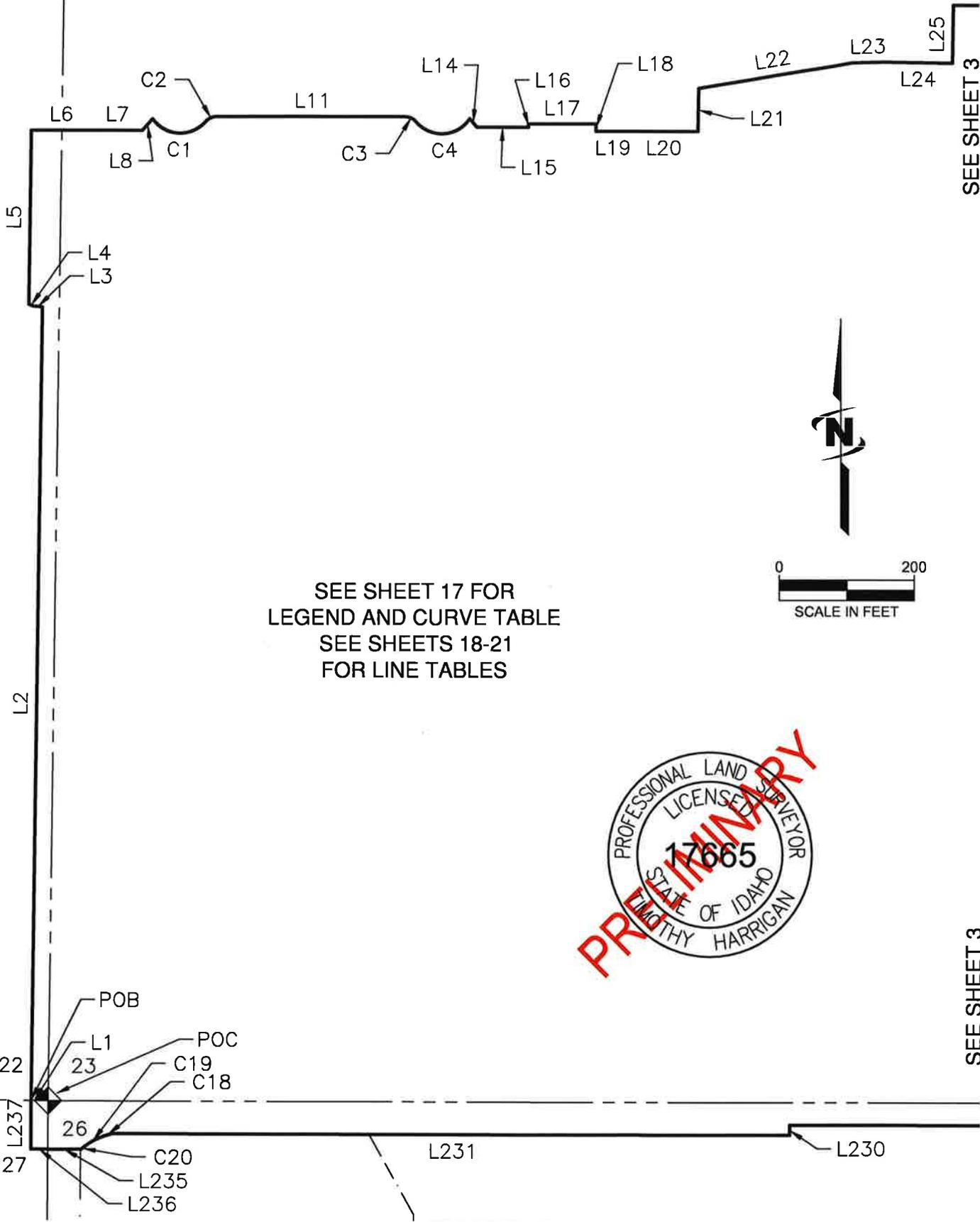
**EXHIBIT "B"**

**CITY OF KUNA  
URBAN RENEWAL DISTRICT - DESCRIPTION  
PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM  
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO**

**SHEET  
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EXHIBIT "B"

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CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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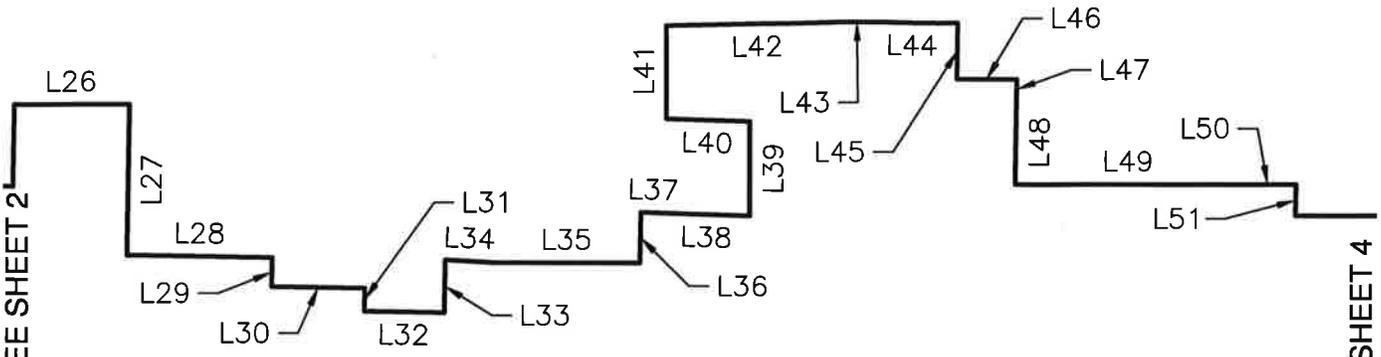
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SEE SHEET 2

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SEE SHEET 4

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SEE SHEETS 18-21  
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EXHIBIT "B"

CITY OF KUNA

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CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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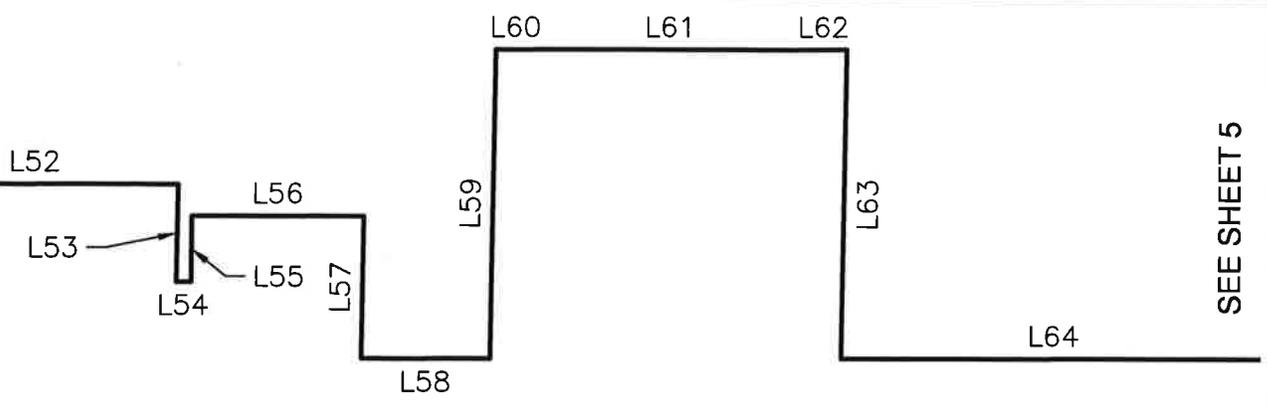


PFJ NO: 10-20-067

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SEE SHEET 3

SEE SHEET 3



SEE SHEET 5



SEE SHEET 17 FOR  
 LEGEND AND CURVE TABLE  
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EXHIBIT "B"

CITY OF KUNA  
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 CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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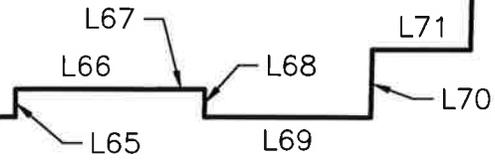


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SEE SHEET 4

SEE SHEET 6

SEE SHEET 8



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
SEE SHEETS 18-21  
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SEE SHEET 9

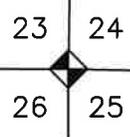


EXHIBIT "B"

CITY OF KUNA  
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 CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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SEE SHEET 7

L80

C6

L79

L77

L76

L75

L74

C5

L72

SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
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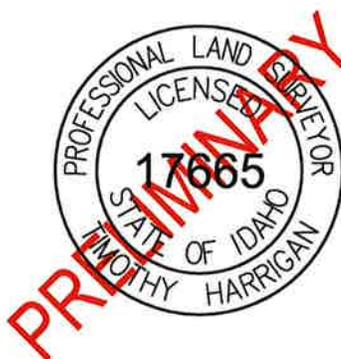


EXHIBIT "B"

SEE SHEET 5

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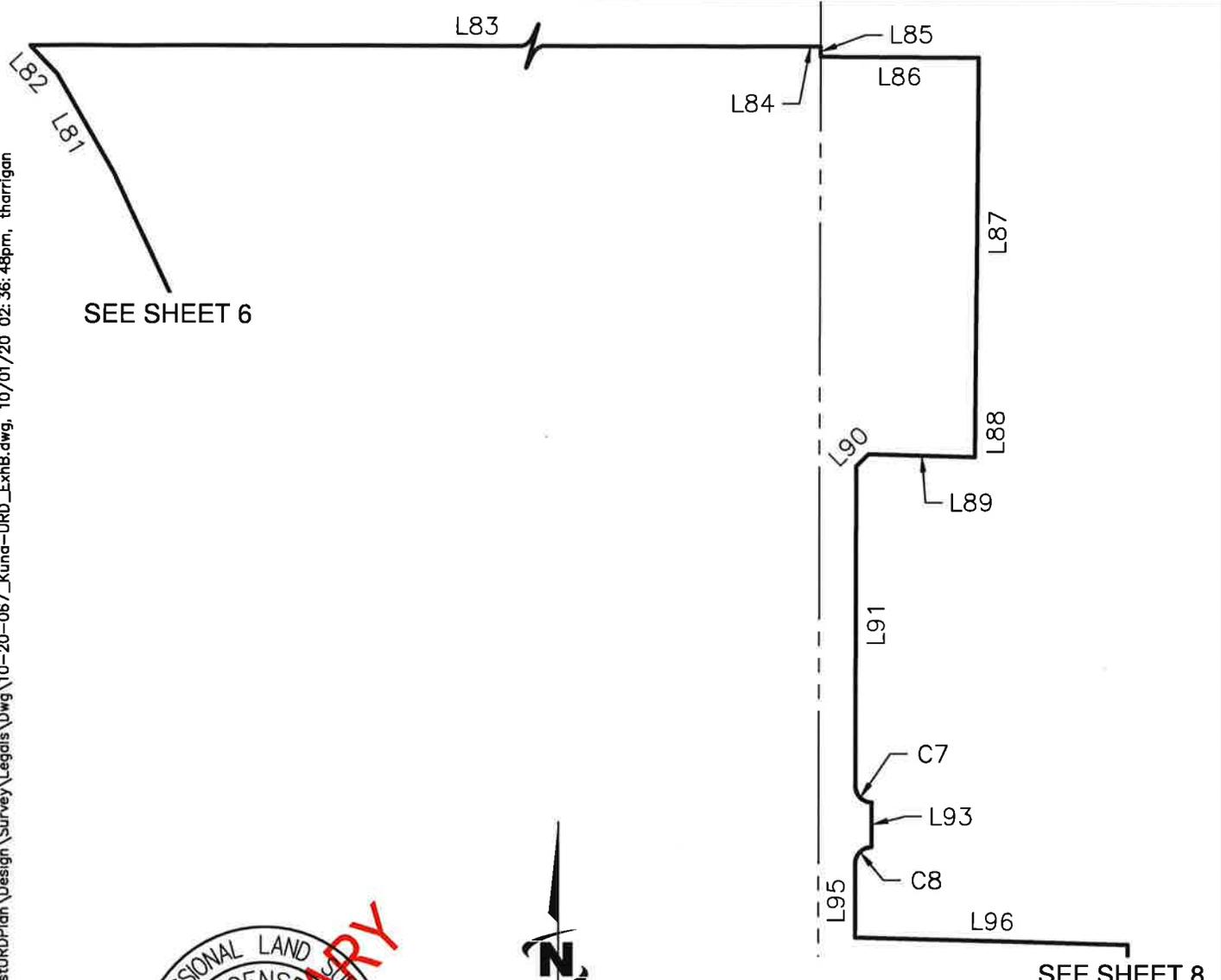


CITY OF KUNA  
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**PROFESSIONAL LAND SURVEYOR**  
**LICENSED SURVEYOR**  
**17665**  
**STATE OF IDAHO**  
**JUDITH HARRIGAN**

**PRELIMINARY**



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 LEGEND AND CURVE TABLE  
 SEE SHEETS 18-21  
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SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
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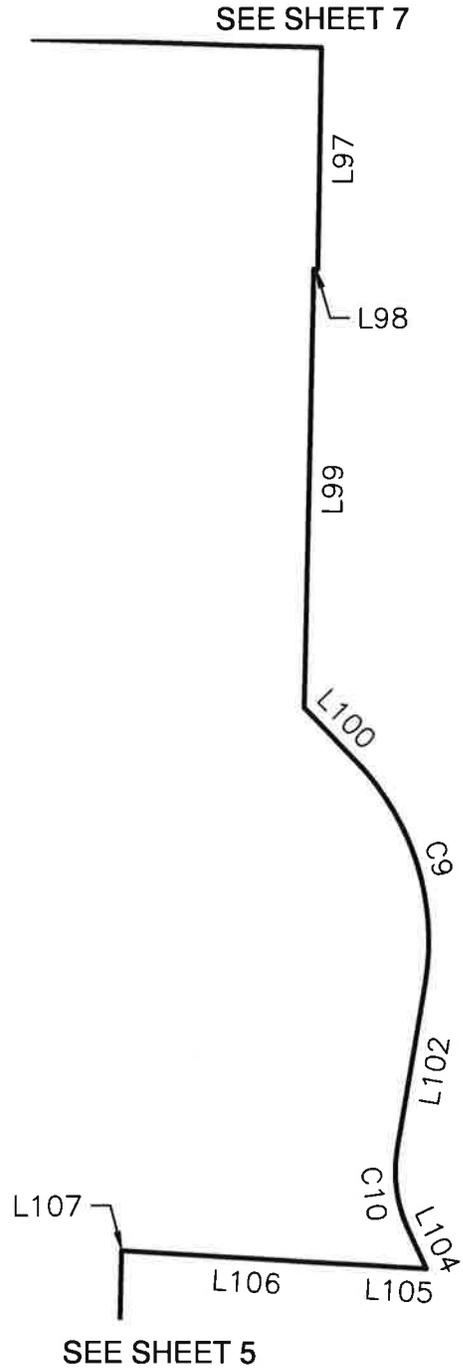


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LEGEND AND CURVE TABLE  
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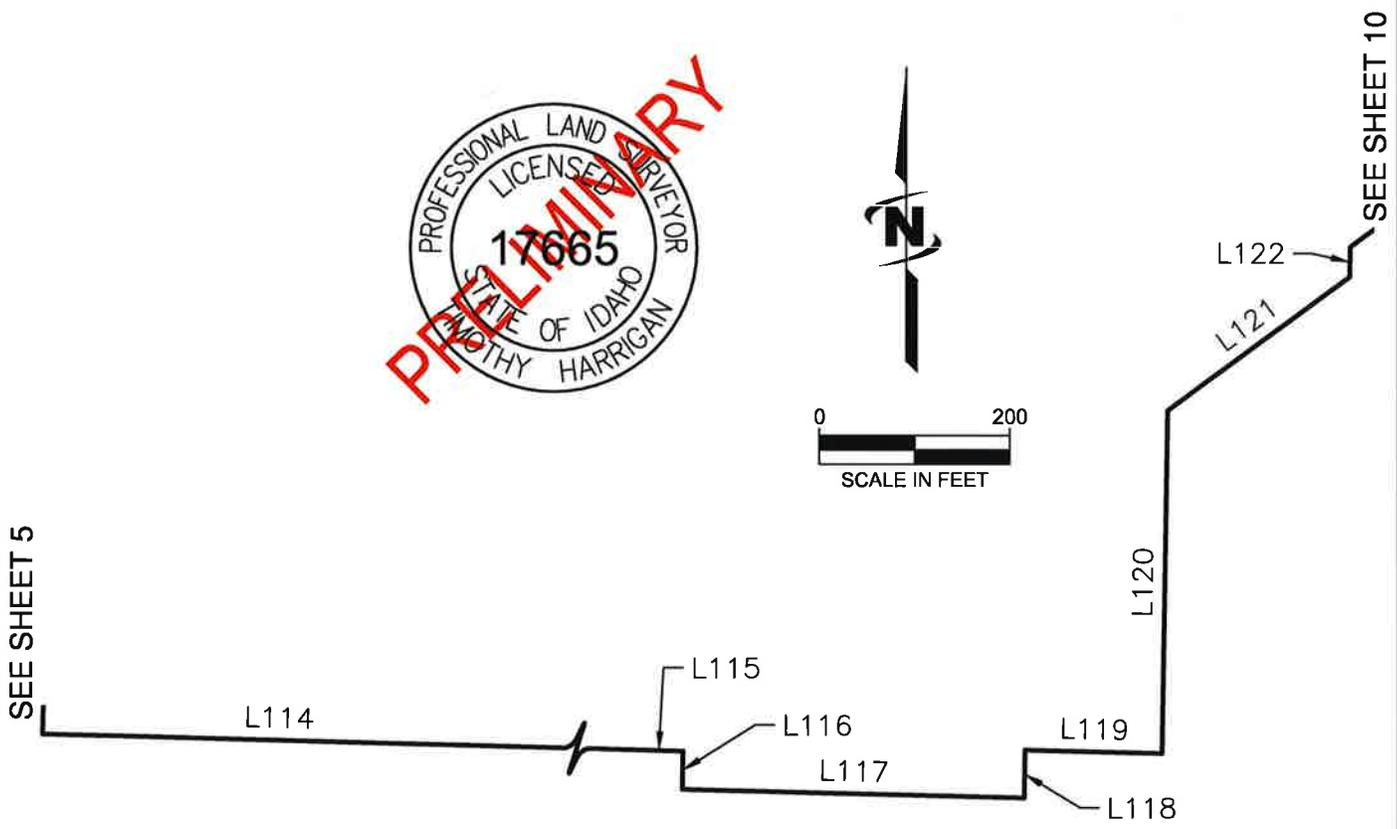
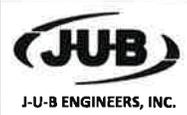


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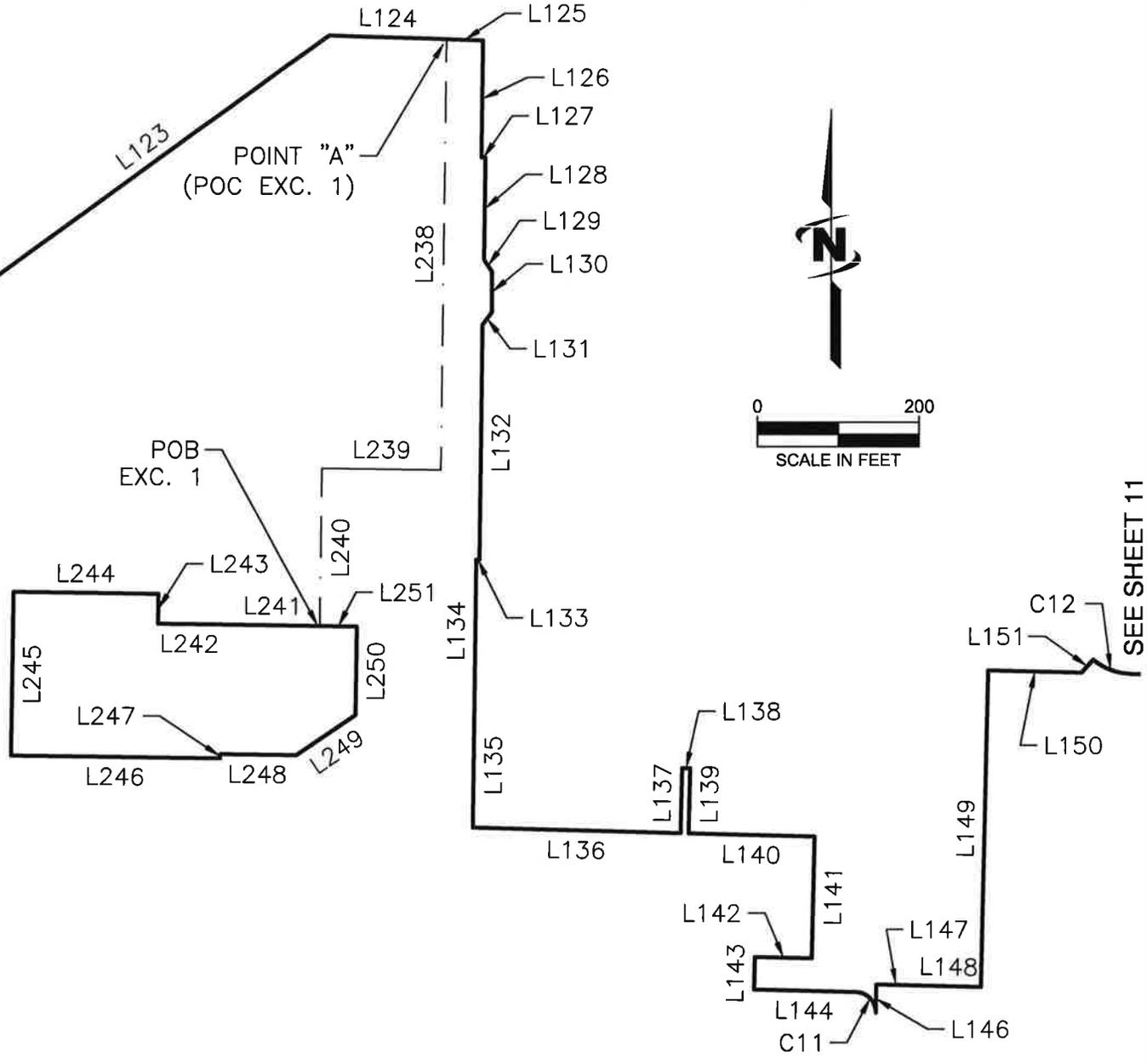
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PRJ NO: 10-20-067

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SEE SHEET 9



SEE SHEET 11

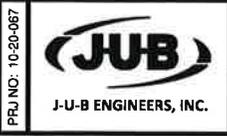


SEE SHEET 17 FOR  
 LEGEND AND CURVE TABLE  
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 FOR LINE TABLES

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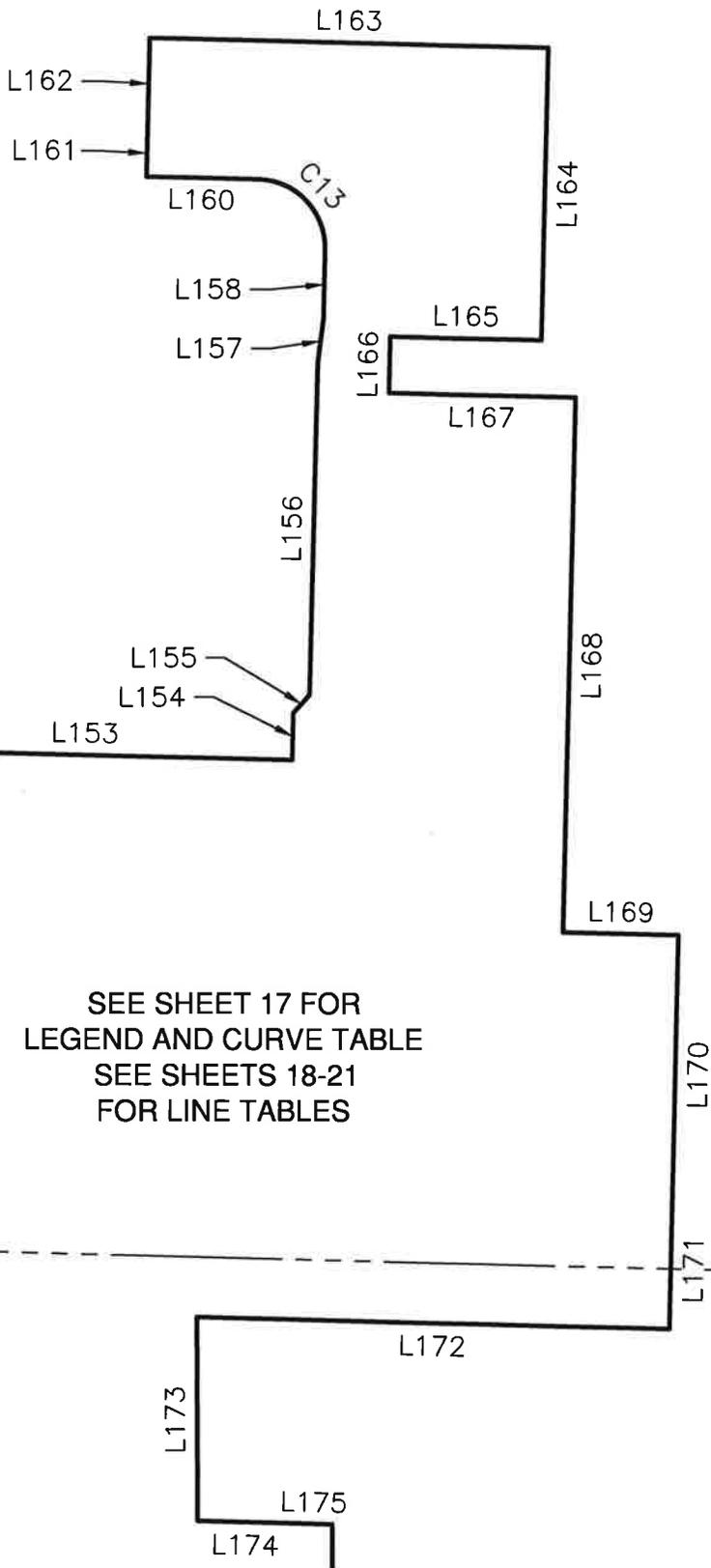
CITY OF KUNA  
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SEE SHEET 10



SEE SHEET 17 FOR  
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**EXHIBIT "B"**

**CITY OF KUNA**

**URBAN RENEWAL DISTRICT - DESCRIPTION**

**PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM  
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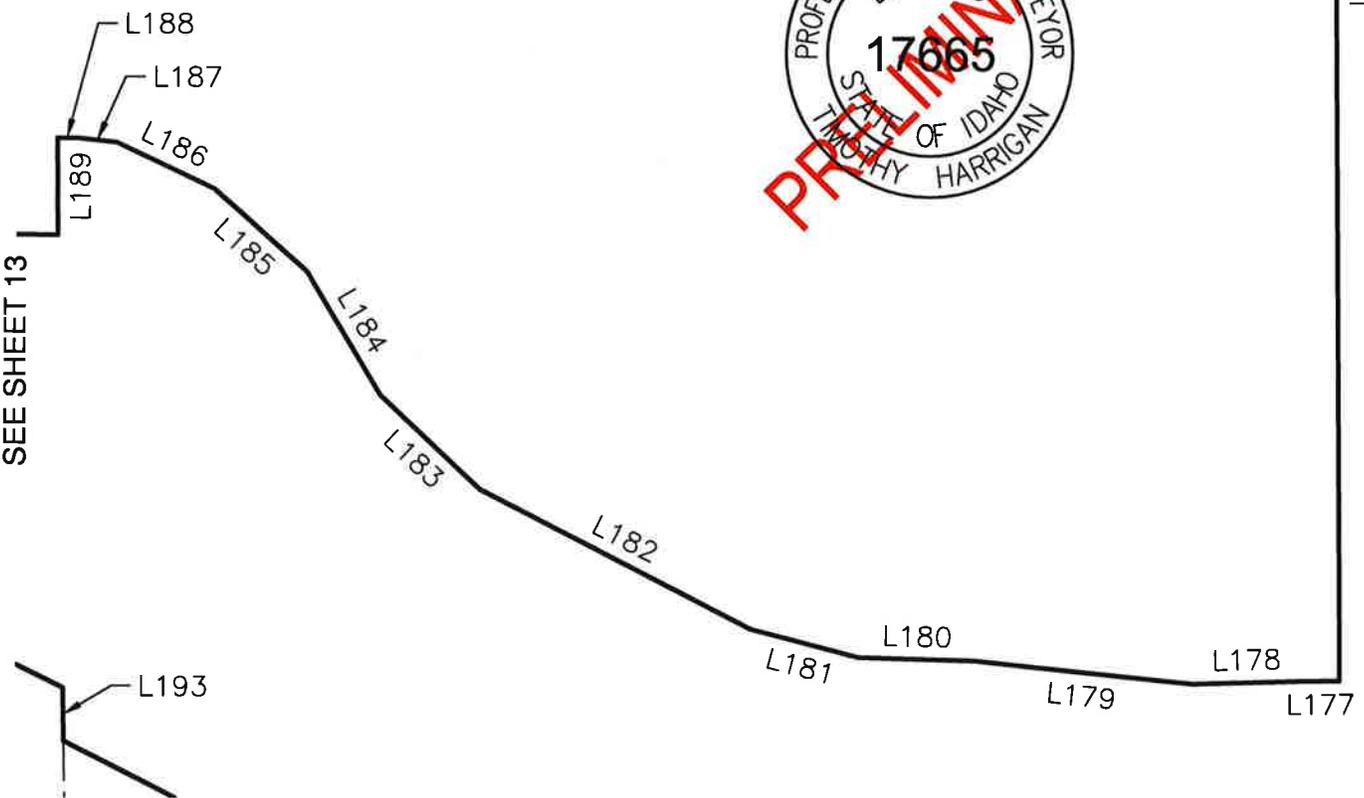
SEE SHEET 11

L175  
L174

SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
SEE SHEETS 18-21  
FOR LINE TABLES



L176



SEE SHEET 13

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J-U-B ENGINEERS, INC.

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L189 SEE SHEET 12

L190

L191

C14

L193

POINT "B"  
(POC EXC. 2)

L252

L253

POB EXC. 2

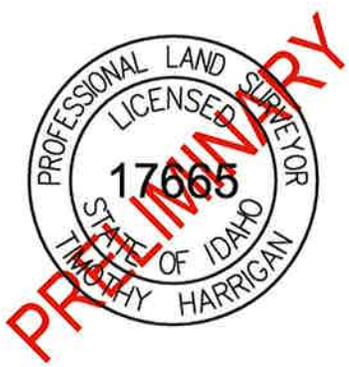
L257

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LEGEND AND CURVE TABLE  
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EXHIBIT "B"

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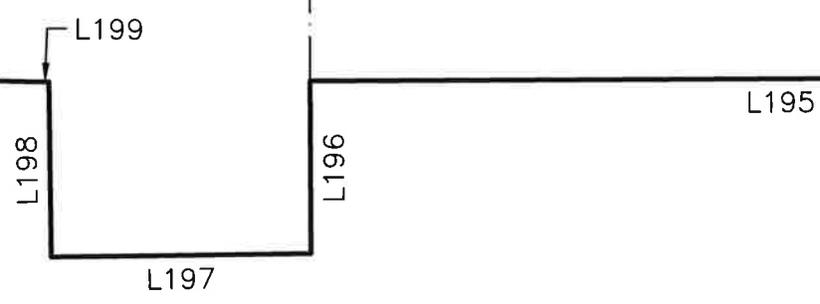
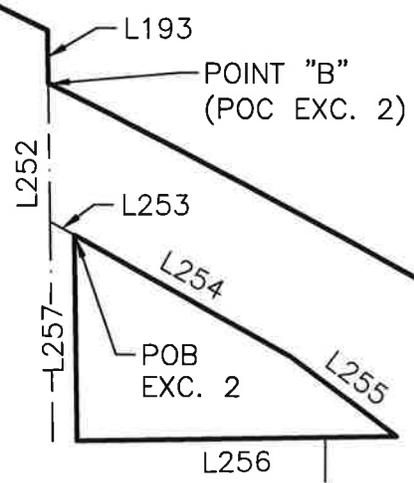


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SEE SHEET 13

SEE SHEET 15



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
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EXHIBIT "B"

CITY OF KUNA  
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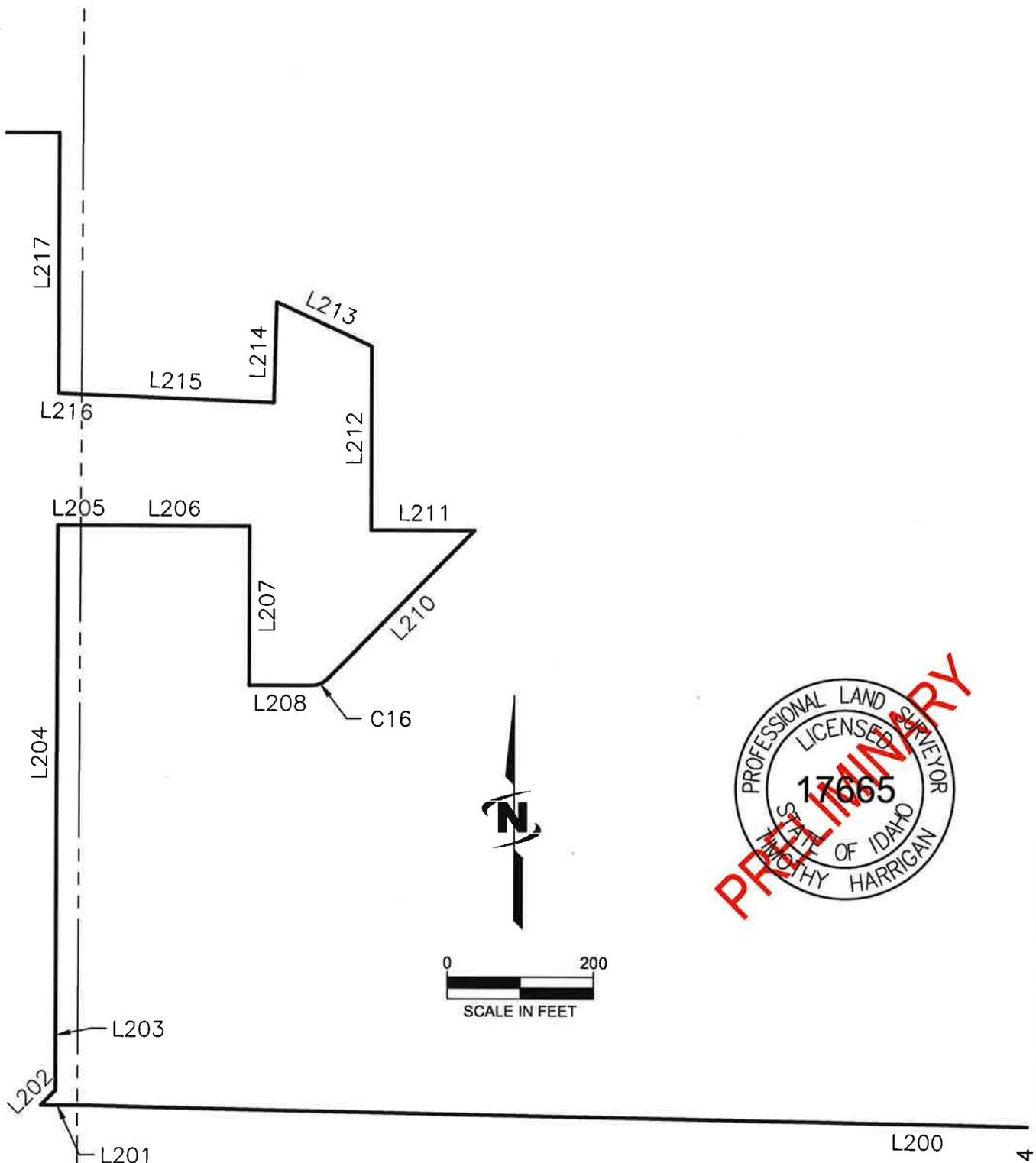
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SEE SHEET 16



SEE SHEET 17 FOR  
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EXHIBIT "B"

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SEE SHEET 4  
L226

L225

SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE  
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L224 L223

L222

L221

L220

L219

L218

L217

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EXHIBIT "B"

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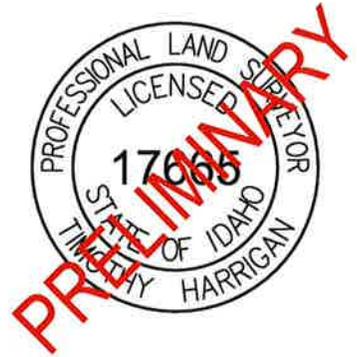


**LEGEND**

- SECTION LINE
- URD BOUNDARY LINE
- ◆ SECTION CORNER
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

SEE SHEETS 18-21  
FOR LINE TABLES

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	50.00'	104°51'18"	91.50'	S87°31'46"E	79.26'
C2	20.00'	49°59'36"	17.45'	N65°02'32"E	16.90'
C3	20.00'	49°59'06"	17.45'	S64°57'53"E	16.90'
C4	50.00'	106°47'45"	93.20'	N86°38'01"E	80.28'
C5	667.00'	4°50'55"	56.45'	N87°44'55"W	56.43'
C6	451.24'	7°38'35"	60.19'	N44°53'10"W	60.15'
C7	20.00'	90°09'56"	31.47'	S44°57'37"E	28.33'
C8	20.00'	89°50'04"	31.36'	S45°02'23"W	28.24'
C9	270.00'	53°30'00"	252.11'	S17°08'44"E	243.05'
C10	145.00'	34°40'00"	87.73'	S07°43'44"E	86.40'
C11	25.00'	89°56'28"	39.24'	S43°39'20"E	35.34'
C12	75.50'	38°11'28"	50.33'	S69°35'21"E	49.40'
C13	74.50'	90°00'00"	117.02'	N43°41'05"W	105.36'
C14	8494.42'	2°11'40"	325.34'	S64°57'36"E	325.32'
C15	8462.97'	10°10'00"	1501.69'	S58°36'32"E	1499.72'
C16	30.00'	45°15'48"	23.70'	N67°23'34"E	23.09'
C17	334.51'	12°33'44"	73.34'	S83°44'29"W	73.19'
C18	282.50'	2°31'20"	12.44'	S72°11'57"W	12.43'
C19	102.50'	19°23'00"	34.68'	S61°14'47"W	34.51'
C20	64.50'	4°10'29"	4.70'	S49°28'03"W	4.70'



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**EXHIBIT "B"**

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PRJ NO: 10-19-042

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LINE TABLE		
NO.	BEARING	DIST.
L1	N89°27'07"W	25.00'
L2	N00°40'49"E	1169.24'
L3	N84°11'11"W	12.96'
L4	N69°34'16"W	7.54'
L5	N00°40'49"E	257.14'
L6	S89°57'44"E	90.00'
L7	S89°57'44"E	73.61'
L8	N40°25'14"E	22.61'
L11	S89°57'44"E	279.62'
L14	S39°18'43"E	16.33'
L15	S89°57'44"E	76.40'
L16	N00°02'16"E	5.00'
L17	S89°57'44"E	100.00'
L18	S00°02'16"W	10.93'
L19	S89°57'44"E	50.00'
L20	S89°57'44"E	101.55'
L21	N00°50'18"E	63.93'
L22	N80°33'55"E	229.85'
L23	N88°44'09"E	50.03'
L24	S89°09'42"E	100.00'

LINE TABLE		
NO.	BEARING	DIST.
L25	N00°49'57"E	86.12'
L26	S89°57'44"E	120.00'
L27	S00°49'57"W	158.43'
L28	S89°10'03"E	151.98'
L29	S00°49'57"W	30.36'
L30	S89°10'03"E	97.65'
L31	S00°55'45"W	24.14'
L32	S89°04'10"E	83.91'
L33	N00°55'45"E	55.30'
L34	S86°49'31"E	50.04'
L35	S89°57'44"E	155.00'
L36	N00°59'11"E	53.16'
L37	S88°08'35"E	25.00'
L38	S88°08'35"E	89.25'
L39	N00°00'50"W	99.17'
L40	N88°06'32"W	87.60'
L41	N00°04'57"W	98.07'
L42	N88°43'19"E	189.79'
L43	S89°57'54"E	20.96'
L44	S89°09'42"E	95.52'

LINE TABLE		
NO.	BEARING	DIST.
L45	S00°57'30"W	59.06'
L46	S89°57'44"E	63.00'
L47	S00°57'30"W	21.00'
L48	S00°57'30"W	89.50'
L49	S89°57'44"E	236.11'
L50	S89°57'44"E	60.00'
L51	S00°59'33"W	32.78'
L52	N89°49'28"E	300.79'
L53	S00°59'00"W	102.39'
L54	N89°49'33"E	15.52'
L55	N00°36'31"E	68.77'
L56	N89°49'33"E	180.13'
L57	S00°59'33"W	148.93'
L58	N89°54'42"E	135.61'
L59	N00°59'03"E	324.82'
L60	N89°54'41"E	41.60'
L61	N89°54'41"E	278.14'
L62	N89°54'41"E	50.00'
L63	S01°03'08"W	324.83'
L64	N89°54'42"E	447.04'



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE

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PRJ NO: 10-19-042

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LINE TABLE		
NO.	BEARING	DIST.
L65	N00°05'18"W	28.89'
L66	N89°54'21"E	148.74'
L67	N89°54'21"E	50.00'
L68	S01°02'21"W	28.92'
L69	N89°54'42"E	173.69'
L70	N01°13'32"E	70.84'
L71	S89°55'33"E	103.65'
L72	N01°13'32"E	1241.42'
L74	S89°49'41"W	131.04'
L75	N42°14'43"W	84.60'
L76	N35°08'19"W	243.62'
L77	N48°42'27"W	774.53'
L79	S41°05'08"W	19.30'
L80	N24°59'25"W	408.08'
L81	N30°01'15"W	138.50'
L82	N43°19'56"W	47.61'
L83	N89°58'19"E	1956.36'
L84	N89°58'19"E	25.00'
L85	S00°06'32"W	12.45'
L86	S89°36'28"E	193.05'

LINE TABLE		
NO.	BEARING	DIST.
L87	S00°31'34"W	424.67'
L88	S00°31'34"W	60.00'
L89	N88°27'55"W	129.65'
L90	S45°49'43"W	20.95'
L91	S00°07'21"W	387.20'
L93	S00°14'42"W	54.00'
L95	S00°07'21"W	89.36'
L96	S88°28'47"E	332.34'
L97	S00°57'13"W	231.96'
L98	N88°27'58"W	4.00'
L99	S01°13'40"W	459.56'
L100	S43°53'44"E	78.72'
L102	S09°36'16"W	174.00'
L104	S25°03'44"E	44.29'
L105	N86°39'23"W	54.57'
L106	N86°39'23"W	265.11'
L107	N88°40'25"W	1.02'
L108	S01°09'29"W	270.01'
L109	S01°09'29"W	26.73'
L110	S01°10'57"W	33.27'

LINE TABLE		
NO.	BEARING	DIST.
L111	S01°13'41"W	474.64'
L112	S01°13'41"W	80.00'
L113	S01°13'41"W	299.78'
L114	S88°37'36"E	1087.22'
L115	S88°37'36"E	50.00'
L116	S00°56'26"W	40.00'
L117	S88°37'34"E	358.00'
L118	N00°56'26"E	50.00'
L119	S88°37'34"E	143.82'
L120	N00°56'26"E	358.55'
L121	N53°55'26"E	237.93'
L122	N00°38'45"E	31.19'
L123	N53°55'26"E	533.05'
L124	S88°24'49"E	145.26'
L125	S88°24'49"E	45.00'
L126	S00°38'42"W	144.66'
L127	S88°38'23"E	5.00'
L128	S00°38'42"W	126.19'
L129	S33°50'52"E	17.22'
L130	S00°04'23"W	50.01'



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE

EXHIBIT "B"

CITY OF KUNA  
URBAN RENEWAL DISTRICT - DESCRIPTION  
PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM  
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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LINE TABLE		
NO.	BEARING	DIST.
L131	S36°16'57"W	19.31'
L132	S00°38'42"W	288.81'
L133	N88°37'59"W	4.00'
L134	S00°38'42"W	175.09'
L135	S00°38'42"W	154.74'
L136	S88°37'46"E	256.31'
L137	N01°18'54"E	80.02'
L138	S88°37'34"E	10.00'
L139	S01°18'54"W	80.01'
L140	S88°37'46"E	155.00'
L141	S01°18'54"W	149.80'
L142	N88°37'34"W	70.00'
L143	S01°18'54"W	40.00'
L144	S88°37'34"E	125.03'
L146	N01°18'54"E	34.98'
L147	S88°37'34"E	50.00'
L148	S88°37'34"E	80.00'
L149	N01°18'54"E	389.54'
L150	S88°41'05"E	115.40'
L151	N41°01'15"E	21.01'

LINE TABLE		
NO.	BEARING	DIST.
L153	S88°41'05"E	448.14'
L154	N01°18'55"E	51.00'
L155	N42°30'04"E	26.58'
L156	N01°18'55"E	359.89'
L157	N07°15'43"E	48.26'
L158	N01°18'55"E	75.00'
L160	N88°41'05"W	121.64'
L161	N01°18'55"E	51.00'
L162	N01°18'55"E	100.08'
L163	S88°38'35"E	433.56'
L164	S01°18'55"W	317.76'
L165	N88°41'05"W	163.92'
L166	S01°18'55"W	61.00'
L167	S88°41'05"E	202.50'
L168	S01°18'55"W	579.89'
L169	S88°41'05"E	125.82'
L170	S01°18'55"W	300.39'
L171	S01°18'55"W	125.63'
L172	N88°37'34"W	513.00'
L173	S00°16'46"E	220.00'

LINE TABLE		
NO.	BEARING	DIST.
L174	S88°37'34"E	106.04'
L175	S88°37'34"E	40.00'
L176	S00°16'46"E	1482.71'
L177	S89°43'14"W	40.00'
L178	S88°21'21"W	115.42'
L179	N84°04'48"W	228.72'
L180	N88°22'25"W	123.10'
L181	N75°17'17"W	116.43'
L182	N62°59'31"W	318.00'
L183	N46°48'00"W	144.11'
L184	N30°48'17"W	149.70'
L185	N48°14'07"W	129.78'
L186	N64°47'35"W	112.88'
L187	N83°58'57"W	42.97'
L188	S89°35'48"W	20.13'
L189	S00°21'55"E	101.38'
L190	N89°17'43"W	1072.00'
L191	S66°03'26"E	857.88'
L193	S00°57'04"E	55.54'
L195	S89°35'39"W	986.02'



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE

EXHIBIT "B"

CITY OF KUNA

URBAN RENEWAL DISTRICT - DESCRIPTION

PORTIONS OF SECTIONS 22, 23, 24, 25, 26, AND 27, T2N, R1W, BM  
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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PRJ NO: 10-19-042

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LINE TABLE		
NO.	BEARING	DIST.
L196	S00°24'21"E	180.30'
L197	S89°02'56"W	271.37'
L198	N00°57'04"W	182.89'
L199	S89°35'39"W	8.00'
L200	N88°51'00"W	2635.93'
L201	N89°48'50"W	45.06'
L202	N45°06'23"E	28.34'
L203	N00°01'37"E	151.40'
L204	N00°01'37"E	621.82'
L205	S89°58'23"E	58.00'
L206	S89°58'23"E	204.63'
L207	S00°01'37"W	217.87'
L208	S89°58'32"E	86.13'
L210	N44°45'40"E	287.14'
L211	N89°58'23"W	142.51'
L212	N00°01'37"E	252.06'
L213	N65°19'38"W	143.82'
L214	S01°29'20"W	137.63'
L215	N87°44'08"W	270.65'
L216	N87°44'08"W	25.00'

LINE TABLE		
NO.	BEARING	DIST.
L217	N00°01'37"E	357.04'
L218	N89°55'51"W	1292.85'
L219	N00°06'19"E	16.60'
L220	S89°52'12"W	88.79'
L221	N85°18'47"W	146.47'
L222	N89°57'37"W	257.36'
L223	S67°35'46"W	54.10'
L224	N89°54'22"W	116.57'
L225	N00°12'03"E	1291.26'
L226	N89°59'01"W	152.39'
L228	N89°59'01"W	432.48'
L229	N89°54'56"W	1533.28'
L230	S00°18'18"W	15.00'
L231	N89°54'55"W	999.14'
L235	N89°39'38"W	48.68'
L236	N89°39'19"W	25.00'
L237	N00°20'22"E	71.39'
L238	S00°38'41"W	530.85'
L239	N89°21'19"W	147.00'
L240	S00°38'41"W	194.00'

LINE TABLE		
NO.	BEARING	DIST.
L241	N89°21'19"W	120.00'
L242	N89°21'19"W	78.67'
L243	N00°38'41"E	36.67'
L244	N89°21'19"W	178.66'
L245	S00°38'41"W	201.34'
L246	S89°21'19"E	257.33'
L247	N00°38'41"E	5.26'
L248	S89°21'19"E	93.39'
L249	N55°34'19"E	88.27'
L250	N00°38'41"E	108.69'
L251	N89°21'19"W	45.63'
L252	S00°57'04"E	145.05'
L253	S60°52'43"E	28.89'
L254	S60°52'43"E	260.18'
L255	S53°08'43"E	138.71'
L256	S89°04'18"W	334.75'
L257	N00°57'04"W	215.27'



SEE SHEET 17 FOR  
LEGEND AND CURVE TABLE

EXHIBIT "B"

CITY OF KUNA  
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CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

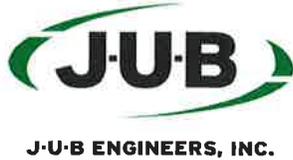
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PRJ NO: 10-19-042

Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area



JUB COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**PRELIMINARY**  
Exhibit "A"  
Kuna URD  
Legal Description

Project No. 10-20-067 October 1, 2020

A tract of land situate in portions of Sections 22, 23, 24, 25, 26, and 27 of Township 2 North, Range 1 West, Boise Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the Section corner common to said Sections 22, 23, 26, and 27; thence from said Point of Commencement, North 89°28'15" West, coincident with the south line of said Section 22, a distance of 25.00 feet to a point on a line lying 25.00 feet westerly of and parallel with the east line of said Section 22 said point being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, North 00°40'49" East, coincident with said parallel line, a distance of 1,169.24 feet to a point on the southerly line of the Plat of Discovery Creek Subdivision No. 1 (Book 66 of Plats, Pages 6799, 6800, Ada County Records); thence coincident with said southerly line, the following two (2) consecutive courses and distances:

1. North 84°11'11" West, a distance of 12.96 feet, and
2. North 69°34'16" West, a distance of 7.54 feet to a point on the westerly right-of-way line of N. Ten Mile Road as shown on said Plat of Discovery Creek No. 1;

thence North 00°40'49" East, coincident with said right-of-way line, and its northerly projection, a distance of 257.14 feet; thence leaving said right-of-way line, South 89°57'44" East, a distance of 90.00 feet to the northwest corner of Lot 20, Block 2 as shown on the Plat of Hayfield Subdivision (Book 72 of Plats, Pages 1370, 1371, Ada County Records); thence coincident with the northerly lines of respective Lots 20, 19, 18, 17, 16, and 2 of said Block 2, the following eleven (11) consecutive courses and distances:

1. continuing South 89°57'44" East, a distance of 73.61 feet,
2. North 40°25'14" East, a distance of 22.61 feet
3. along the arc of a non-tangent curve to the left, concave northerly, having a radius of 50.00 feet, through a central angle of 104°51'18", an arc length of 91.50 feet, and a chord bearing South 87°31'46" East, a distance of 79.26 feet
4. along the arc of a reverse curve to the right, concave southeasterly, having a radius of 20.00 feet, through a central angle of 49°59'36", an arc length of 17.45 feet, and a chord bearing North 65°02'32" East, a distance of 16.90 feet,
5. South 89°57'44" East, a distance of 279.62 feet,
6. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 20.00 feet, through a central angle of 49°59'06", an arc length of 17.45 feet, and a chord bearing South 64°57'53" East, a distance of 16.90 feet,
7. along the arc of a reverse curve to the left, concave northerly, having a radius of 50.00 feet, through a central angle of 106°47'45", an arc length of 93.20 feet, and a chord bearing North 86°38'01" East, a distance of 80.28 feet,
8. South 39°18'43" East, a distance of 16.33 feet,
9. South 89°57'44" East, a distance of 76.40 feet,
10. North 00°02'16" East, a distance of 5.00 feet, and

11. South 89°57'44" East, a distance of 100.00 feet to a point on the westerly right-of-way of N. Thornley Avenue as shown on said Plat of Hayfield Subdivision;

thence South 00°02'16" West, coincident with said right-of-way line, a distance of 10.93 feet; thence leaving said right-of-way, South 89°57'44" East, a distance of 50.00 feet to the northwest corner of Lot 2, Block 1 as shown on said Plat of Hayfield Subdivision; thence continuing South 89°57'44" East, coincident with the northerly line of said Lot 2, a distance of 101.55 feet to the northeast corner of said Lot 2, said corner also being a point on the westerly boundary line of the Plat of Conestoga Subdivision (Book 68 of Plats, Pages 6929, 6930, Ada County Records); thence North 00°50'18" East, coincident with said westerly boundary line a distance of 63.93 feet to the northwest corner of Lot 2, Block 1 as shown on said Plat of Conestoga Subdivision; thence North 80°33'55" East, coincident with the northerly lines of said Lot 2 and Lot 3, Block 1 of said Subdivision, a distance of 229.85 feet to a point on the westerly right-of-way line of N. Ash Avenue as shown on said Subdivision; thence North 88°44'09" East, a distance of 50.03 feet to the northwest corner of Lot 1, Block 2 as shown on said Subdivision; thence South 89°09'42" East, coincident with the northerly line of said Lot 1, Block 2, a distance of 100.00 feet to the northeast corner of said Lot 1, Block 2; thence North 00°49'57" East, coincident with the easterly boundary line of said Plat of Conestoga Subdivision, a distance of 86.12 feet to the southwest corner of Lot 5, Block 1 as shown on the Plat of Roeder Meadows Subdivision (Book 74 of Plats, Pages 7625, 7626, Ada County Records); thence coincident with the southerly and westerly lines of said Block 1, the following two (2) consecutive courses and distances:

1. South 89°57'44" East, a distance of 120.00 feet, and
2. South 00°49'57" West, a distance of 158.43 feet to the southwest corner of Lot 2 of said Block 1;

thence South 89°10'03" East, coincident with the southerly line of said Lot 2 and its easterly projection, a distance of 151.98 feet to the easterly right-of-way of N. Great Oaks Avenue as shown on said Plat of Roeder Meadows Subdivision; thence South 00°49'57" West, coincident with said right-of-way, a distance of 30.36 feet to the southwest corner of Lot 2, Block 2 of said Subdivision; thence South 89°10'03" East, coincident with the southerly line of said Lot 2, a distance of 97.65 feet to the southeast corner of said Lot 2, said corner also being a point on the westerly boundary line of the Plat of Begonia Fields Subdivision (Book 87 of Plats, Pages 9956, 9957, Ada County Records); thence South 00°55'45" West, coincident with said westerly boundary line, a distance of 24.14 feet to the southwest corner of Lot 2, Block 1 as shown on said Plat of Begonia Fields Subdivision; thence coincident with the respective southerly and easterly lines of said Lot 2, Block 1, the following two (2) consecutive courses and distances:

1. South 89°04'10" East, a distance of 83.91 feet, and
2. North 00°55'45" East, a distance of 55.30 feet;

thence South 86°49'31" East, a distance of 50.04 feet to the southwest corner of Lot 2, Block 2 as shown on said Subdivision; thence coincident with the respective southerly and easterly lines of said Block 2, the following two (2) consecutive courses and distances:

1. South 89°57'44" East, a distance of 155.00 feet, and
2. North 00°59'11" East, a distance of 53.16 feet to the southwest corner of the tract of land described in the deed recorded as Instrument No. 2019-008714, Official Records of Ada County;

thence coincident with the respective southerly, easterly, and northerly lines of said tract, the following four (4) consecutive courses and distances:

1. South 88°08'35" East, a distance of 25.00 feet,
2. continuing South 88°08'35" East, a distance of 89.25 feet to the southeast corner thereof,
3. North 00°00'50" West, a distance of 99.17 feet to the northeast corner thereof, and
4. North 88°06'32" West, a distance of 87.60 feet to the most westerly southwest corner of the tract of land described in the deed recorded as Instrument No. 2018-072454, Official Records of Ada County;

thence coincident with the respective westerly and northerly lines of said tract, the following two (2) consecutive courses and distances:

1. North 00°04'57" West, a distance of 98.07 feet, and
2. North 88°43'19" East, a distance of 189.79 feet to the northwest corner of Parcel "B" as shown on the Record of Survey No. 11041, Ada County Records;

thence coincident with the northerly line of said Parcel "B", the following two (2) consecutive courses and distances:

1. South 89°57'54" East, a distance of 20.96 feet, and
2. South 89°09'42" East, a distance of 95.52 feet to the northeast corner thereof, said corner being a point on the southwesterly lines of Parcel "A" as shown on said Record of Survey;

thence coincident with said southwesterly lines, the following three (3) consecutive courses and distances:

1. South 00°57'30" West, a distance of 59.06 feet,
2. South 89°57'44" East, a distance of 63.00 feet, and
3. South 00°57'30" West, a distance of 21.00 feet to the northwest corner of Parcel 1 as shown on the Record of Survey No. 7063, Ada County Records;

thence coincident with the respective westerly and southerly lines of said Parcel 1, the following two (2) consecutive courses and distances:

1. South 00°57'30" West, a distance of 89.50 feet, and
2. South 89°57'44" East, a distance of 236.11 feet more or less to a point on the westerly right-of-way of N. School Avenue;

thence continuing South 89°57'44" East, a distance of 60.00 feet to a point on the easterly right-of-way line of N. School Avenue; thence South 00°59'33" West, coincident with said right-of-way line, a distance of 32.78 feet to the southwest corner of Lot 3 as shown on Lawanderson Subdivision (Book 30 of Plats, Pages 1868, 1869, Ada County Records); thence coincident with the respective northerly and easterly lines of said Lot 3, the following two (2) consecutive courses and distances:

1. North 89°49'28" East, a distance of 300.79 feet, and

2. South 00°59'00" West, a distance of 102.39 feet more or less to the northwest corner of Parcel 2 as described in the deed recorded as Instrument No. 111036131, Official Records of Ada County;

thence North 89°49'33" East, coincident with the northerly line of said Parcel 2, a distance of 15.52 feet more or less to a point on the westerly line of the tract of land described in the deed recorded as 2014-070114, Official Records of Ada County; thence North 00°36'31" East, coincident with said westerly line, a distance of 68.77 feet to a point on the northerly line of the lands surveyed on Record of Survey No. 4221, Ada County Records; thence coincident with the respective northerly and easterly lines of said Record of Survey the following two (2) consecutive courses and distances:

1. North 89°49'33" East, a distance of 180.13 feet, and
2. South 00°59'33" West, a distance of 148.93 feet more or less to a point on the northerly line of the lands surveyed on Record of Survey No. 1671, Ada County Records;

thence North 89°54'42" East, coincident with said northerly line, a distance of 135.61 feet to a point on the westerly right-of-way of N. Maple Avenue; thence North 00°59'03" East, coincident with said right-of-way, a distance of 324.82 feet; thence leaving said right-of-way, North 89°54'41" East, a distance of 41.60 feet more or less to the northwest corner of Parcel 2 as shown on the Record of Survey No. 4434, Ada County Records; thence continuing North 89°54'41" East, coincident with the northerly line of said Parcel 2 and of Parcel 1 as shown on said Record of Survey, a distance of 278.14 feet more or less to the northeast corner of said Parcel 1; thence continuing North 89°54'41" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Locust Avenue; thence South 01°03'08" West, coincident with said right-of-way, a distance of 324.83 feet to a point on the south line of the north half of the southeast quarter of the aforesaid Section 23; thence North 89°54'42" East, coincident with said south line, a distance of 447.04 feet more or less to a point on the westerly line of the tract of land described in the deed recorded as Instrument No. 2017-059309; thence North 00°05'18" West, coincident with said westerly line, a distance of 28.89 feet to the northwest corner thereof; thence North 89°54'21" East, coincident with the northerly line of said tract and the northerly line of the tract of land described in the deed recorded as Instrument No. 107112550, Official Records of Ada County, a distance of 148.74 feet more or less to a point on the westerly right-of-way of N. Elm Avenue; thence continuing North 89°54'21" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Elm Avenue; thence South 01°02'21" West, coincident with said right-of-way, a distance of 28.92 feet more or less to a point on the south line of the north half of the southeast quarter of said Section 23, said point also being the southwest corner of Block 1 as shown on the Plat of Carrington Meadows Subdivision (Book 68 of Plats, Pages 7017, 7018, Ada County Records); thence North 89°54'42" East, coincident with said south line and the southerly line of said Block 1, a distance of 173.69 feet to the southwest corner of Lot 7 of said Block 1; thence coincident with the respective westerly and northerly lines of said Lot 7, the following two (2) consecutive courses and distances:

1. North 01°13'32" East, a distance of 70.84 feet more or less to the northwest corner thereof, and
2. South 89°55'33" East, a distance of 103.65 feet to the northeast corner thereof, said corner being a point on the westerly right-of-way of N. Franklin Avenue;

thence North 01°13'32" East, coincident with said right-of-way, a distance of 1,241.42 feet to the point of intersection of said right-of-way, with the southerly right-of-way of W. Boise Street; thence coincident with said southerly right-of-way, the following two (2) consecutive courses and distances:

1. along the arc of a non-tangent curve to the left, concave southerly, having a radius of 667.00 feet, through a central angle of  $04^{\circ}50'55''$ , an arc length of 56.45 feet, and a chord bearing North  $87^{\circ}44'55''$  West, a distance of 56.43 feet, and
2. South  $89^{\circ}49'41''$  West, a distance of 131.04 feet;

thence leaving said right-of-way, North  $42^{\circ}14'43''$  West, a distance of 84.60 feet to the southwest corner of Parcel 1-B as shown on the Record of Survey No. 9560, Ada County Records; thence coincident with the respective southwesterly lines of said Parcel 1-B, and the respective southwesterly and northerly line of Parcel 2-B as shown on said Record of Survey, the following eight (8) consecutive courses and distances:

1. North  $35^{\circ}08'19''$  West, a distance of 243.62 feet,
2. North  $48^{\circ}42'27''$  West, a distance of 774.53 feet,
3. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 451.24 feet, through a central angle of  $7^{\circ}38'35''$ , an arc length of 60.19 feet, and a chord bearing of North  $44^{\circ}53'10''$  West, a distance of 60.15 feet,
4. South  $41^{\circ}05'08''$  West, a distance of 19.30 feet,
5. North  $24^{\circ}59'25''$  West, a distance of 408.08 feet,
6. North  $30^{\circ}01'15''$  West, a distance of 138.50 feet,
7. North  $43^{\circ}19'56''$  West, a distance of 47.61 feet to a point on the north line of the south half of the northeast quarter of said Section 23, and
8. North  $89^{\circ}58'19''$  East, coincident with said north line, a distance of 1,956.36 feet to the northeast corner of said Parcel 2-B;

thence continuing along said north line, continuing North  $89^{\circ}58'19''$  East, a distance of 25.00 feet to the northeast corner of the south half of the northeast quarter of said Section 23; thence South  $00^{\circ}06'32''$  West, coincident with the east line of said Section 23, a distance of 12.45 feet to the northwest corner of the tract of land described in the deed recorded as Instrument No. 9390742, Official Records of Ada County, as said tract is shown on the Record of Survey No. 11657, Ada County Records; thence along the respective northerly and easterly lines of said tract the following two (2) consecutive courses and distances:

1. South  $89^{\circ}36'28''$  East, a distance of 193.05 feet, and
2. South  $00^{\circ}31'34''$  West, a distance of 424.67 feet to a point on the northerly right-of-way of E. Porter Street;

thence leaving said right-of-way, continuing South  $00^{\circ}31'34''$  West, a distance of 60.00 feet to a point on the southerly right-of-way line of said E. Porter Street, said point also being on the northerly boundary of the Plat of Parkland Estates Subdivision (Book 66 of Plats, Pages 6797, 6798, Ada County Records); thence North  $88^{\circ}27'55''$  West, coincident with said northerly boundary, a distance of 129.65 feet to a point on the easterly right-of-way of N. Linder Road as shown on said Parkland Estates Subdivision; thence coincident with said right-of-way, the following six (6) consecutive courses and distances:

1. South  $45^{\circ}49'43''$  West, a distance of 20.95 feet,
2. South  $00^{\circ}07'21''$  West, a distance of 387.20 feet,
3. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 20.00 feet, through a central angle of  $90^{\circ}09'56''$ , an arc length of 31.47 feet and a chord bearing South  $44^{\circ}57'37''$  East, a distance of 28.33 feet,
4. South  $00^{\circ}14'42''$  West, a distance of 54.00 feet,

5. along the arc of a non-tangent curve to the left, concave southeasterly, having a radius of 20.00 feet, through a central angle of 89°50'04", an arc length of 31.36 feet, and a chord bearing South 45°02'23" West, a distance of 28.24 feet, and
6. South 00°07'21" West, a distance of 89.36 feet to a point on the southwesterly boundary of said Parkland Estates Subdivision;

thence coincident with said southwesterly boundary, the following two (2) consecutive courses and distances:

1. South 88°28'47" East, a distance of 332.34 feet, and
2. South 00°57'13" West, a distance of 231.96 feet to a point on the north line of the southwest quarter of the aforesaid Section 24;

thence North 88°27'58" West, coincident with said north line, a distance of 4.00 feet to the northwest corner of the Plat of Spice Wood No. 3 Subdivision (Book 73 of Plats, Pages 7503, 7504, Ada County Records); thence coincident with the westerly boundary of said Spice Wood No. 3 Subdivision, the following six (6) consecutive courses and distances:

1. South 01°13'40" West, a distance of 459.56 feet,
2. South 43°53'44" East, a distance of 78.72 feet,
3. along the arc of a tangent curve to the right, concave westerly, having a radius of 270.00 feet, through a central angle of 53°30'00", an arc length of 252.11 feet, and a chord bearing South 17°08'44" East, a distance of 243.05 feet,
4. South 09°36'16" West, a distance of 174.00 feet,
5. along the arc of a tangent curve to the left, concave easterly, having a radius of 145.00 feet, through a central angle of 34°40'00", an arc length of 87.73 feet, and a chord bearing South 07°43'44" East, a distance of 86.40 feet, and
6. South 25°03'44" East, a distance of 44.29 feet;

thence leaving said boundary, North 86°39'23" West, a distance of 54.57 feet to the northeast corner of the Rapoza Parcel as shown on the Record of Survey No. 6576, Ada County Records; thence coincident with the respective northerly line of said Rapoza Parcel and northerly lines of the West Parcel and Bell Parcel as shown on said Record of Survey, the following two (2) consecutive courses and distances:

1. continuing North 86°39'23" West, a distance of 265.11 feet, and
2. North 88°40'25" West, a distance of 1.02 feet to the northwest corner of said Bell Parcel;

thence leaving said northerly lines, South 01°09'29" West, coincident with the westerly line of said Bell Parcel, a distance of 270.01 feet to the southwest corner thereof; thence leaving said westerly line, continuing South 01°09'29" West, a distance of 26.73 feet more or less to a point on the north line of the south half of the southwest quarter of said Section 24; thence South 01°10'57" West, a distance of 33.27 feet more or less to a point of intersection of the southerly right-of-way of E. 4<sup>th</sup> Street with the centerline of the alley of Block 3 as shown on the Plat of Avalon Addition to Kuna, Idaho (Book 5 of Plats, Page 239, Ada County Records); thence South 01°13'41" West, coincident with the alley centerline of said Block 3, a distance of 474.64 feet more or less to a point on the northerly right-of-way of E. 3<sup>rd</sup> Street; thence continuing South 01°13'41" West, a distance of 80.00 feet to a point of intersection of the southerly right-of-way of E. 3<sup>rd</sup> Street with the centerline of the alley of Block 4 as shown on said Plat of Avalon Addition; thence continuing South 01°13'41" West, coincident with the alley centerline of said Block 4, a distance of

299.78 feet more or less to the northerly right-of-way of E. 2<sup>nd</sup> Street; South 88°37'36" East, coincident with said northerly right-of-way, a distance of 1,087.22 feet to the southeast corner of Block 6 as shown on said Plat of Avalon Addition; thence continuing South 88°37'36" East, a distance of 50.00 feet to a point on the easterly right-of-way of N. Orchard Avenue; thence South 00°56'26" West, coincident with said right-of-way, a distance of 40.00 feet to the most westerly northwest corner of Parcel 2 as shown on the Record of Survey No. 3348, Ada County Records; thence coincident with the northwesterly boundary lines of said Parcel 2, the following five (5) consecutive courses and distances:

1. South 88°37'34" East, a distance of 358.00 feet,
2. North 00°56'26" East, a distance of 50.00 feet,
3. South 88°37'34" East, a distance of 143.82 feet,
4. North 00°56'26" East, a distance of 358.55 feet, and
5. North 53°55'26" East, a distance of 237.93 feet to a point on the westerly line of the Plat of Zatica Subdivision No. 2 (Book 104 of Plats, Pages 14013, 14014, Ada County Records);

thence coincident with the respective westerly, northwesterly, and northerly lines of said Zatica Subdivision No. 2, the following three (3) consecutive courses and distances:

1. North 00°38'45" East, a distance of 31.19 feet,
2. North 53°55'26" East, a distance of 533.05 feet, and
3. South 88°24'49" East, a distance of 145.26 feet to the northeasterly corner of said Zatica Subdivision No. 2, said corner being hereinafter referred to as Point "A";

thence leaving said northerly line, continuing South 88°24'49" East, a distance of 45.00 feet to a point on the easterly right-of-way of N. Kay Avenue as shown on the Plat of Tomorrow Subdivision No. 3 (Book 97, Pages 12234 – 12236, Ada County Records); thence coincident with said easterly right-of-way, the following seven (7) consecutive courses and distances:

1. South 00°38'42" West, a distance of 144.66 feet,
2. South 88°38'23" East, a distance of 5.00 feet,
3. South 00°38'42" West, a distance of 126.19 feet,
4. South 33°50'52" East, a distance of 17.22 feet,
5. South 00°04'23" West, a distance of 50.01 feet,
6. South 36°16'57" West, a distance of 19.31 feet, and
7. South 00°38'42" West, a distance of 288.81 feet to a point the south line of said Tomorrow Subdivision No. 3;

thence North 88°37'59" West, a distance of 4.00 feet to a point on the easterly right-of-way of said N. Kay Avenue as shown on the Plat of Sunbird Village Subdivision No. 2 (Book 89 of Plats, Pages 9407, 9408, Ada County Records); thence South 00°38'42" West, coincident with said easterly right-of-way, a distance of 175.09 feet to a point on the southerly line of said Sunbird Village Subdivision No. 2; thence continuing South 00°38'42" West, coincident with the southerly projection of said easterly right-of-way and with the easterly right-of-way of said N. Kay Avenue as shown on the Plat of Sunbird Village Subdivision No. 1 (Book 70 of Plats, Pages 7232, 7233, Ada County Records), a distance of 154.74 feet, more or less to the northwest corner of Lot 1 of Block-2 as shown on said Sunbird Village Subdivision No. 1; thence South 88°37'46" East, coincident with the northerly line of said Lot 1, a distance of 256.31 feet to a point on the westerly line of Lot 7 of said Block-2; thence coincident with the boundary lines of said Lot 7, the following seven (7) consecutive courses and distances:

1. North 01°18'54" East, a distance of 80.02 feet,
2. South 88°37'34" East, a distance of 10.00 feet,
3. South 01°18'54" West, a distance of 80.01 feet,
4. South 88°37'46" East, a distance of 155.00 feet
5. South 01°18'54" West, a distance of 149.80 feet,
6. North 88°37'34" West, a distance of 70.00 feet, and
7. South 01°18'54" West, a distance of 40.00 feet to the southwest corner of Lot 16 of said Block-2;

thence coincident with the southerly and easterly lines of said Lot 16, the following three (3) consecutive courses and distances:

1. South 88°37'34" East, a distance of 125.03 feet,
2. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 25.00 feet, through a central angle of 89°56'28", an arc length of 39.24 feet, and a chord bearing South 43°39'20" East, a distance of 35.34 feet, and
3. North 01°18'54" East, a distance of 34.98 feet;

thence leaving said easterly line, South 88°37'34" East, a distance of 50.00 feet to the northwest corner of Lot 1 of Block-1 as shown on said Sunbird Village Subdivision No. 1; thence continuing South 88°37'34" East, coincident with the northerly line of said Lot 1, a distance of 80.00 feet to a point on the westerly line of Lot 3 of Block 1 as shown on the Plat of Merlin Pointe Subdivision No. 1 (Book 115 of Plats, Pages 17375 – 17378, Ada County Records); thence coincident with the respective westerly, and northerly lines of said Lot 3, the following five (5) consecutive courses and distances:

1. North 01°18'54" East, a distance of 389.54 feet to the northwest corner thereof,
2. South 88°41'05" East, a distance of 115.40 feet,
3. North 41°01'15" East, a distance of 21.01 feet,
4. along the arc of a non-tangent curve to the left, concave northerly, having a radius of 75.50 feet, through a central angle of 38°11'28", an arc length of 50.33 feet, and a chord bearing South 69°35'21" East, a distance of 49.40 feet, and
5. South 88°41'05" East, a distance of 448.14 feet;

thence leaving said northerly line, North 01°18'55" East, a distance of 51.00 feet to a point on the southeasterly line of Block 2 as shown on said Merlin Pointe Subdivision No. 1; thence coincident with the respective southeasterly, easterly, northeasterly, and northerly lines of said Block 2, the following six (6) consecutive courses and distances:

1. North 42°30'04" East, a distance of 26.58 feet,
2. North 01°18'55" East, a distance of 359.89 feet,
3. North 07°15'43" East, a distance of 48.26 feet,
4. North 01°18'55" East, a distance of 75.00 feet,
5. along the arc of a tangent curve to the left, concave southwesterly, having a radius of 74.50 feet, through a central angle of 90°00'00", an arc length of 117.02 feet, and a chord bearing North 43°41'05" West, a distance of 105.36 feet, and
6. North 88°41'05" West, a distance of 121.64 feet;

thence leaving said north line, North 01°18'55" East, a distance of 51.00 feet to the southwest corner of Lot 10 of Block 4 as shown on said Merlin Pointe Subdivision No. 1; thence North 01°18'55" East, coincident with the westerly line of said Lot 10, a distance of 100.08 feet to a point on the northerly boundary line of said Merlin Pointe Subdivision No. 1; thence leaving said westerly line, coincident with the northerly and easterly boundary lines of said Merlin Pointe Subdivision No. 1, the following eight (8) consecutive courses and distances:

1. South 88°38'35" East, a distance of 433.56 feet,
2. South 01°18'55" West, a distance of 317.76 feet,
3. North 88°41'05" West, a distance of 163.92 feet,
4. South 01°18'55" West, a distance of 61.00 feet,
5. South 88°41'05" East, a distance of 202.50 feet,
6. South 01°18'55" West, a distance of 579.89 feet,
7. South 88°41'05" East, a distance of 125.82 feet, and
8. South 01°18'55" West, a distance of 300.39 feet to the southeast corner of said Merlin Pointe Subdivision No. 1, said corner also being a point on the northerly right-of-way of E. Kuna Road;

thence leaving said northerly right-of-way, continuing South 01°18'55" West, a distance of 125.63 feet to a point on the southerly right-of-way of said E. Kuna Road; thence North 88°37'34" West, coincident with said southerly right-of-way, a distance of 513.00 feet, more or less, to the northeast corner of the Plat of Empty Pockets Subdivision (Book 84 of Plats, Pages 9303, 9304, Ada County Records); thence South 00°16'46" East, coincident with the easterly line of said Empty Pockets Subdivision, a distance of 220.00 feet to a point on the northerly boundary of the Plat of Sailor Shores Meadows Subdivision (Book 111 of Plats, Pages 15961 – 15963, Ada County Records); thence South 88°37'34" East, coincident with said northerly boundary, a distance of 106.04 feet to the northeast corner thereof; thence leaving said northerly boundary, continuing South 88°37'34" East, a distance of 40.00 feet to a point on the easterly right-of-way of S. Sailor Place; thence South 00°16'46" East, coincident with said easterly right-of-way, a distance of 1,482.71 feet, more or less, to a point on the northerly line of Indian Creek; thence leaving said easterly right-of-way, South 89°43'14" West, a distance of 40.00 feet to a point of intersection of the westerly right-of-way of said S. Sailor Place with the southerly line of the tract of land surveyed on the Record of Survey No. 1109, Ada County Records; thence coincident with said southerly line, the following ten (10) consecutive courses and distances:

1. South 88°21'21" West, a distance of 115.42 feet,
2. North 84°04'48" West, a distance of 228.72 feet,
3. North 88°22'25" West, a distance of 123.10 feet,
4. North 75°17'17" West, a distance of 116.43 feet,
5. North 62°59'31" West, a distance of 318.00 feet,
6. North 46°48'00" West, a distance of 144.11 feet,
7. North 30°48'17" West, a distance of 149.70 feet,
8. North 48°14'07" West, a distance of 129.78 feet,
9. North 64°47'35" West, a distance of 112.88 feet, and
10. North 83°58'57" West, a distance of 42.97 feet to the southwest corner thereof;

thence leaving said southerly line, South 89°35'48" West, a distance of 20.13 feet, more or less to a point on the north-south centerline of the aforesaid Section 25;

thence South  $00^{\circ}21'55''$  East, coincident with said centerline, a distance of 101.38 feet, more or less, to the northeast corner of the southeast quarter of the northwest quarter of said Section 25; thence North  $89^{\circ}17'43''$  West, coincident with the north line of the southeast quarter of the northwest quarter of said Section 25, a distance of 1,072.00 feet, more or less, to a point of intersection of said north line with the northeasterly boundary line of the Plat of Shortline Park No. 1 (Book 84 of Plats, Pages 9252, 9253, Ada County Records); thence coincident with the respective northeasterly, and easterly boundary lines of said Shortline Park No. 1, the following three (3) consecutive courses and distances:

1. South  $66^{\circ}03'26''$  East, a distance of 857.88 feet,
2. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 8,494.42 feet, through a central angle of  $02^{\circ}11'40''$ , an arc length of 325.34 feet, and a chord bearing South  $64^{\circ}57'36''$  East, a distance of 325.32 feet to a point on the north-south centerline of said Section 25, and
3. South  $00^{\circ}57'04''$  East, coincident with said centerline, a distance of 55.54 feet to the most northerly corner of the Plat of Sadie Creek Subdivision No. 1 (Book 100 of Plats, Pages 12931 – 12935, Ada County Records), said corner being hereinafter referred to as Point "B";

thence leaving said centerline, coincident with the northeasterly boundary of said Sadie Creek Subdivision No. 1, along the arc of a non-tangent curve to the right, concave southwesterly, having a radius of 8,462.97 feet, through a central angle of  $10^{\circ}10'00''$ , an arc length of 1,501.69 feet, and a chord bearing South  $58^{\circ}36'32''$  East, a distance of 1,499.72 feet to the southeast corner of Lot 1 of Block 1 as shown on said Sadie Creek Subdivision No. 1; thence South  $89^{\circ}35'39''$  West, coincident with the southerly line of said Lot 1 and the southerly line of Lot 2 of said Block 1, a distance of 986.02 feet to a point on the easterly line of Lot 4 of said Block 1; thence coincident with the respective easterly, southerly, and westerly lines of said Lot 4, the following three (3) consecutive courses and distances:

1. South  $00^{\circ}24'21''$  East, a distance of 180.30 feet to the southeast corner thereof,
2. South  $89^{\circ}02'56''$  West, a distance of 271.37 feet, more or less, to the southwest corner thereof, and
3. North  $00^{\circ}57'04''$  West, a distance of 182.89 feet, more or less, to a point on the south line of the northeast quarter of said Section 25;

thence South  $89^{\circ}35'39''$  West, coincident with said south line, a distance of 8.00 feet to the southwest corner of the northeast quarter of said Section 25; thence North  $88^{\circ}51'00''$  West, coincident with the south line of the northwest quarter of said Section 25, a distance of 2,635.93 feet to the west quarter corner of said Section 25; thence North  $89^{\circ}48'50''$  West, coincident with the south line of the northeast quarter of the aforesaid Section 26, a distance of 45.06 feet to a point on the westerly right-of-way of S. Swan Falls Road, as shown on the Plat of Ryan Meadows Subdivision (Book 87 of Plats, Pages 10012, 10013, Ada County Records); thence coincident with said westerly right-of-way the following two (2) consecutive courses and distances:

1. North  $45^{\circ}06'23''$  East, a distance of 28.34 feet, and
2. North  $00^{\circ}01'37''$  East, a distance of 151.40 feet;

thence continuing North  $00^{\circ}01'37''$  East, coincident with the westerly right-of-way of S. Swan Falls Road, a distance of 621.82 feet; thence leaving said westerly right-of-way, South  $89^{\circ}58'23''$  East, a distance of 58.00 feet to the northwesterly corner of the tract of land described in the deed recorded as Instrument No. 2017-036458, Official Records of Ada County; thence coincident with the respective northerly, and easterly lines of said tract, the following two (2) consecutive courses and distances:

1. continuing South 89°58'23" East, a distance of 204.63 feet to the northeasterly corner thereof, and
2. South 00°01'37" West, a distance of 217.87 feet to the southeasterly corner thereof, said corner also being the most southwesterly corner of the tract of land surveyed on the Record of Survey No. 12382, Ada County Records;

thence South 89°58'32" East, coincident with the southerly line of said tract, a distance of 86.13 feet to the southwesterly corner of the tract of land surveyed on the Record of Survey No. 12487, Ada County Records; thence coincident with the westerly lines of said tract shown on said Record of Survey, the following four (4) consecutive courses and distances:

1. along the arc of a tangent curve to the left, concave northwesterly, having a radius of 30.00 feet, through a central angle of 45°15'48", an arc length of 23.70 feet, and a chord bearing North 67°23'34" East, a distance of 23.09 feet,
2. North 44°45'40" East, a distance of 287.14 feet,
3. North 89°58'23" West, a distance of 142.51 feet, and
4. North 00°01'37" East, a distance of 252.06 feet, more or less, to a point on the southerly line of Parcel "A" as shown on the Record of Survey No. 6615, Ada County Records;

thence leaving said westerly lines, North 65°19'38" West, coincident with said southerly line, a distance of 143.82 feet, more or less, to a point on the easterly line of the tract of land surveyed on Record of Survey No. 64 (Book "C" of Surveys, Page 64), Ada County Records; thence coincident with the respective easterly and southerly lines of said tract, the following two (2) consecutive courses and distances:

1. South 01°29'20" West, a distance of 137.63 feet, more or less, to the southeasterly corner thereof, and
2. North 87°44'08" West, a distance of 270.65 feet, more or less, to the southwesterly corner thereof, said corner also being a point on the centerline of S. Swan Falls Road (shown as Falls Road on said Record of Survey);

thence leaving said southerly line, continuing North 87°44'08" West, a distance of 25.00 feet to a point on the westerly right-of-way of said S. Swan Falls Road; thence North 00°01'37" East, coincident with said westerly right-of-way, a distance of 357.04 feet to a point on the south line of the north half of the northeast quarter of said Section 26; thence North 89°55'51" West, coincident with said south line, a distance of 1,292.85 feet to the southwest corner of the northeast quarter of the northeast quarter of said Section 26, said corner also being a point on the easterly boundary of the Plat of Willow Glenn Subdivision No. 3 (Book 103, Pages 13819 – 13821, Ada County Records); thence coincident with the respective westerly, and northerly lines of said Willow Glenn Subdivision No. 3, the following six (6) consecutive courses and distances:

1. North 00°06'19" East, a distance of 16.60 feet to the northeasterly corner thereof,
2. South 89°52'12" West, a distance of 88.79 feet,
3. North 85°18'47" West, a distance of 146.47 feet,
4. North 89°57'37" West, a distance of 257.36 feet,
5. South 67°35'46" West, a distance of 54.10 feet, and
6. North 89°54'22" West, a distance of 116.57 feet to a point on the west line of the east half of the northwest quarter of the northeast quarter of said Section 26;

thence North  $00^{\circ}12'03''$  East, coincident with said west line, a distance of 1,291.26 feet to a point on the southerly right-of-way of W. Avalon Street; thence coincident with said southerly right-of-way, the following four (4) consecutive courses and distances:

1. North  $89^{\circ}59'01''$  West, a distance of 152.39 feet
2. along the arc of a non-tangent curve to the right, concave northerly, having a radius of 334.51 feet, through a central angle of  $12^{\circ}33'44''$ , an arc length of 73.34 feet, and a chord bearing South  $83^{\circ}44'29''$  West, a distance of 73.19 feet,
3. North  $89^{\circ}59'01''$  West, a distance of 432.48 feet, and
4. North  $89^{\circ}54'56''$  West, a distance of 1,533.28 feet to a point on the easterly line of the tract of land described in the warranty deed to Ada County Highway District recorded as Instrument No. 97067556, Official Records of Ada County;

thence South  $00^{\circ}18'18''$  West, coincident with said easterly line, a distance of 15.00 feet to the southeast corner thereof, said corner also being a point on the southerly right-of-way of W. Avalon Street; thence coincident with said southerly right-of-way, the following four (4) consecutive courses and distances:

1. North  $89^{\circ}54'55''$  West, a distance of 999.14 feet,
2. along the arc of a non-tangent curve to the left, concave southerly, having a radius of 282.50 feet, through a central angle of  $02^{\circ}31'20''$ , an arc length of 12.44 feet, and a chord bearing South  $72^{\circ}11'57''$  West, a distance of 12.43 feet,
3. along the arc of a compound curve to the left, concave southeasterly, having a radius of 102.50 feet, through a central angle of  $19^{\circ}23'00''$ , an arc length of 34.68 feet, and a chord bearing South  $61^{\circ}14'47''$  West, a distance of 34.51 feet,
4. along the arc of a compound curve to the left, concave southeasterly, having a radius of 64.50 feet, through a central angle of  $04^{\circ}10'29''$ , an arc length of 4.70 feet, and a chord bearing South  $49^{\circ}28'03''$  West, a distance of 4.70 feet to a point on the easterly right-of-way of S. Ten Mile Road;

thence leaving said right-of-way, North  $89^{\circ}39'38''$  West, a distance of 48.68 feet to a point on west line of said Section 26; thence leaving said west line, North  $89^{\circ}39'19''$  West, a distance of 25.00 feet to a point on a line lying 25.00 feet westerly of and parallel with the east line of the aforesaid Section 27; thence North  $00^{\circ}20'22''$  East, coincident with said parallel line, a distance of 71.39 feet to the **Point of Beginning**.

**EXCEPTING THEREFROM**, a tract of land situate in the southwest quarter of the aforesaid Section 24, being all of Lot 5, all Lot 6, and a portion of Lot 2, Block 1, as shown on the Plat of Zatica No. 1 Subdivision (Book 76 of Plats, Pages 7872, 7873, Ada County Records), said Lots being further described as follows:

Commencing at the aforesaid Point "A", said point being the northeasterly corner of the aforesaid Zatica Subdivision No. 2; thence from said Point of Commencement, South  $00^{\circ}38'41''$  West, coincident with the easterly line of said Zatica Subdivision No. 2, a distance of 530.85 feet to the northeasterly corner of said Zatica No. 1 Subdivision; thence leaving said easterly line, coincident with the respective northerly line of said Zatica No. 1 Subdivision, and the westerly line of Lot 2, Block 1 of said Zatica No. 1 Subdivision, the following two (2) consecutive courses and distances:

1. North  $89^{\circ}21'19''$  West, a distance of 147.00 feet, and

2. South 00°38'41" West, a distance of 194.00 feet to the northeasterly corner of Lot 6, Block 1 of said Zatica No. 1 Subdivision, said corner being the **Point of Beginning** of this Exception;

thence from said **Point of Beginning**, North 89°21'19" West, coincident with the northerly line of said Lot 6, a distance of 120.00 feet to the northerly corner common to said Lot 6, and Lot 5, Block 1 of said Zatica No. 1 Subdivision; thence coincident with the respective northerly, westerly, southerly, and easterly lines of said Lot 5, the following six (6) consecutive courses and distances:

1. continuing North 89°21'19" West, a distance of 78.67 feet,
2. North 00°38'41" East, a distance of 36.67 feet,
3. North 89°21'19" West, a distance of 178.66 feet to the northwesterly corner thereof,
4. South 00°38'41" West, a distance of 201.34 feet, more or less, to the southwesterly corner thereof,
5. South 89°21'19" East, a distance of 257.33 feet, to the southeasterly corner thereof, and
6. North 00°38'41" East, a distance of 5.26 feet to the southwesterly corner of the lot line adjustment shown on the Record of Survey No. 4780, Ada County Records;

thence leaving said easterly line, coincident with the adjusted lines as shown on said Record of Survey, the following four (4) consecutive courses and distances:

1. South 89°21'19" East, a distance of 93.39 feet,
2. North 55°34'19" East, a distance of 88.27 feet,
3. North 00°38'41" East, a distance of 108.69 feet, and
4. North 89°21'19" West, a distance of 45.63 feet to the **Point of Beginning**.

**FURTHER EXCEPTING THEREFROM**, a tract of land situate in the northeast quarter of the aforesaid Section 25, being a portion of the tract of land described in the deed recorded as 104073384, Official Records of Ada County, and being further described as follows:

Commencing at the aforesaid Point "B", said point also being the most northerly corner of the aforesaid Sadie Creek Subdivision No. 1, and being on the north-south centerline of said Section 25; thence from said Point of Commencement, South 00°57'04" East, coincident with said centerline, and the westerly line of said Sadie Creek Subdivision No. 1, a distance of 145.05 feet to an angle point on said westerly line, said angle point being the **Point of Beginning** of this exception;

thence from said **Point of Beginning**, coincident with the westerly boundary lines of said Sadie Creek Subdivision No. 1, the following four (4) consecutive courses and distances:

1. South 60°52'43" East, a distance of 28.89 feet, more or less, to a point on a line lying 25.00-foot easterly of and parallel with the north-south centerline of said Section 25,
2. leaving said parallel line, continuing South 60°52'43" East, a distance of 260.18 feet,
3. South 53°08'43" East, a distance of 138.71 feet, and
4. South 89°04'18" West, a distance of 334.75 feet to a point on a line lying 25.00-foot easterly of and parallel with the north-south centerline of said Section 25;

thence leaving said westerly boundary lines, North 00°57'04" West, coincident with said parallel line, a distance of 215.27 feet to the **Point of Beginning**.

The above-described tract of land contains a net area of 597.42 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

**J-U-B ENGINEERS, Inc.**

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

\_\_\_\_\_  
Timothy Harrigan, PLS 17665

\_\_\_\_\_  
Date



## Attachment 3

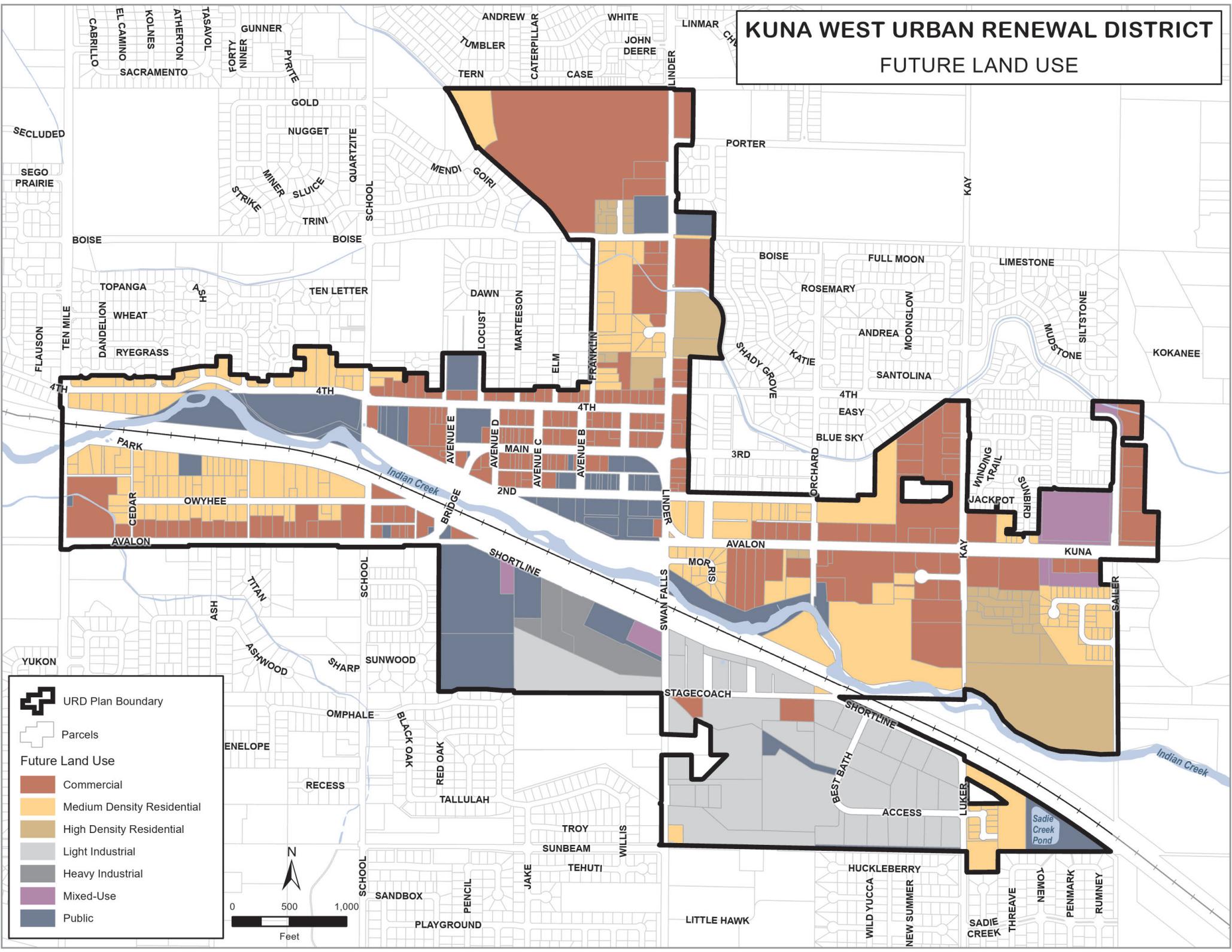
### Private Properties Which May Be Acquired by the Agency

1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:
  - a) assemble with adjacent parcels to facilitate redevelopment;
  - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for redevelopment;
  - c) reconfigure sites for development and possible extension of streets or pathways;
  - d) assemble for future transfer to qualified developers to facilitate the development of mixed-use, residential, commercial and retail areas; or
  - e) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points, multi-purpose athletic and performance facilities and other public facilities, including fire, police, EMS facilities.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

Attachment 4

Map Depicting Expected Land Uses and Current Zoning Map  
of the Project Area

# KUNA WEST URBAN RENEWAL DISTRICT FUTURE LAND USE



**URD Plan Boundary**

**Parcels**

**Future Land Use**

- Commercial
- Medium Density Residential
- High Density Residential
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Public

0 500 1,000  
Feet



Attachment 5

Economic Feasibility Study



Nampa

Kuna

An Economic Feasibility Study conducted by: **TheMettsGroup**

Prepared for:



# Table of Contents

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## Introduction

Urban renewal and revenue allocation financing are one of the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas.

The State of Idaho provides limited options for cities and counties to use in financing costly public infrastructure and other needed public improvements necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site “ready” for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding. Revenue allocation financing also allows Idaho cities and counties to compete with other areas in attracting industry and business to Idaho.

This feasibility report focuses on a study area of approximately 473 acres within the City of Kuna, Idaho (the “City”). The City’s population has grown 30 percent from 2014 to 2019 according to U.S. Census data, or at an annual rate of five percent, compared to Ada County at 2.5%.

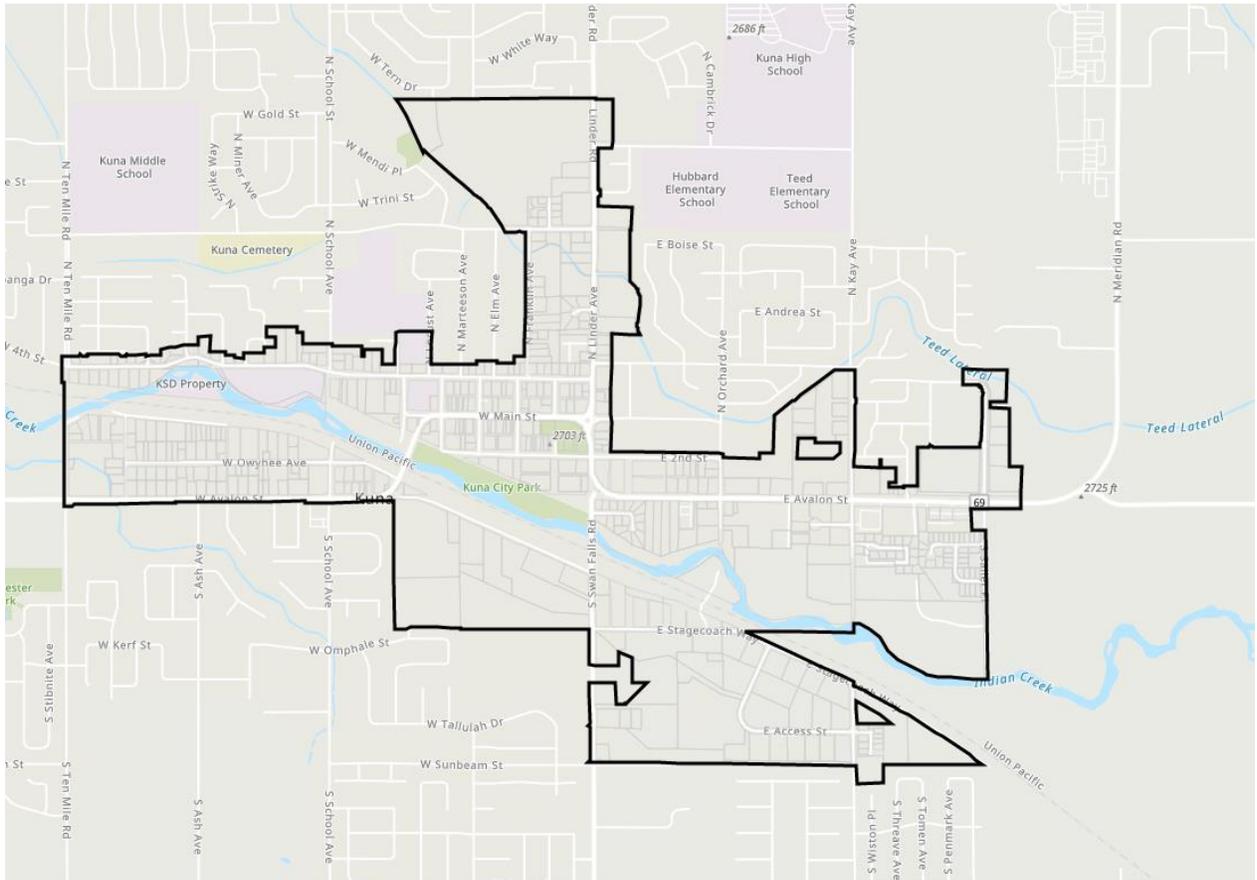
This study lays the groundwork to assess the feasibility of the proposed Kuna West District from an economic perspective and constitutes an economic feasibility study as required by Idaho Code § 50-2905. The public benefits resulting from this partnered development include:

- Job creation from implementing the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Plan”) as well as potential for “spinoff” developments both within and outside of the Kuna West District boundaries
- Underutilized property or land can be developed to a productive use
- Infrastructure upgrades enhance capacity for surrounding area and community at large
- Improvements to local transportation systems benefit the community at large
- Increasing local tax base may mean property owners enjoy lower levy rates in the future
- Increased local tax base also bodes well for enrollment in the public schools and overall budget
- Successful projects generate increased sales and income taxes for the State

## Boundary

The subject area examined in this report includes the City’s core business district. 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 4th 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. This boundary as shown in Figure 1 was developed jointly by City of Kuna staff, Kuna Urban Renewal Agency, and J-U-B Engineers, Inc.

Figure 1. Kuna West Urban Renewal District Boundary



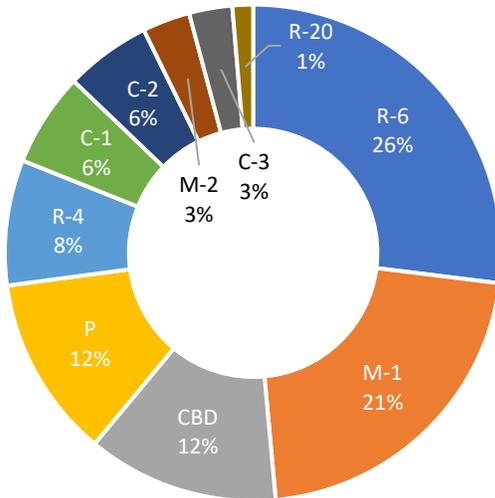
## Existing Conditions

### Zoning

The Kuna West District boundary encompasses approximately 473 acres. The area primarily consists of small, urban lots which are mainly developed, with some undeveloped areas prime for development.

Table 1 provides a breakdown of the current zoning within the proposed district.

Table 1. Breakdown of Current Zoning within Kuna West Urban Renewal District



Zoning Code	Acreage	% of Total Acreage	Zoning Description
R-6	124.6	26.3%	Medium Density Residential
M-1	99.7	21.1%	Light Industrial
CBD	57.6	12.2%	Central Business District
P	54.8	11.6%	Public
R-4	37.8	8.0%	Medium Density Residential
C-1	28.2	6.0%	Neighborhood Commercial
C-2	25.8	5.5%	Area Commercial
M-2	14.3	3.0%	Heavy Industrial
C-3	13.0	2.7%	Service Commercial
R-20	6.2	1.3%	High Density Multi-family
R-12	3.5	0.7%	High Density Residential
L-O	2.3	0.5%	Office
A	2.1	0.4%	
R-8	1.9	0.4%	Medium Density Residential
R-16	1.4	0.3%	
<b>Total</b>	<b>473.1</b>	<b>100%</b>	

Proposed improvement projects contained within this study adhere to the City's future land use and zoning plans as set forth in *Envision Kuna*, City of Kuna 2019 Comprehensive Plan, as well as other City planning documents.

## Social and Economic Conditions



POPULATION  
**18,445**



MEDIAN HOUSEHOLD INCOME  
**\$64,456**



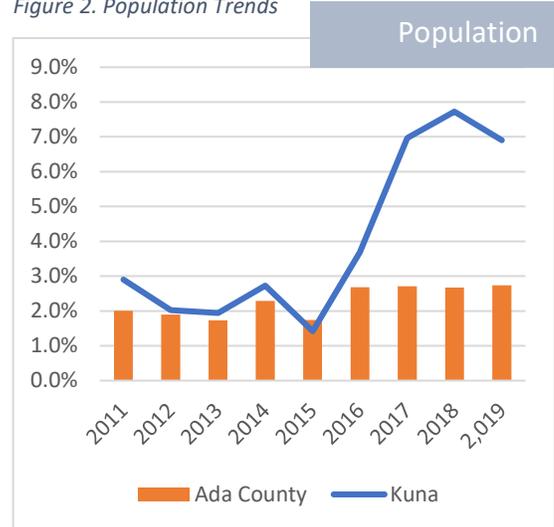
POVERTY RATE  
**8.9%**



BACHELOR'S DEGREE OR HIGHER  
**20.3%**

Regional Overview	Kuna
Historical Population Change (2014 - 2019)	30%
Total Industry Jobs (2014)	4,087
Total Industry Jobs (2019)	4,601
Total Industry Jobs Change %	13%
Current Average Earnings	\$52,059
GRP	\$495,595,422
Labor Force (Jul 2019)	255,774
Participation Rate (Jul 2019)	66.1%
Median Household Income (2018)	\$64,456
Building Permits Change (2013-2018)	267%

Figure 2. Population Trends



Source: U.S. Census

## Households

Table 2. Change in Households, Kuna

HHs	Number	Y-o-Y % change
2013	5,096	9.5%
2014	5,279	3.6%
2015	5,335	1.1%
2016	5,571	4.4%
2017	5,585	0.3%
2018	5,992	7.3%

Source: U.S. Census

Average household size: 3.26

## Income

Per capita income is measured in terms of a family's "money income." Money income includes wages and salaries plus other income such as social security and unemployment benefits.

Adjusted for inflation, per capita income has increased 9% in Kuna from 2013 to 2018.

## Financial Analysis

### Taxable Value of Property in Area

The estimated total assessed value of all properties in the proposed Kuna West District boundary is \$111,638,700 (assessment year 2020). This is roughly 6.8 percent of the City’s final total assessed taxable value in 2020. For this study, we use the 2020 assessed value of \$111,638,700 as the base value of the Kuna West District. If the Plan is adopted on or before December 31, 2020, the Ada County Assessor will calculate the base using tax accounts for all properties in the Kuna West District boundary, which may differ slightly from the value assessment roll as of January 1, 2020.

Table 3. Total Estimated Assessed Value

Kuna West Urban Renewal District (assessed 2020)	\$111,638,700
City of Kuna (2020 final assessment)	\$1,637,987,068

Sources: Ada County, J-U-B Engineers, Inc. calculations

### Permits

There are no existing permits open within the proposed district boundary.

### Future Development

Information contained in this section was obtained from J-U-B Engineers, Inc. in coordination with City officials and staff. All future development scenarios comply with the City of Kuna 2019 Comprehensive Plan. The map below illustrates where future development and redevelopment opportunities exist. Development of these parcels were accounted for in the model. Projected valuations were determined based on similar developments within the area and project cost estimates were provided by J-U-B Engineers, Inc.



The timing of future development is based on existing public infrastructure and how it benefits adjacent areas. Absorption will play a large role in this proposed buildout as building improvements are extensive. Thus, we provide three different buildout scenarios (no-build, 50% buildout, 100% buildout) to provide the Kuna Urban Renewal Agency with the conservative and most comprehensive picture of what to expect from a tax increment revenue perspective.

Table 4. Future Development by Type

Construction Type	Current Assessed Value <sup>1</sup>	Projected Assessed Value	Acres
Commercial	\$20,860,450	\$195,414,000	127.1
Light Industrial	\$2,994,800	\$9,522,000	48.0
Multi-family Residential	\$386,200	\$29,266,700	10.7
Single-family Residential	\$503,700	\$37,135,825	31.8
Other	\$50,500	\$50,500	0.5
	<b>\$24,795,650</b>	<b>\$271,389,025</b>	<b>218.1</b>

<sup>1</sup>includes home exemptions, if applicable



Public infrastructure and improvement projects anticipated within the Kuna West District boundary are outlined in the tables below, for a total estimated cost of nearly \$53 million. The proposed public infrastructure and improvement projects are prioritized and the estimated project costs by priority are summarized in Table 5.

Due to revenue projections as more fully set forth below, many of these projects would be unfunded. The projects were prioritized by City staff based on need and public input obtained through significant public outreach to property owners within the Kuna West District, stakeholders, taxing district representatives and public officials. This study is premised upon the economic feasibility of the Priority A Projects. The unfunded projects are set forth in the list of Priority B Projects and the Priority C Projects. Public infrastructure and improvement projects prioritized as a high priority within the proposed Kuna West District are detailed in Table 6.

If development occurs more quickly than projected and/or other funding sources become available through either grants or partnerships with the City and/or the Ada County Highway District on project funding, then the Agency may reprioritize projects as listed in A, B and C below. Additionally, the Agency may be able to undertake additional projects through developer advanced funding of projects. Please note that some of these estimates will change as projects move forward and are more defined. The estimated project costs do not account for inflation.

Table 5. Estimated Project Costs by Priority Level

Priority Level	Total
A	\$17,252,067
B	\$35,068,840
C	\$661,000
<b>Total</b>	<b>\$52,981,907</b>

Source: J-U-B Engineers, Inc., City of Kuna, author's calculations

Table 6. Potential Public Infrastructure and Improvement Projects, Priority A projects

Proj. #	Project Name	Total Estimated Cost
<b>Priority A Projects</b>		
2	<b>Water/sewer system improvements</b>	
	- Water/Sewer extensions	\$6,382,000
	- Sewer Lift Station	\$1,291,667
	- Water Well Improvements	\$895,900
5	Avalon St/Kay Ave intersection improvements	\$465,000
6	<b>Streetscape/entryway corridor improvements</b>	
	Ten Mile Rd	\$618,500
	Avalon St	\$2,689,500
	Linder Rd	\$1,344,500
10	<b>Public Infrastructure Improvements and/or Connections to support development</b>	
10a	Commercial projects/areas	\$1,162,500
10b	Industrial projects/areas	\$775,000
10c	Hospital, educational or institutional centers	\$697,500
10d	Library, Fire District or School District related projects and facilities	\$465,000
10e	YMCA or Recreational facility	\$465,000
<b>Total for Priority A Projects</b>		<b>\$17,252,067</b>

Source: J-U-B Engineers, City of Kuna, author's calculations

Table 7. Potential Public Infrastructure and Improvement Projects, Priority B and C projects

Proj. #	Project Name	Total Estimated Cost
<b>Priority B Projects</b>		
1	<b>Future overpass (one option/location)</b>	
	Ten Mile Rd	\$4,340,000
	Swan Falls Rd/Linder Rd	\$5,735,000
3a	4th St Roadway Improvements	\$500,000
3b	Downtown Archway	\$10,000
3c	Streetscape/pedestrian facilities (benches, trash receptacles, etc.)	\$54,500
3e	<b>Street lighting</b>	
	- Street/Ped Lights	\$465,000
	- Greenbelt Pathway Lights	\$587,800
	- Intersection Lights	\$155,000
3f	4th St Gym property redevelopment/community space	\$793,000
3g	Avenue A-D Main St to 4th St Improvements	\$33,440
3i	Purchase of blighted structures to sell for redevelopment	\$10,000,000
3j	<b>Bridge Ave roundabout</b>	
	- Intersection Improvement (no ROW, bridge or RR Crossing Improvements)	\$542,500
3k	<b>Downtown alley improvements (one option)</b>	
	- Standard Rural Roadway Improvement Option	\$111,200
	- Community Access Alleyway Improvement Option	\$1,488,000
4	Pathway improvements and connections	\$321,200
7	<b>Park (Helen Zamzow, etc.) and street development</b>	
	- Internal Roads/Parking Lot & Offsite Improvements	\$296,800
	- Park Improvements	\$342,000
8a	Acquisition of structures or property within the district for redevelopment initiatives. Potential property acquisition of greenfield land to help attract industrial/commercial users.	\$4,000,000
8b	New Town Center	\$1,677,000
8c	Indian Creek frontage properties for redevelopment	\$1,259,000
8d	Owyhee/Bridge Ave area for commercial/residential redevelopment	\$1,582,400
11	Fiber & Broadband	\$775,000
<b>Total for Priority B Projects</b>		<b>\$35,068,840</b>

Proj. #	Project Name	Total Estimated Cost
<b>Priority C Projects</b>		
3d	Wayfinding system (possibly incorporate with bike/ped projects)	\$31,000
3h	<b>Bernie Fisher Park activity center/parking lot &amp; park improvements</b>	
	- Parking Lot	\$97,500
	- Park Improvements	\$32,500
9	Work with Union Pacific on Rail Spurs for industrial or commercial users/improvements to at-grade crossings	\$500,000
<b>Total for Priority C Projects</b>		<b>\$661,000</b>

Note: If grants or other leveraging funding sources become available, or a development occurs sooner than anticipated, priority B or C projects may be completed earlier or projects may be re-prioritized.

Source: J-U-B Engineers, City of Kuna, author's calculations



## Projected Assessed Values

The projected property assessed values based on the three buildout scenarios identified within the proposed Kuna West District boundary are shown in Table 8. The growth percentages shown reflect very conservative assumptions and account for annual inflationary adjustments of 1.6%. Each buildout scenario was based on similar developments and their current assessed values based on average assessed values per square feet. The different growth scenarios show the proposed projects in three scenarios and are distributed evenly across each proposed development in the District for assessment purposes:

- 1) a worst-case scenario where no new development occurs;
- 2) a moderate scenario where 50% of all proposed new developments are built; and
- 3) the best-case scenario where all the proposed new developments are built out by the end of the district's life in 2040 (**increment is collected through 2041**) – if district is established in 2020.

There is one agricultural parcel contained within the proposed District boundary (32.7 acres). Pursuant to House Bill 560 enacted during the 2020 Legislative Session, as of July 1, 2020, there is no longer a speculative value exemption for agricultural land. Instead, the market value of land actively devoted to agriculture is its "actual use value." This statutory change will have an impact on the current allocation of value between the base value and the increment value as there is no longer an agricultural tax exemption. Previously, any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue allocation area was added to the base assessment roll. With the removal of the exemption, going forward the base value of agricultural land will be the actual use value. This Study assumes any increase in value on the agricultural parcel will be allocated to the increment value.

As mentioned earlier, the timing of the projected new commercial and industrial developments are based on existing infrastructure and the benefits dispersed across other areas around the City. Absorption also plays a large role in these proposed buildout scenarios as improvements can be extensive. The following buildout scenarios provide a conservative, yet holistic approach.

The Kuna West District's termination date is December 31, 2040, however, the Agency will continue to receive revenue allocation proceeds from assessment year 2040 in 2041. Therefore, the projected property assessed values at end of district life are stated for the year 2041.

### Projected Property Assessed Value at End of District Life

BASE (2020): \$111.6M

NO DEVELOPMENT: \$155.8M

50% DEVELOPED: \$325.2M

100% DEVELOPED: \$494.6M

Table 8. Projected Assessed Value Growth by Growth Scenario

Year	No Development		50% Developed		100% Developed	
	Projected Assessed Value	Inflation	Projected Assessed Value	Percent Growth	Projected Assessed Value	Percent Growth
2020	\$111,638,700	1.6%	\$111,638,700	---	\$111,638,700	---
2021	\$113,424,919	1.6%	\$113,424,919	1.6%	\$113,424,919	1.6%
2022	\$115,239,718	1.6%	\$129,819,129	14.5%	\$144,398,540	27.3%
2023	\$117,083,553	1.6%	\$143,523,726	10.6%	\$169,963,900	17.7%
2024	\$118,956,890	1.6%	\$156,543,006	9.1%	\$194,129,122	14.2%
2025	\$120,860,200	1.6%	\$173,601,855	10.9%	\$226,343,510	16.6%
2026	\$122,793,964	1.6%	\$188,006,976	8.3%	\$253,219,989	11.9%
2027	\$124,758,667	1.6%	\$200,785,788	6.8%	\$276,812,909	9.3%
2028	\$126,754,806	1.6%	\$219,504,722	9.3%	\$312,254,638	12.8%
2029	\$128,782,883	1.6%	\$234,644,289	6.9%	\$340,505,695	9.0%
2030	\$130,843,409	1.6%	\$248,169,297	5.8%	\$365,495,186	7.3%
2031	\$132,936,903	1.6%	\$266,694,167	7.5%	\$400,451,431	9.6%
2032	\$135,063,894	1.6%	\$273,770,265	2.7%	\$412,476,637	3.0%
2033	\$137,224,916	1.6%	\$278,150,590	1.6%	\$419,076,263	1.6%
2034	\$139,420,515	1.6%	\$287,384,460	3.3%	\$435,348,406	3.9%
2035	\$141,651,243	1.6%	\$293,839,403	2.2%	\$446,027,563	2.5%
2036	\$143,917,663	1.6%	\$299,493,033	1.9%	\$455,068,404	2.0%
2037	\$146,220,345	1.6%	\$304,284,922	1.6%	\$462,349,498	1.6%
2038	\$148,559,871	1.6%	\$309,153,481	1.6%	\$469,747,090	1.6%
2039	\$150,936,829	1.6%	\$314,099,936	1.6%	\$477,263,044	1.6%
2040	\$153,351,818	1.6%	\$320,077,735	1.9%	\$486,803,652	2.0%
2041	\$155,805,447	1.6%	\$325,198,979	1.6%	\$494,592,511	1.6%

\*includes new development and is adjusted for inflation (1.6%)

### Projected Tax Increment Revenue

The projected revenue allocation proceeds also referred to as Tax Increment Revenues (TIF) from the assessed value growth broken out in the three build-out scenarios are shown in Table 9, Table 10, and Table 11. The 2019 levy rates were used collectively for each of the taxing districts that overlap the Kuna West District boundary. By the end of the district’s life, in 2041, it is estimated that there is potential to generate roughly \$2.9 million in that fiscal year from tax increment if built out 100% and \$1.6 million if only built out at 50%. Cumulatively, if fully developed, the proposed district is estimated to generate \$37.7 million in tax increment revenue and \$20.6 million at 50%.

Figure 3. Projected Tax Increment Revenue at end of West Rathdrum Urban Renewal District life

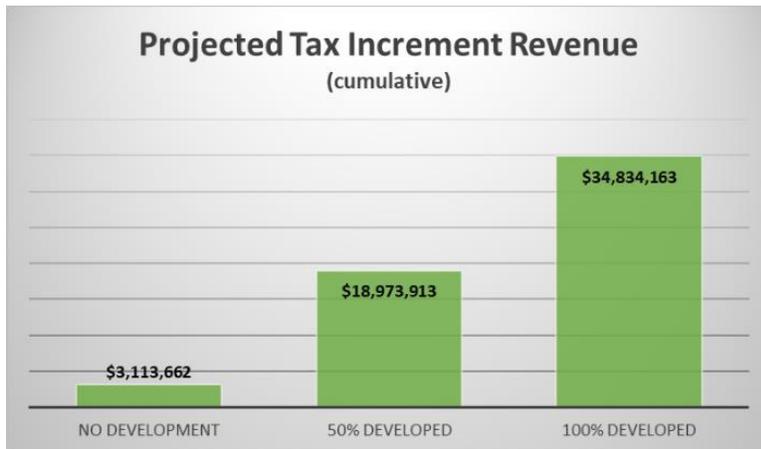


Table 9. Tax Increment Revenue Projection: No Development Scenario

No Development						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	\$111,638,700	\$111,638,700	---	0.007582798	---	---
2021	\$113,424,919	\$111,638,700	---	0.007582798	---	---
2022	\$115,239,718	\$111,638,700	\$3,601,018	0.007582798	\$27,306	\$27,306
2023	\$117,083,553	\$111,638,700	\$5,444,853	0.007582798	\$41,287	\$68,593
2024	\$118,956,890	\$111,638,700	\$7,318,190	0.007582798	\$55,492	\$96,780
2025	\$120,860,200	\$111,638,700	\$9,221,500	0.007582798	\$69,925	\$166,704
2026	\$122,793,964	\$111,638,700	\$11,155,264	0.007582798	\$84,588	\$251,292
2027	\$124,758,667	\$111,638,700	\$13,119,967	0.007582798	\$99,486	\$350,779
2028	\$126,754,806	\$111,638,700	\$15,116,106	0.007582798	\$114,622	\$465,401
2029	\$128,782,883	\$111,638,700	\$17,144,183	0.007582798	\$130,001	\$595,402
2030	\$130,843,409	\$111,638,700	\$19,204,709	0.007582798	\$145,625	\$741,027
2031	\$132,936,903	\$111,638,700	\$21,298,203	0.007582798	\$161,500	\$902,527
2032	\$135,063,894	\$111,638,700	\$23,425,194	0.007582798	\$177,629	\$1,080,156
2033	\$137,224,916	\$111,638,700	\$25,586,216	0.007582798	\$194,015	\$1,274,171
2034	\$139,420,515	\$111,638,700	\$27,781,815	0.007582798	\$210,664	\$1,484,835
2035	\$141,651,243	\$111,638,700	\$30,012,543	0.007582798	\$227,579	\$1,712,414
2036	\$143,917,663	\$111,638,700	\$32,278,963	0.007582798	\$244,765	\$1,957,179
2037	\$146,220,345	\$111,638,700	\$34,581,645	0.007582798	\$262,226	\$2,219,404
2038	\$148,559,871	\$111,638,700	\$36,921,171	0.007582798	\$279,966	\$2,499,370
2039	\$150,936,829	\$111,638,700	\$39,298,129	0.007582798	\$297,990	\$2,797,360
<b>2040</b>	<b>\$153,351,818</b>	<b>\$111,638,700</b>	<b>\$41,713,118</b>	<b>0.007582798</b>	<b>\$316,302</b>	<b>\$3,113,662</b>
2041	\$155,805,447	\$111,638,700	\$44,166,747	0.007582798	\$334,908	\$3,448,569

\*adjusted for inflation (1.6%)

Table 10. Tax Increment Revenue Projection: 50% Developed Scenario

50% Developed						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	\$111,638,700	\$111,638,700	---	0.007582798	---	---
2021	\$113,424,919	\$111,638,700	---	0.007582798	---	---
2022	\$129,819,129	\$111,638,700	\$18,180,429	0.007582798	\$137,859	\$137,859
2023	\$143,523,726	\$111,638,700	\$31,885,026	0.007582798	\$241,778	\$379,636
2024	\$156,543,006	\$111,638,700	\$44,904,306	0.007582798	\$340,500	\$582,278
2025	\$173,601,855	\$111,638,700	\$61,963,155	0.007582798	\$469,854	\$1,052,132
2026	\$188,006,976	\$111,638,700	\$76,368,276	0.007582798	\$579,085	\$1,631,217
2027	\$200,785,788	\$111,638,700	\$89,147,088	0.007582798	\$675,984	\$2,307,202
2028	\$219,504,722	\$111,638,700	\$107,866,022	0.007582798	\$817,926	\$3,125,128
2029	\$234,644,289	\$111,638,700	\$123,005,589	0.007582798	\$932,727	\$4,057,854
2030	\$248,169,297	\$111,638,700	\$136,530,597	0.007582798	\$1,035,284	\$5,093,138
2031	\$266,694,167	\$111,638,700	\$155,055,467	0.007582798	\$1,175,754	\$6,268,893
2032	\$273,770,265	\$111,638,700	\$162,131,565	0.007582798	\$1,229,411	\$7,498,304
2033	\$278,150,590	\$111,638,700	\$166,511,890	0.007582798	\$1,262,626	\$8,760,930
2034	\$287,384,460	\$111,638,700	\$175,745,760	0.007582798	\$1,332,645	\$10,093,574
2035	\$293,839,403	\$111,638,700	\$182,200,703	0.007582798	\$1,381,591	\$11,475,165
2036	\$299,493,033	\$111,638,700	\$187,854,333	0.007582798	\$1,424,461	\$12,899,627
2037	\$304,284,922	\$111,638,700	\$192,646,222	0.007582798	\$1,460,797	\$14,360,424
2038	\$309,153,481	\$111,638,700	\$197,514,781	0.007582798	\$1,497,715	\$15,858,139
2039	\$314,099,936	\$111,638,700	\$202,461,236	0.007582798	\$1,535,223	\$17,393,362
2040	\$320,077,735	\$111,638,700	\$208,439,035	0.007582798	\$1,580,551	\$18,973,913
2041	\$325,198,979	\$111,638,700	\$213,560,279	0.007582798	\$1,619,384	\$20,593,297

\*includes new development and is adjusted for inflation (1.6%)

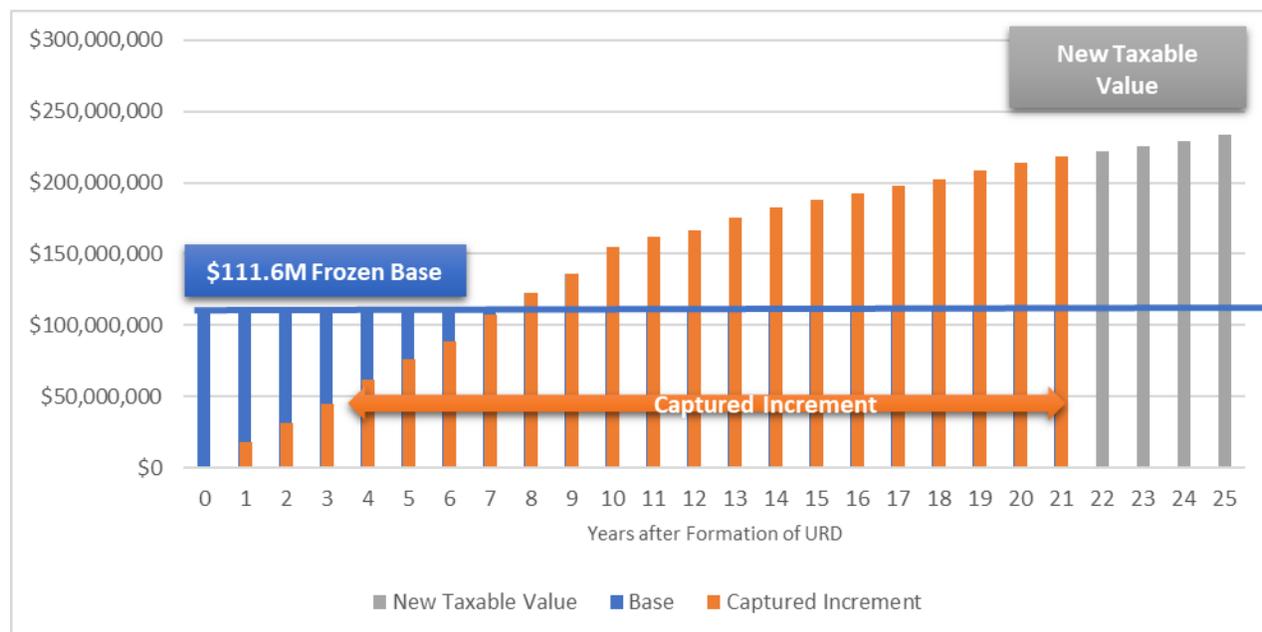
Table 11. Tax Increment Revenue Projection: 100% Developed Scenario

100% Developed						
Year	Projected Assessed Value	Base	Increment Value	Tax Rate	Tax Increment Yield (annual)	TIF (cumulative)
2020	\$111,638,700	\$111,638,700	---	0.007582798	---	---
2021	\$113,424,919	\$111,638,700	---	0.007582798	---	---
2022	\$144,398,540	\$111,638,700	\$32,759,840	0.007582798	\$248,411	\$248,411
2023	\$169,963,900	\$111,638,700	\$58,325,200	0.007582798	\$442,268	\$690,679
2024	\$194,129,122	\$111,638,700	\$82,490,422	0.007582798	\$625,508	\$1,067,776
2025	\$226,343,510	\$111,638,700	\$114,704,810	0.007582798	\$869,783	\$1,937,560
2026	\$253,219,989	\$111,638,700	\$141,581,289	0.007582798	\$1,073,582	\$3,011,142
2027	\$276,812,909	\$111,638,700	\$165,174,209	0.007582798	\$1,252,483	\$4,263,625
2028	\$312,254,638	\$111,638,700	\$200,615,938	0.007582798	\$1,521,230	\$5,784,855
2029	\$340,505,695	\$111,638,700	\$228,866,995	0.007582798	\$1,735,452	\$7,520,307
2030	\$365,495,186	\$111,638,700	\$253,856,486	0.007582798	\$1,924,942	\$9,445,250
2031	\$400,451,431	\$111,638,700	\$288,812,731	0.007582798	\$2,190,009	\$11,635,258
2032	\$412,476,637	\$111,638,700	\$300,837,937	0.007582798	\$2,281,193	\$13,916,451
2033	\$419,076,263	\$111,638,700	\$307,437,563	0.007582798	\$2,331,237	\$16,247,688
2034	\$435,348,406	\$111,638,700	\$323,709,706	0.007582798	\$2,454,625	\$18,702,314
2035	\$446,027,563	\$111,638,700	\$334,388,863	0.007582798	\$2,535,603	\$21,237,917
2036	\$455,068,404	\$111,638,700	\$343,429,704	0.007582798	\$2,604,158	\$23,842,075
2037	\$462,349,498	\$111,638,700	\$350,710,798	0.007582798	\$2,659,369	\$26,501,444
2038	\$469,747,090	\$111,638,700	\$358,108,390	0.007582798	\$2,715,464	\$29,216,908
2039	\$477,263,044	\$111,638,700	\$365,624,344	0.007582798	\$2,772,456	\$31,989,363
2040	\$486,803,652	\$111,638,700	\$375,164,952	0.007582798	\$2,844,800	\$34,834,163
2041	\$494,592,511	\$111,638,700	\$382,953,811	0.007582798	\$2,903,861	\$37,738,025

\*includes new development and is adjusted for inflation (1.6%)

Figure 4 summarizes the increment revenue throughout the life of the district at 50% development buildout and the new taxable valuable into perpetuity.

Figure 4. Captured Increment throughout life of Kuna West Urban Renewal District (if only 50% Development)



### Taxing Districts

The assessed value of the properties in an urban renewal district at the time the district is put in place is called the **base** value. The **increment** value is the amount that the assessed value increases above the base after the urban renewal district is put in place. In general, and subject to Idaho Code 50-2908, an agency receives an allocation of revenue from property tax dollars generated from incremental value.

Taxing districts have the ability to collect their full budget requests. This includes the allowed 3% annual budget increase and forgone amounts. This is because property taxes are budget driven and not assessment driven. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis and/or by levy limits.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

A result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity’s jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any

new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of the District or de-annexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year’s budget and revenue from such value **is not limited to** the three percent increase allowed in Idaho Code § 63-802(1)(a).

As of the date of this study, the most recent levy rates (2019) were used in this study for purposes of the analysis. Those taxing districts and rates area as follows:

Table 12. Levy Rates by Taxing District, City of Kuna (2019)

Ada County	0.002549212
Ada County Ambulance	0.000121963
College of Western Idaho	0.000128506
ACHD <sup>1</sup>	0.000771526
City of Kuna	0.002367198
Kuna Cemetery	0.000108161
Kuna Rural Fire	0.001058883
Kuna School #3	0.000029716
Kuna School Community Library	0.000425868
Southwest Ada County Mosquito Abatement	0.000021765
<b>Sum of all taxing districts</b>	<b>0.00758279800</b>

The Study has made certain assumptions concerning the levy rate. The levy rate is estimated to stay level for the life of the revenue allocation area. More than likely, this rate will be lower in future years as development occurs. If the overall levy rate is less than projected, or the assessed values do not increase as expected, or expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases (e.g. from bonds) which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

Dedicating efforts to maintaining a healthy economy is one variable in a viable city. These efforts will produce induced economic benefits in terms of jobs, sales, and expected overall increase in population, including student enrollment. The impact of potential increases in school enrollment—and resulting increases in funding—has the potential to offset some of the impacts felt through allocating these revenues elsewhere for the short-term.

<sup>1</sup> This study assumes the revenues generated from the ACHD levy will flow to the Agency.

## Jobs

Job creation is one of the core outcomes of urban renewal. As a result of business growth within an urban renewal district, the spill-over effects from job creation and the wealth it generates is injected throughout the region.

The potential future development of the commercial and industrial areas is used to estimate the number of jobs and resulting multiplier effects. The economic activity related to these jobs is a result of the millions of dollars of goods and services purchased from local vendors and the wages and benefits paid to local workers. The initial outlay of funds circulates to the business owners and employees that supply the materials, goods and services needed for business. These contractors, businesses, and employees continue the economic ripple effect by purchasing goods and services.

This job impact analysis breaks down the job impacts by use, using the most conservative estimates. Initial jobs were estimated using industry standards—floor-to-area ratios based on building sites and average number of employees per square foot by industry.

Residential development will endure short-term job impacts. During the construction phase, millions of dollars will be spent for the wages and benefits of construction employees. These one-time, short-term impacts were not calculated—only long-term job impacts were produced. However, these workers, as well as employees of all suppliers, will spend a portion of their wages on household consumer goods such as groceries, rent, vehicle expenses, health care, entertainment, etc. Once the development is completed and occupied, commercial activity and new residential households will spend millions of dollars, annually, in the course of their daily activities. This recirculation of the original expenditures multiplies their impact through these indirect and induced effects.

The extent to which the initial expenditures multiply is estimated using economic models that depict the relationships between industries and firms and their employees. These models are built upon expenditure patterns that are reported to the U.S. Bureau of Labor Statistics, the U.S. Census Bureau and the Bureau of Economic Analysis. Data is regionalized so that it reflects and incorporates local conditions such as average wages, expenditure patterns and resource availability and costs.

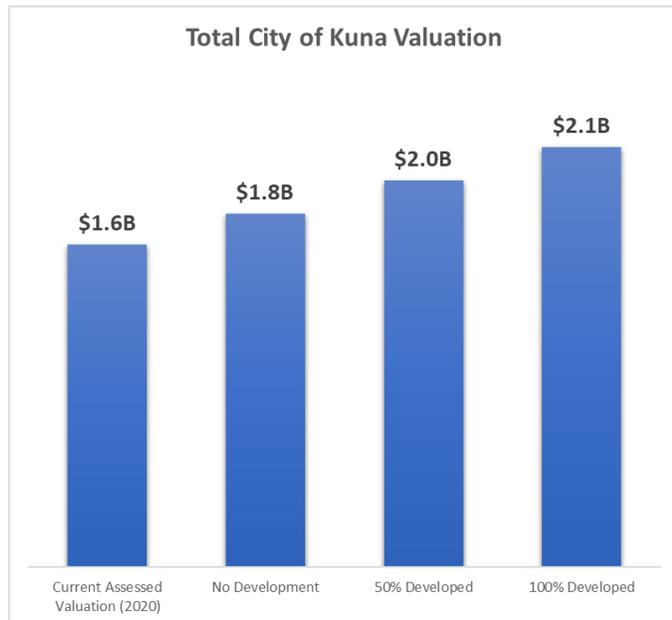
The multipliers used in this analysis were generated by an economic modeling tool produced by IMPLAN and were cross-referenced with U.S. Bureau of Economic Analysis' RIMS II multipliers.

Table 13. Total Job Impacts

	Total JOB IMPACTS		
	Direct	Indirect + Induced	Total
Commercial	3,321	199	3,520
Industrial	1,255	75	1,330
<b>Total</b>	<b>4,576</b>	<b>275</b>	<b>4,850</b>

## Conclusion

Given the proposed infrastructure project and improvement list focusing on Priority A Projects and future new development estimates and data to project tax increment revenue, the proposed Kuna West Urban Renewal District is economically feasible. The unfunded projects identified in Priority B Projects and Priority C Projects could be undertaken should revenue allocation proceeds exceed projections, or other funding sources become available. The Kuna West District has the potential to add roughly \$383 million to property tax assessments following termination of the district. If only 50% of the planned development is to occur, an additional \$214 million to the current assessed valuation



could be expected—all of which would increase the City’s total current assessed taxable valuation of \$1.6 billion. As noted, future development will occur based on absorption as some developments are sizeable and may react slower to the market.

Cumulative Estimated Tax Increment Revenue Generated by End of District Life		
No Development	50% Developed	100% Developed
\$3,802,380	\$22,252,136	\$40,701,892

Increment revenue projected to accrue is upwards of \$40.7 million if fully developed as planned, \$22.3

million if only 50% of the planned development is to occur, and \$3.8 million in a no development scenario—the most conservative estimate.

The anticipated commercial and industrial growth stimulated by the creation of this urban renewal district, will lead to job creation. For planning purposes, the district has the potential to create roughly 4,500 direct jobs if all commercial and industrial areas were to be fully built out and approximately 2,300 at 50% buildout—a significant contribution to the existing 4,600 jobs in Kuna. The additional 4,500 jobs would create another 275 jobs in other sectors across the community and region. Such impacts which will create an increase of flow of earnings to circulate around the community by, ultimately, increasing tax revenues and the overall tax base—bettering the community as a whole.

# Appendix: Cash Flow

## Cash Flow Analysis Rama Urban Renewal District Based on 50% Development and Priority A Projects

Planning Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Revenue Balance</b>	\$ -	\$ -	\$ -	\$ 29,346	\$ 43,841	\$ 42,641	\$ 38,617	\$ 162,714	\$ 99,101	\$ 110,272	\$ 46,489	\$ 96,956	\$ 902,597	\$ 380,571	\$ 458,028	\$ 396,426	\$ 1,307,279	\$ 409,721	\$ 1,360,774	\$ 1,358,956	\$ 1,588,091	\$ 1,545,739
<b>Source of Funds</b>																						
Revenue Allocation	---	---	\$ 127,859	\$ 241,778	\$ 340,500	\$ 469,854	\$ 576,085	\$ 675,984	\$ 817,926	\$ 932,727	\$ 1,035,284	\$ 1,175,754	\$ 1,229,411	\$ 1,262,626	\$ 1,332,045	\$ 1,381,591	\$ 1,424,461	\$ 1,460,707	\$ 1,497,715	\$ 1,525,223	\$ 1,580,551	\$ 1,618,384
City Contribution	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Bond Allocation	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Other Revenue	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>Total Funds Available</b>	\$ -	\$ -	\$ 127,859	\$ 271,124	\$ 389,341	\$ 512,436	\$ 617,702	\$ 838,699	\$ 917,007	\$ 1,042,808	\$ 1,080,779	\$ 1,372,710	\$ 1,132,008	\$ 1,641,197	\$ 1,790,673	\$ 1,778,017	\$ 2,731,740	\$ 1,870,518	\$ 2,854,489	\$ 2,894,179	\$ 3,168,644	\$ 3,168,123
<b>Use of Funds</b>																						
<b>Total Infrastructure Expenditures</b>	\$ -	\$ -	\$ 87,833	\$ 191,617	\$ 290,425	\$ 403,430	\$ 348,125	\$ 638,200	\$ 684,067	\$ 857,600	\$ 828,525	\$ 993,750	\$ 1,547,025	\$ 995,775	\$ 1,194,350	\$ 263,900	\$ 2,108,350	\$ 290,625	\$ 1,274,875	\$ 1,075,900	\$ 1,385,825	\$ 2,512,800
<b>Net available for Operating Expenses &amp; Debt Service</b>	\$ -	\$ -	\$ 50,026	\$ 80,507	\$ 93,716	\$ 109,006	\$ 349,577	\$ 200,499	\$ 232,941	\$ 185,388	\$ 252,248	\$ 1,078,960	\$ 544,983	\$ 647,422	\$ 596,323	\$ 1,514,517	\$ 433,300	\$ 1,579,893	\$ 1,583,613	\$ 1,818,379	\$ 1,782,821	\$ 612,323
<b>Operating Expenses</b>																						
Agency Operating Expenses	\$ 0	\$ -	\$ 20,679	\$ 36,267	\$ 51,075	\$ 70,478	\$ 86,863	\$ 101,308	\$ 122,089	\$ 138,909	\$ 151,283	\$ 176,363	\$ 184,412	\$ 189,394	\$ 199,897	\$ 207,239	\$ 213,669	\$ 219,120	\$ 224,607	\$ 230,283	\$ 237,083	\$ 242,908
<b>Total Operating Expenses</b>	\$ -	\$ -	\$ 20,679	\$ 36,267	\$ 51,075	\$ 70,478	\$ 86,863	\$ 101,308	\$ 122,089	\$ 138,909	\$ 151,283	\$ 176,363	\$ 184,412	\$ 189,394	\$ 199,897	\$ 207,239	\$ 213,669	\$ 219,120	\$ 224,607	\$ 230,283	\$ 237,083	\$ 242,908
<b>Net Available after Investments &amp; Operating Expenses</b>	\$ -	\$ -	\$ 29,346	\$ 43,841	\$ 42,641	\$ 38,617	\$ 162,714	\$ 99,101	\$ 110,272	\$ 46,489	\$ 96,956	\$ 902,597	\$ 380,571	\$ 458,028	\$ 396,426	\$ 1,307,279	\$ 409,721	\$ 1,360,774	\$ 1,358,956	\$ 1,588,091	\$ 1,545,739	\$ 369,416
<b>Reimbursement Agreements</b>																						
Available for reimbursement (to City or other Developers)	\$ -	\$ -	\$ 29,346	\$ 43,841	\$ 42,641	\$ 38,617	\$ 162,714	\$ 99,101	\$ 110,272	\$ 46,489	\$ 96,956	\$ 902,597	\$ 380,571	\$ 458,028	\$ 396,426	\$ 1,307,279	\$ 409,721	\$ 1,360,774	\$ 1,358,956	\$ 1,588,091	\$ 1,545,739	\$ 369,416
OPA Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Use of Funds</b>	\$ -	\$ -	\$ 168,512	\$ 227,883	\$ 341,390	\$ 473,878	\$ 454,988	\$ 739,508	\$ 806,754	\$ 997,589	\$ 983,818	\$ 376,113	\$ 1,731,437	\$ 1,186,149	\$ 1,394,267	\$ 470,799	\$ 2,322,019	\$ 509,746	\$ 1,699,522	\$ 1,306,083	\$ 1,623,908	\$ 2,796,708
<b>Ending Balance</b>	\$ -	\$ -	\$ 29,346	\$ 43,841	\$ 42,641	\$ 38,617	\$ 162,714	\$ 99,101	\$ 110,272	\$ 46,489	\$ 96,956	\$ 902,597	\$ 380,571	\$ 458,028	\$ 396,426	\$ 1,307,279	\$ 409,721	\$ 1,360,774	\$ 1,358,956	\$ 1,588,091	\$ 1,545,739	\$ 369,416

\*Agency operations are estimated at 15% per year. "Use of funds" are infrastructure projects prioritized by the City. Priority A projects were used in this analysis, however, Priority B and C projects may be re-prioritized at any point by the Agency and City.

Attachment 6

Agricultural Operation Consents

## AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Ralph Mellin, of Mellin Properties, a Limited Partnership, and states that Mellin Properties owns that certain property generally described as Parcel Identification Number: S1323141804, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the Kuna Urban Renewal District Eligibility Study (Kuna West District), prepared by J-U-B Engineers, Inc., and as attached hereto as Exhibit C.

Further, Ralph Mellin, of Mellin Properties, a Limited Partnership hereby provides his/her consent and approval that the subject Property may be included within a proposed urban renewal area, and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 5<sup>th</sup> day of August, 2020.

Mellin Properties

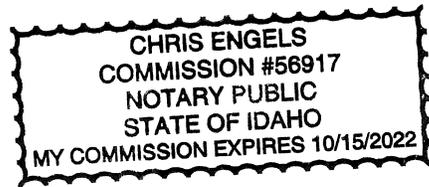
  
Name: Ralph Mellin  
Title: General Partner

STATE OF Idaho  
County of Ada ) ss:

On this 5<sup>th</sup> day of August, 2020, before me, a notary public in and for said state, personally appeared Ralph Mellin, known or identified to me to be the Owner of Mellin Properties, a Limited Partnership, the person who executed the instrument on behalf of Mellin Properties as said Owner of said Mellin Properties, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chris Engels  
Notary Public for Idaho  
My Commission Expires: 10/15/2022



## EXHIBIT A

### LEGAL DESCRIPTION

A Parcel of land being a portion of the South 1/2 of the Northeast 1/4, of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. More particularly described as follows:

#### ***BASIS OF BEARINGS:***

*The East line of said Northeast 1/4 of Section 23, between found monuments at the Northeast corner and the East 1/4 corner, taken as North 00°03'04" East and a distance between monuments found to be 2621.79 feet.*

COMMENCING at the North 1/16 corner on the East line of the South 1/2 of the Northeast 1/4, Section 23, Township 2 North, Range 1 West, Boise Meridian, marked by a 5/8 inch iron rod, from which the East 1/4 corner of said Section 23 bears South 00°03'04" West, 1310.86 feet; Thence along the North line of said South 1/2 of the Northeast 1/4, South 89°54'03" West, 25.00 feet, to a point on the Westerly Right-of-Way of North Linder Road, and the POINT OF BEGINNING;  
Thence along said Right-of-Way, South 00°03'04" West, 640.93 feet;  
Thence leaving said Right-of-Way, South 89°45'00" West, 299.95 feet;  
Thence South 00°03'04" West, 150.00 feet;  
Thence South 89°45'00" West, 96.00 feet;  
Thence South 00°03'04" West, 185.61 feet, to a point at the intersection of the North boundary of Sam's Estate Subdivision, Bk. 81, Page 8797 records of Ada County, and the Easterly Right-of Way of North White Barn Road;  
Thence along the said North boundary, South 89°44'42" West, 242.71 feet, to the Northwest corner of said Sam's Estate Subdivision;  
Thence along the West boundary of said Sam's Estate Subdivision, South 00°03'04" West, 204.16 feet, to the Southwesterly corner of said Subdivision;  
Thence continuing South 00°03'04" West, 84.63 feet to a point on the Northerly Right-of-Way of West Boise St., and a non-tangent curve;  
Thence along said Right-of-Way, 80.27 feet along the arc of a curve to the left, having a radius of 730.00 feet and a central angle 06°18'1" and whose long chord bears North 87°06'34" West, 80.23 feet;  
Thence continuing along said Right-of-Way South 89°44'25" West, 183.24 feet, to the centerline of the Teed Lateral;  
Thence leaving said Right-of-Way, and along said Teed Lateral centerline the following three(3) courses:  
North 35°12'35" West, 243.62 feet;  
North 48°46'43" West, 774.53 feet;

along a curve to the right with a radius of 451.24 feet and a central angle of  $00^{\circ}15'14''$  an arc length of 2.00 feet (with a chord bearing of North  $48^{\circ}39'06''$  West, and a chord distance of 2.00 feet);  
Thence leaving said centerline North  $41^{\circ}00'52''$  East a distance of 41.30 feet;  
thence along a curve to the right with a radius of 212.00 feet and a central angle of  $34^{\circ}21'30''$  an arc length of 127.13 feet (with a chord bearing of North  $58^{\circ}11'37''$  East, and a chord distance of 125.23 feet);  
Thence North  $12^{\circ}58'52''$  West a distance of 158.23 feet;  
Thence North  $05^{\circ}14'21''$  West a distance of 301.36 feet to said North line;  
Thence along said North line, North  $89^{\circ}54'03''$  East a distance of 1,557.22 feet to the POINT OF BEGINNING.

Said Parcel containing 1,426,351 square feet (32.74 acres), more or less, and is subject to all existing easements and rights-of-ways of record or implied.

## **EXHIBIT B**

### **EXCERPTS OF STATUTES IDAHO CODE §§ 50-2018(8) AND (9), 50-2008, 50-2903(8)**

#### **IDAHO CODE §§ 50-2018(8) AND (9)**

(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.

## IDAHO CODE § 50-2008

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(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.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

## IDAHO CODE §50-2903(8)

(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.

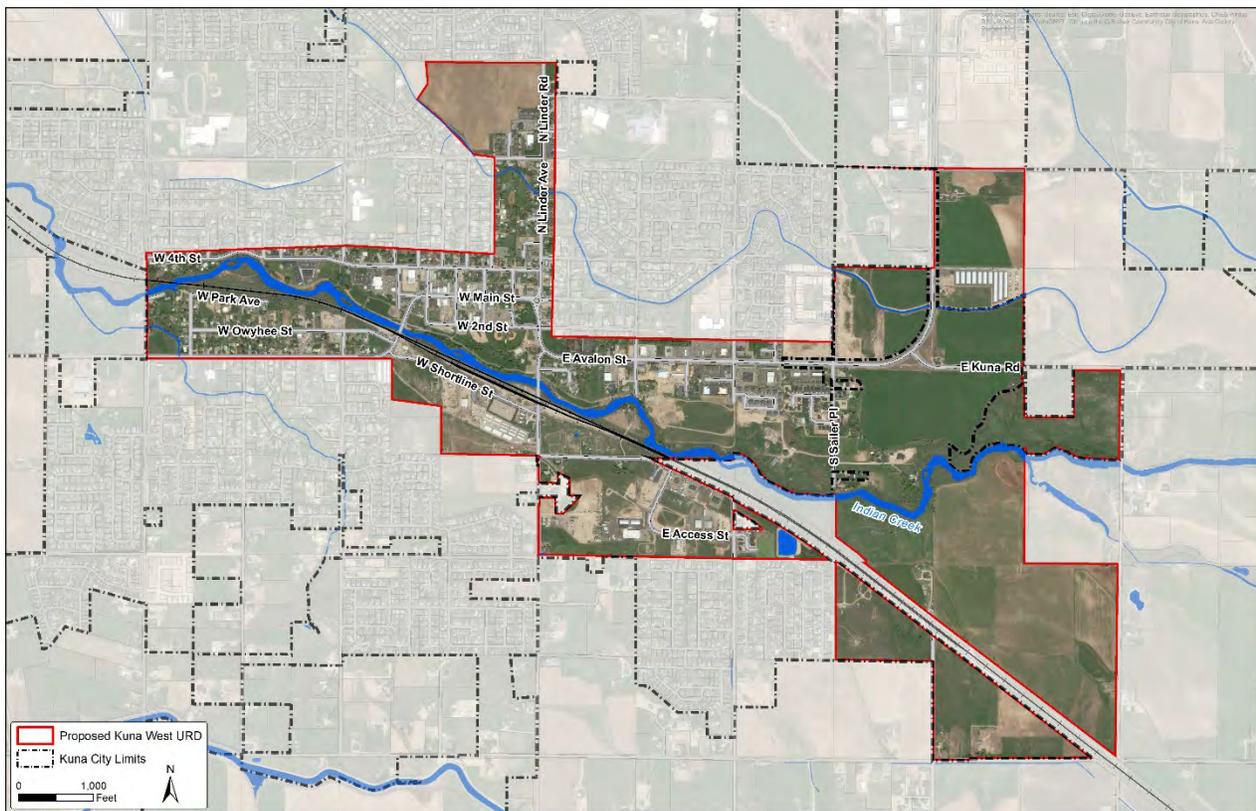
**EXHIBIT C**

**KUNA URBAN RENEWAL DISTRICT ELIGIBILITY STUDY  
KUNA WEST DISTRICT**

4851-7420-6401, v. 1

# 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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## Appendices

Appendix A – Idaho Urban Renewal Statutes

Appendix B – Field Observations

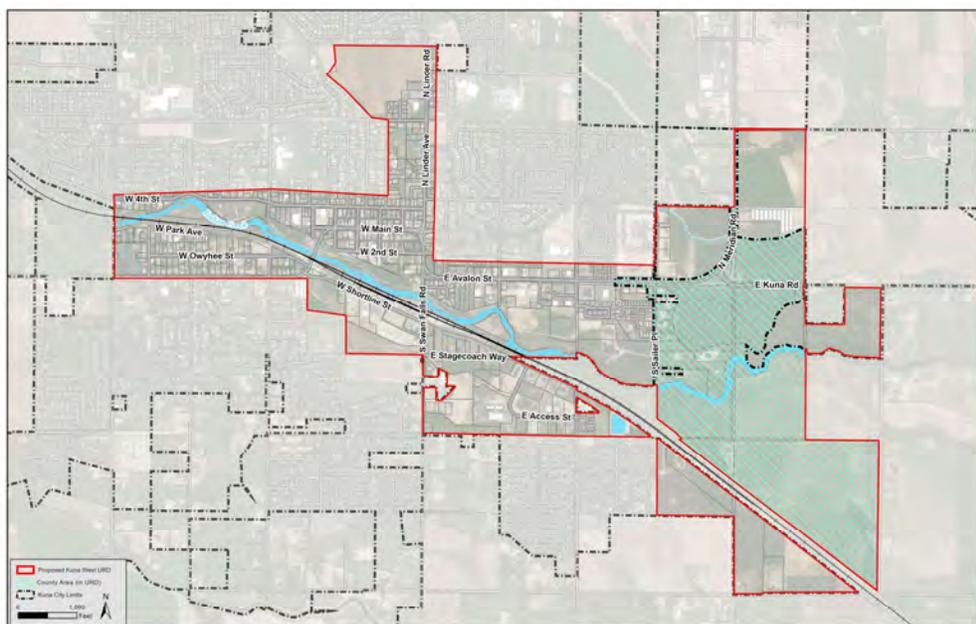
# Executive Summary

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**

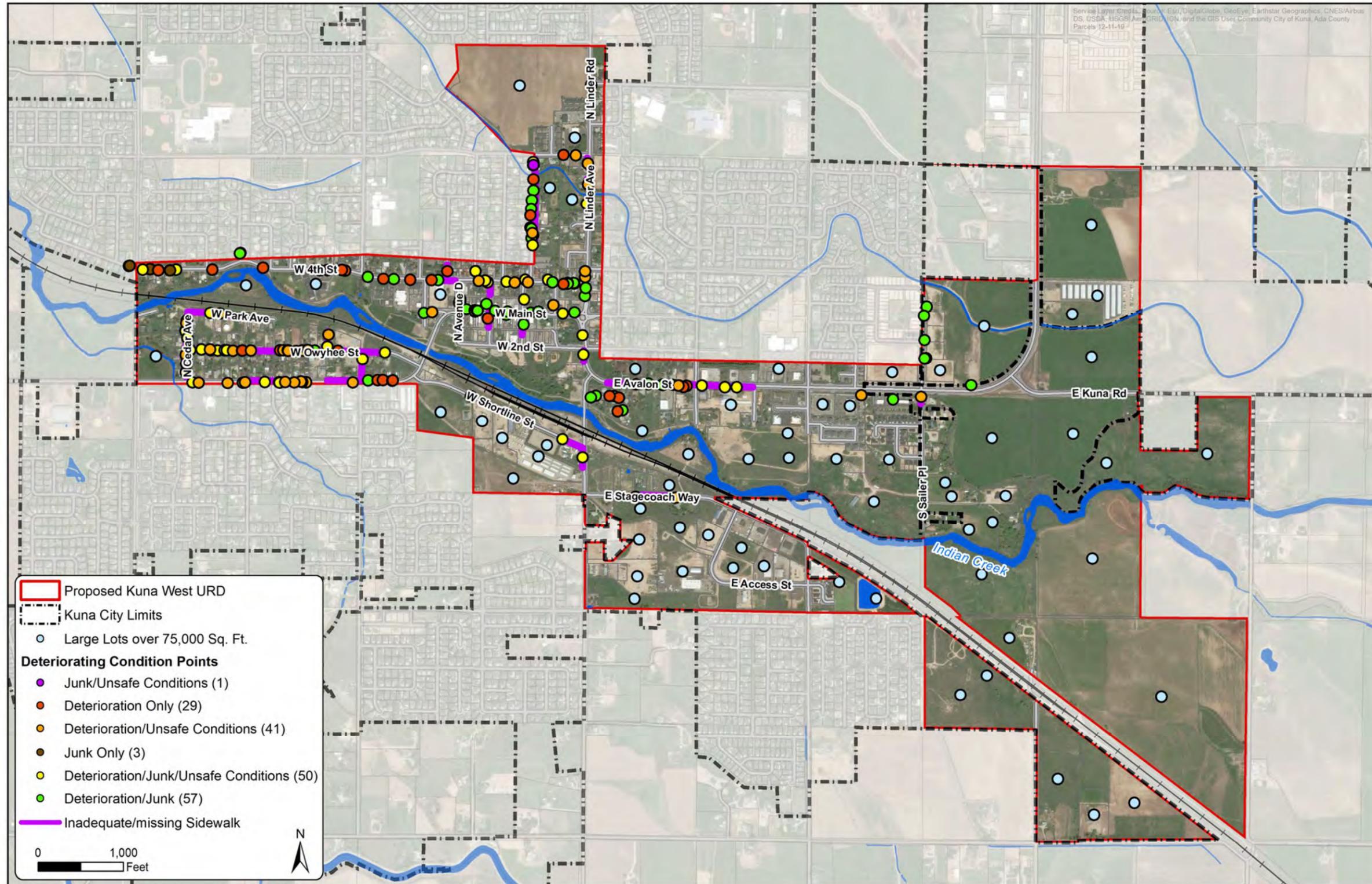
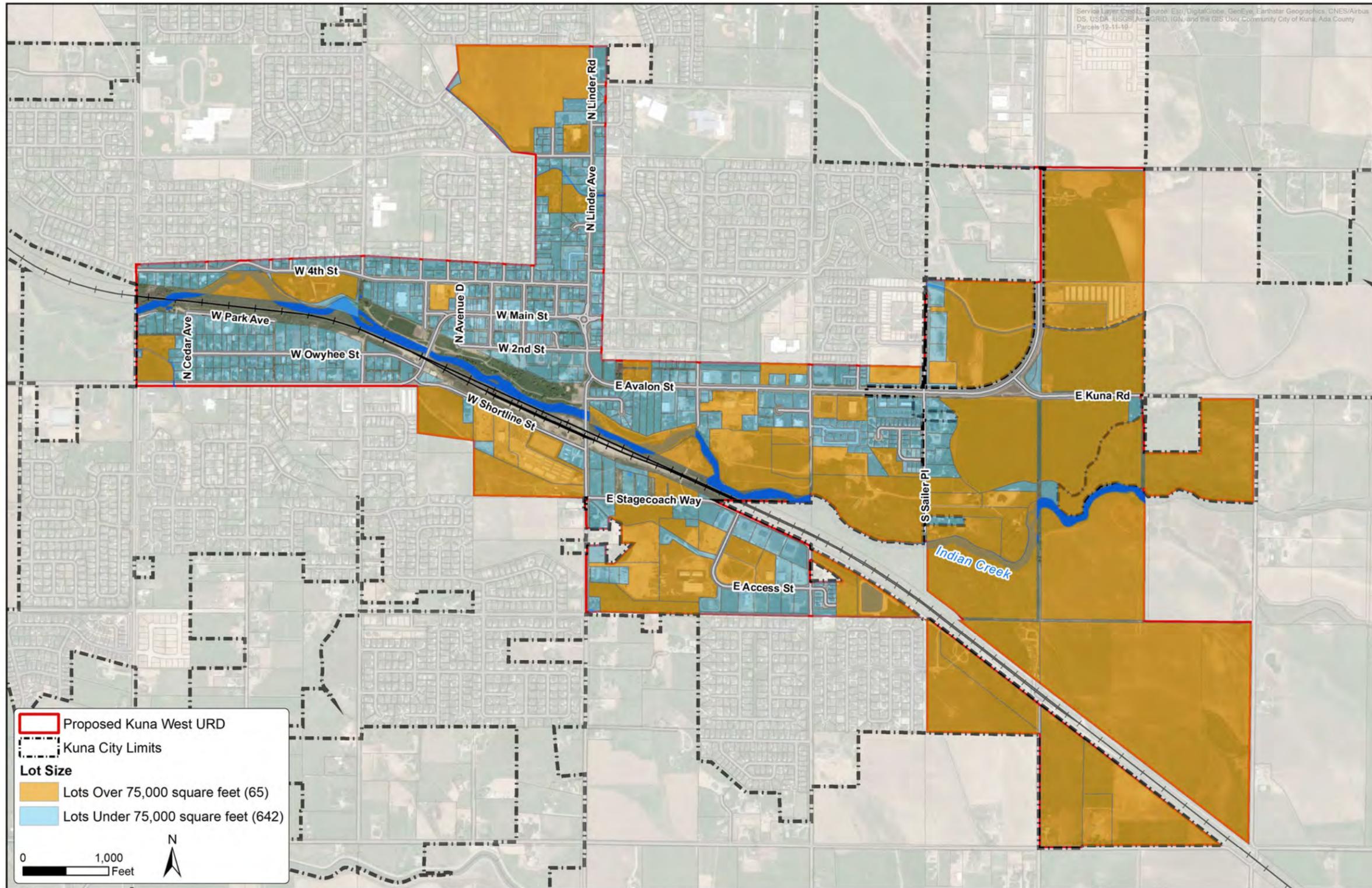
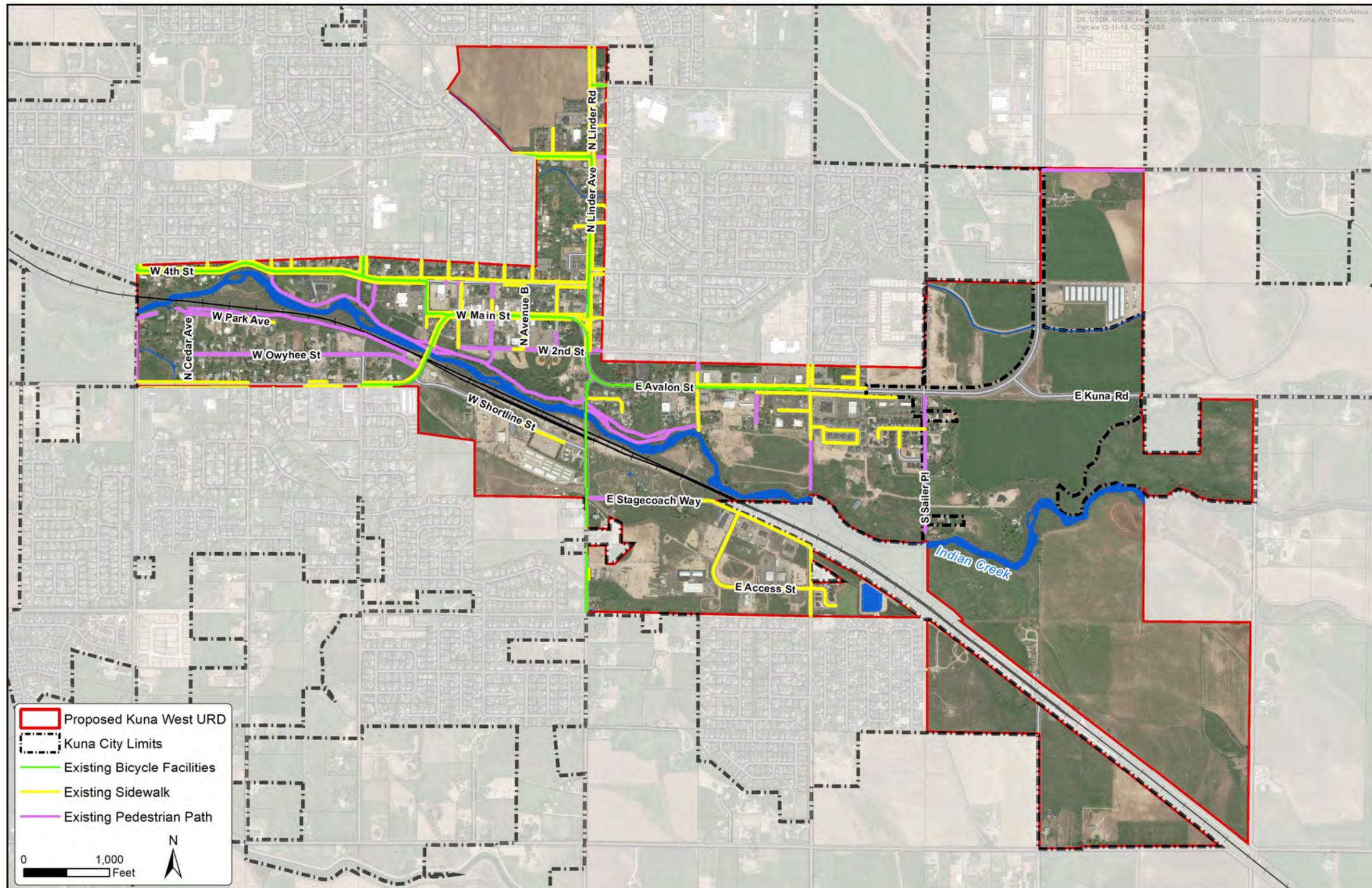


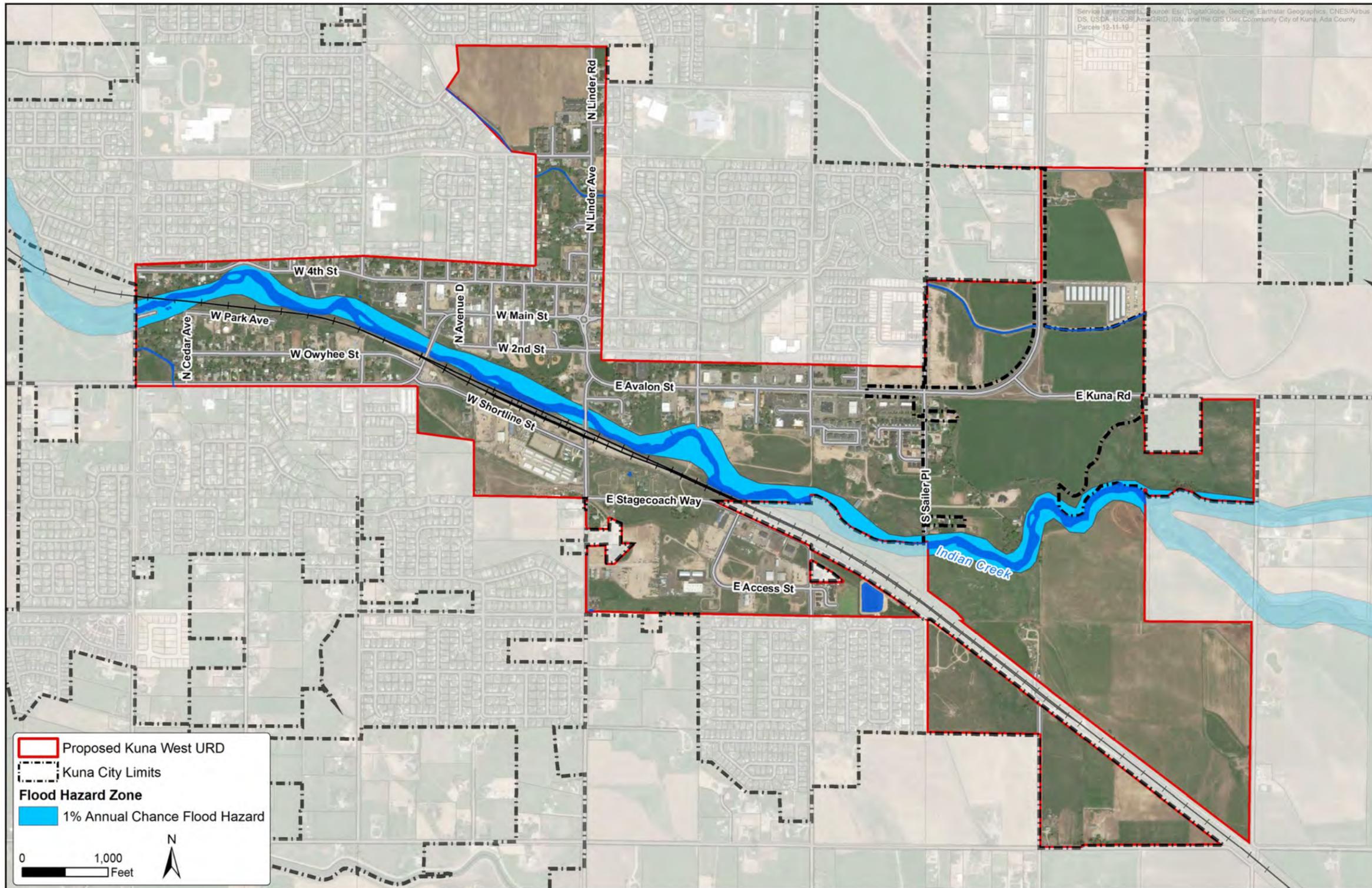
FIGURE 5 - LOT SIZE



**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**

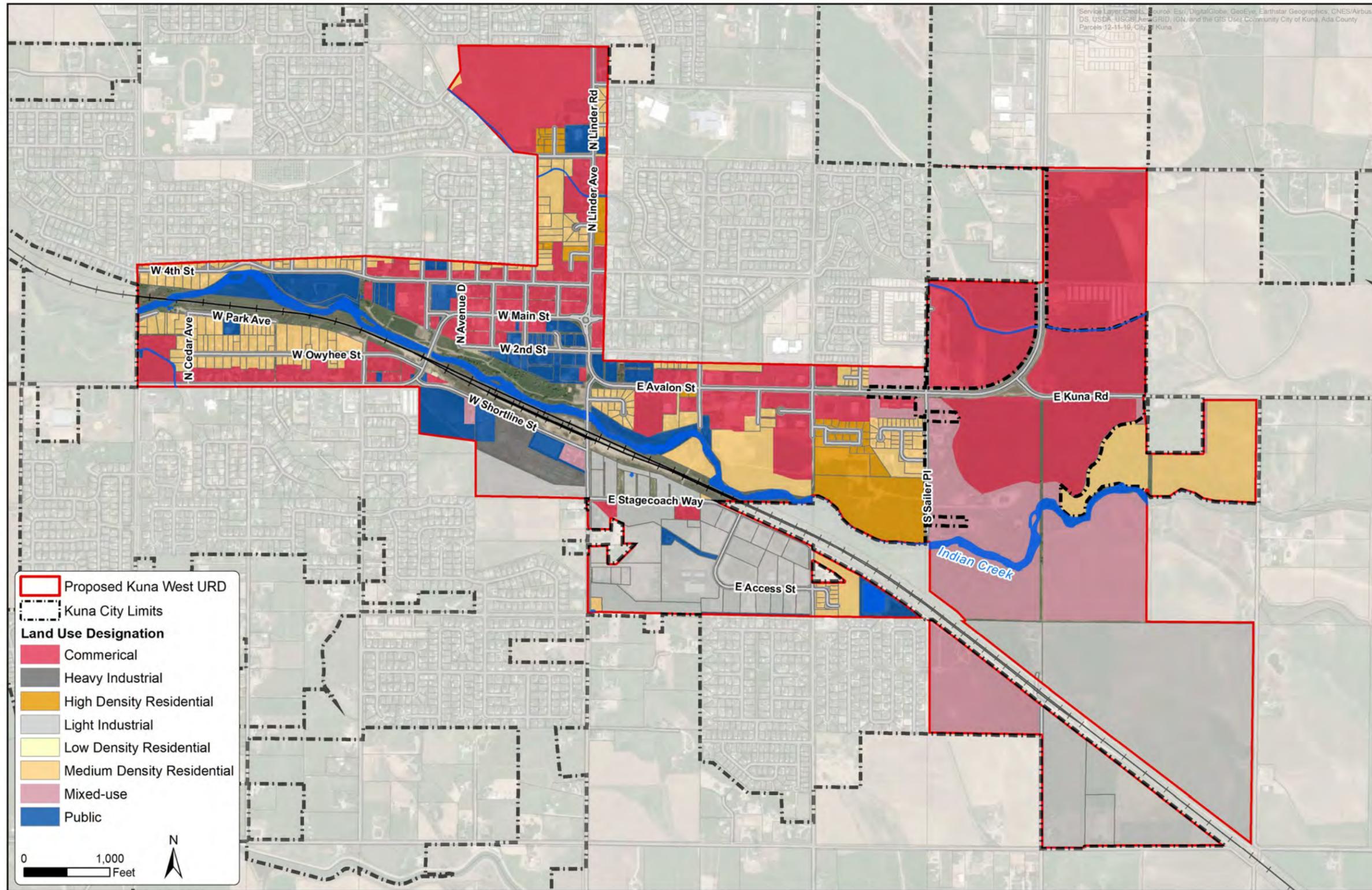
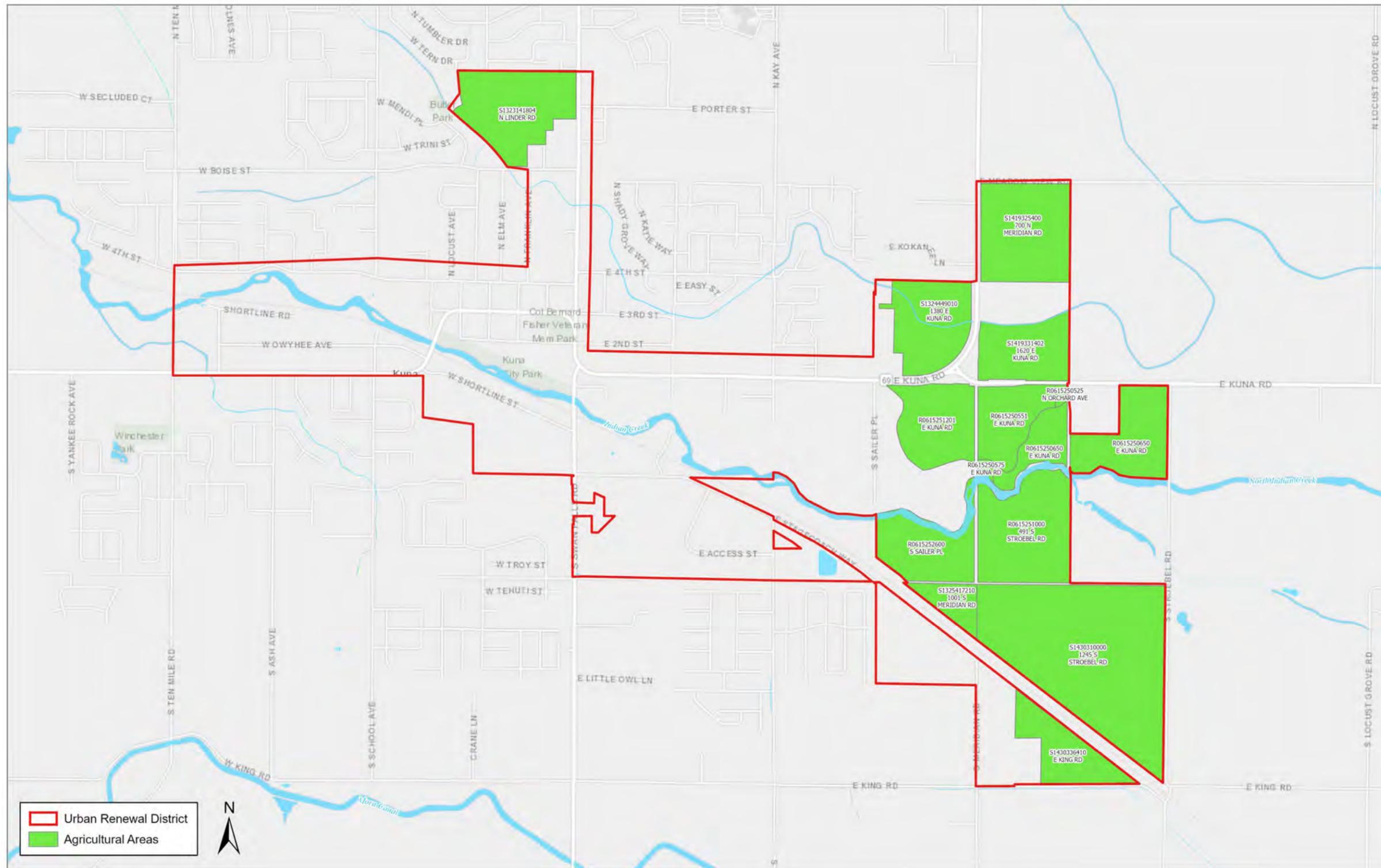


FIGURE 9 – AGRICULTURAL LANDS



## 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:**

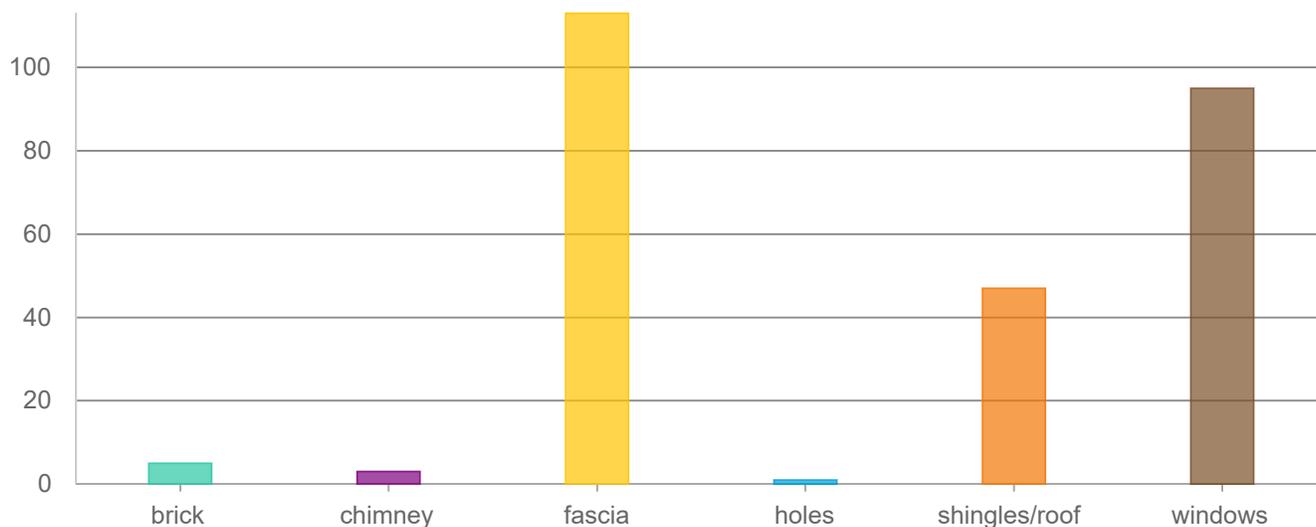
The following field observations were collected during a Windshield Survey completed in January 2020. A Windshield Survey is an informal survey comprised of driving around the community and recording observations. This survey was performed by Addison Coffelt and Tyler Shade from J-U-B Engineers, Inc. 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

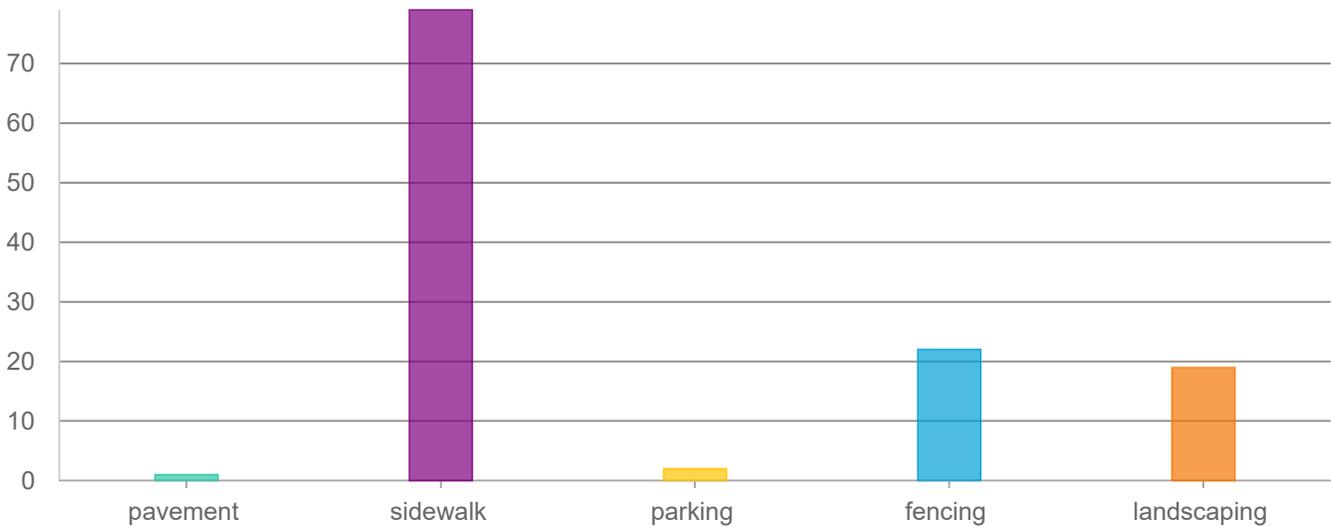
Other deterioration?





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?**

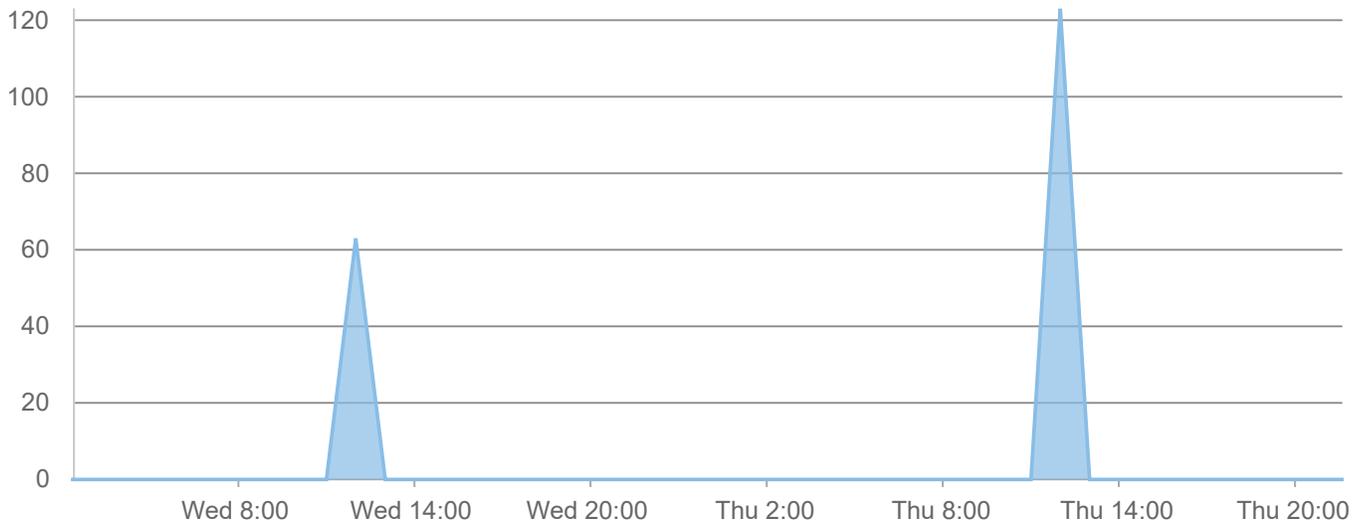
The word cloud requires at least 20 answers to show.

<b>Word</b>	<b>Count</b>
-------------	--------------

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, door 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				

## Supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District

### Introduction/Background

This document is a supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District (the “May 2020 Eligibility Study”), accepted by the Urban Renewal Agency of the City of Kuna, Idaho (URA) pursuant to URA Resolution No. 2020-02 on April 24, 2020 and adopted by the Kuna City Council pursuant to Resolution No. R29-2020 on May 19, 2020. The May 2020 Eligibility Study was also transmitted to the Ada County Board of County Commissioners (the “BOCC”) for purposes of obtaining a resolution pursuant to Idaho Code § 50-2018(18). The BOCC declined to enter into a resolution at that time. In the months since the adoption of the Eligibility Study, the URA has pursued planning and development of a Kuna West Urban Renewal District (URD), including conversations with individual property owners and representatives of local agencies. That process has resulted in preparation of an URD study area that varies slightly from the original study area map.

The purpose of this supplement is to ensure that any land areas that were not evaluated previously are analyzed, discussed, and appended to the May 2020 Eligibility Study. Any findings from the May 2020 Eligibility Study that are affected by proposed changes to the original URD study area are documented in this supplement. The results of this supplement will be a revised URD study area.<sup>1</sup>

### Affected Areas

The study area for the May 2020 Eligibility Study included acreage within the City of Kuna (the “City”) city limits as well as land area east of Kuna within unincorporated Ada County’s jurisdiction and did not include all right-of-way (ROW) adjacent to study area parcels as depicted on **Figure 1**.

The updated study area is slightly larger than the area described and analyzed in the May 2020 Eligibility Study by approximately 140 acres, which includes the 19.6 acres of additional property added as well as the boundary adjustments to align to full parcel lines and to include adjacent ROW. The parcel acreage within the original study area was approximately 842 acres; the updated study area is about 985 acres.

The original URD study area boundary (shown with a blue line on **Figure 1**) has been updated along the periphery as a result of applying more precise mapping techniques to snap to the parcel boundaries and adjacent ROW. Subsequently some of the updated URD study area boundary (shown in light tan on **Figure 1**) extends beyond the original study area boundary (blue line on **Figure 1**). These areas are *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. In a few cases, the updated URD study area boundary dips below the original URD study area resulting in some land area that is no longer included in the updated study area. Three new areas (shown in green on **Figure 1**) were not previously analyzed.

For purposes of this supplement, the analysis presented in **Table 1** focuses on properties that were not previously analyzed *in their entirety*. Those properties total 19.6 acres and are presented on the map in green and labeled with Roman numerals.

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<sup>1</sup> Upon Agency acceptance of the supplemental eligibility study, the supplemental eligibility study will first be transmitted to the Ada County Board of County Commissioners for a resolution pursuant to Idaho Code 50-2018(18). Based on ongoing discussions and planning efforts, the URD could be smaller than the revised URD Study Area, which may address the concerns previously addressed by the BOCC.

**Table 1 - Properties not analyzed in May 2020 Eligibility Study**

Site	Assessor's Parcel Number(s)	Current Land Use	Analysis for purposes of Urban Renewal Findings
I	S1324233800	Open Space	Vacant property
II	R9835320010; R9835320020; R9835320030; R9835320040; R9835320050; R9835320060; R9835320070; R9835320080	Undeveloped platted land	Platted, vacant commercial lots
III	S1326121090	Open Space	Vacant property; owned by City of Kuna and projected to be public park and recreation area

### Analysis

For the May 2020 Eligibility Study, property conditions within the study area were evaluated 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. The evaluation focused on the nine conditions specified in Idaho Code sections 50-2018(9) and 50-2903(8)(b) for a deteriorating area (provided as Appendix A of May 2020 Eligibility Study). In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The eligibility criteria findings were summarized in the May 2020 Eligibility Study and are presented here as **Table 2** and still stand with the updated URD Study boundary.

**Table 2 - Eligibility Criteria Findings (May 2020 Eligibility Study)**

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
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	Yes
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	Yes
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	Yes
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	Yes
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	Yes
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	No
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	No
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	Yes
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	Yes

The modified study area as depicted in **Figure 1** of this supplement, including the revised perimeter boundary and the addition of three parcels (refer to *Table 1*), will not affect the conclusions of eligibility as seven of the nine criteria were met. Furthermore, three of these criteria apply to the district as a whole and those findings would not change with the modifications to the URD study area boundary (2. predominance of defective or inadequate street layout; 6. diversity of ownership; 9. existence of conditions which endanger life or property by fire and other causes).

The small acreage modifications along the perimeter of the study area, depicted on **Figure 1**, consist of *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. However, as presented in **Table 1**, three properties not previously evaluated have been analyzed for purposes of this supplement. All three properties are vacant and do not exhibit any of the site-specific criteria (1. presence of deteriorated structures; 3. faulty lot layout; 4. insanitary or unsafe conditions; 5. deterioration of site or other improvements).

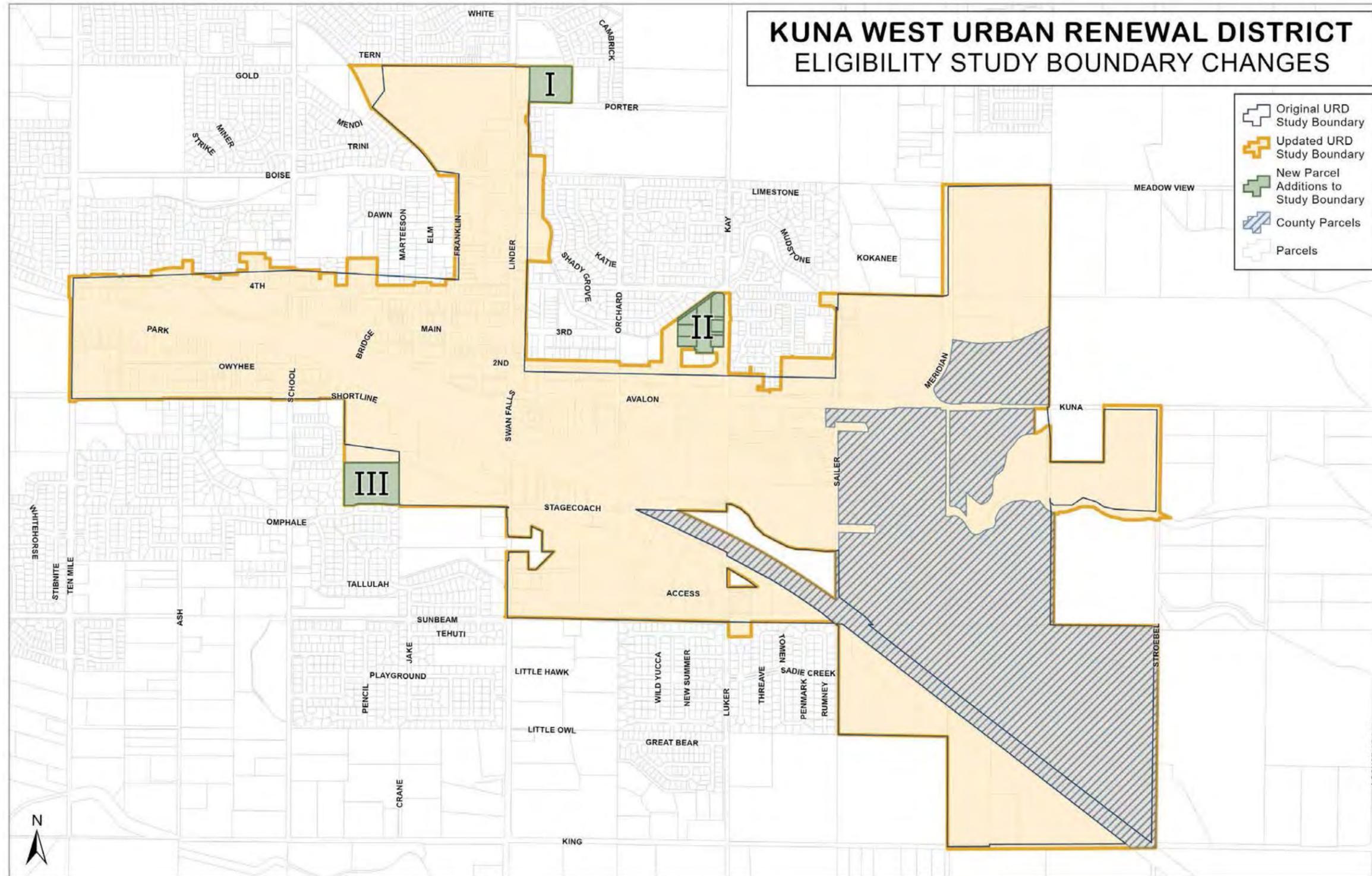
In addition to the analysis of nine criteria for deteriorating area, Idaho Code requires that a proposed area that is predominantly open land, i.e., used for agriculture or forestry, comply with Idaho Code Section 50-2903(8)(c). As described in **Table 1**, of the three sites added to the study area, two are currently used as open space. This increases the total open space acres from 423 acres to 437 acres. The new adjusted percentage of open land within the study area is approximately 44%, six percent lower than analyzed in the May 2020 Eligibility Study. The additional open space parcels meet the additional open land condition of diversity of ownership.

Eligibility for a URD also requires that 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, per Idaho Code Section 50-2903(15). For purposes of this supplement to the May 2020 Eligibility Study, a new evaluation has been conducted to reflect the taxable property within the updated study area. The 2019 City of Kuna taxable value is \$1,445,421,330 while the taxable value of the updated study area is \$127,174,500, which is below the ten percent at approximately 8.7%. The valuation still includes homeowners' exemptions and agricultural exemptions although of the three new parcels presented in **Table 1**, none receive these exemptions. As discussed in the May 2020 Eligibility Study, only minor changes to the valuation would occur if and when agricultural exemptions rolled off as the percentage of taxable property within the updated study area is projected to increase to 9.1%.

## Conclusion

This supplement has been prepared to clarify deviations in the updated URD study area and the original study area presented in the *Kuna Urban Renewal District Eligibility Study, Kuna West District*, adopted by the Kuna City Council on May 19, 2020. As depicted on **Figure 1** and further described in tables and narrative, changes to the boundary and affected areas are analyzed and discussed herein. None of these changes affect the substantive findings of the May 2020 Eligibility Study; however, this document and description of the updated study area should be appended to that study for future reference.

Figure 1 – Eligibility Study Boundary Changes  
4837-1456-6600, v. 1



Attachment 7

Public Input Survey, August 2020



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# KUNA WEST URBAN RENEWAL DISTRICT

Public Input Survey  
August 2020

# Contents

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Introduction .....	3
Overall Themes from Comments .....	4
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Public Workshop Rankings – Proposed Projects.....	6
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## Introduction

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The City of Kuna conducted a robust public engagement effort to educate community members and property owners on Urban Renewal and seek community input for the plan. This process allowed for the public to provide input on project prioritization and suggest new proposed projects to be integrated into the plan. The public input summary reflects the results of the input received from the public.

The City held two public workshops on Thursday, August 27, 2020 for the proposed Urban Renewal District, at 12pm and 6pm, to meet the needs of community members with different schedules. There were 21 participants in the 12pm workshop and 16 participants in the 6pm workshop. Participants included Mayor Steer, developers, Planning and Zoning Commissioners, members of the Economic Development Committee, representatives from the Media, City planners, City Council members, Urban Renewal Agency Commissioners, and members of the public. A full list of participants is contained in the appendix.

Throughout this process, the City maintained an Urban Renewal website, issued regular emails to interested parties and used the Kuna Economic Development Facebook page to keep the public informed and educated on Urban Renewal. A direct mailer and questionnaire were sent to all property owners within the proposed URD boundary, which included over 400+ mailers. The City sent media releases before all public hearings and the public workshops.

The Appendices contain survey results and graphical representations of data from the public workshop interactive questions and word clouds. The survey received a total of ten responses.

## Overall Themes from Comments

---

- Interest in pedestrian and bicycle safety; increased connected pathways.
- Support for public infrastructure projects.
- High interest in projects that may lead to the development of new public space, retail, businesses and well-paying jobs in Kuna.

### Specific Comments — Project Types

- Public infrastructure
- Pedestrian and bicyclist safety
- Pathways for families to walk and ride bikes
- Acquisition of blighted properties as a high priority, but only where needed.
- Provide incentives for new construction, example of program related investing.
- Projects that increase safety

### Specific Comments – Proposed Projects

- Railroad improvements/overpass should be considered for ease of traffic congestion only when population increases.

### Public Suggestions for Specific Projects

#### *URD Jurisdiction*

- The YMCA coming into downtown – observation that traffic is getting backed up for those turning to go on the other side of the railroad tracks.
- When sidewalks are not feasible, then shoulders should be maintained for walking and biking.
- The west side of Linder between Boise Street and 4th Street East needs sidewalks or a maintained path for walking and biking.
- Extend the Greenbelt going down Kuna Rd.
- Put in at least one more park.
- Upgrade old park.
- Put in right turn lanes so people don't have to brake at 55 mph.
- A light at Albertsons.
- Finish the sidewalk by Family Dollar on Avalon to Swan Falls Roads.
- Sewer improvements at Morris and Swan Falls Roads
- Connect sidewalks at Avalon and Swan Falls Roads
- Large parks (similar to in Meridian)
- West side of Linder – 4<sup>th</sup> – curb and gutter improvements

### *Outside URD Jurisdiction*

- Development of a Downtown Master Plan to serve as a blueprint for future development.
- Fund and promote improvements to existing buildings in accordance with downtown design standards.
- Create a Downtown Financing Board with the focus of establishing low cost financing options for renovating existing buildings within the URD.
- Public transportation
- Recreational amenities
- Recreation Center
- Plant trees along the Greenbelt.
- Public spaces
- Longer synced lights going down Meridian Rd.
- Public-Private Partnerships
- Handicap access
- Walkable shopping and restaurants
- Interest to move that cattle farm next to the high school (acknowledgement of grandfathered allowance, suggestion to trade land in the outskirts of town).

## Public Workshop Rankings – Proposed Projects

The following table illustrated the priority ranking exercises for proposed projects completed by participants in two workshops and the survey. The survey participants responded to project options different from the polls in the two public workshops. This table represents the combined rankings from both sets of public input. Projects with a lower number indicate a high preference from participants and projects with a higher number indicate a lower priority from participants.

Project Category	Project Name	Workshop Rankings – 12pm	Workshop Rankings – 6pm	Survey Respondents	Combined Scores – Workshops*
<b>Transportation &amp; Pathways</b>				3	
	Highway 69 Curve into Kuna/Avalon: Intersection Improvement	4	2		3
	Extension of Highway 69 to Indian Creek	5	6		5.5
	Overpass for Kuna	2	1	1	1.5
	Avalon & Kay Intersection Signal	1	5		3
	Avalon, Ten Mile & Meridian Road Streetscape/Pathway Improvements	6	4		5
	Greenbelt & Indian Creek Pathway Extensions	3	3	7	3
<b>Public Infrastructure</b>				2	
	Fiber & Broadband Improvements	3	4	4	3.5
	Sewer, Water & Pressurized Irrigation Upgrades	1	3		2
	Street Lighting	4	1	8	2.5
	Sidewalks	2	1	5	1.5
	Public Parking	5	5		5
<b>Downtown</b>				6	
	4th Street Improvements	3	4		3.5

Project Category	Project Name	Workshop Rankings – 12pm	Workshop Rankings – 6pm	Survey Respondents	Combined Scores – Workshops*
	Avenue A-D Improvements	3	2		2.5
	Public Alley Improvements	5	5		5
	Purchase of Blighted Structures for Redevelopment	2	3	9	2.5
	4th Street Gym – Community Gathering Space/Kuna Market Village	1	1		1
<b>Greenfield and Redevelopment</b>					
	Boise Ave & Linder Area	2	1		1.5
	Avalon/Indian Creek Frontage Properties	1	2		1.5
	Industrial – Flex Space	2	4		3
	Highway 69/Meridian Properties	4	3		3.5

\*Scores averaged between the two public workshops.

### Survey Ranking by Project Type

- 1 Railroad Improvements/ Overpass
- 2 Public Infrastructure: Water/Sewer/Irrigation
- 3 Streets & Intersection Improvements
- 4 Fiber & Broadband Improvements
- 5 Sidewalks
- 6 Downtown Specific Initiatives
- 7 Pathways
- 8 Lighting
- 9 Acquisition of blighted properties for redevelopment

### Businesses and Jobs Kuna Should Strive to Attract

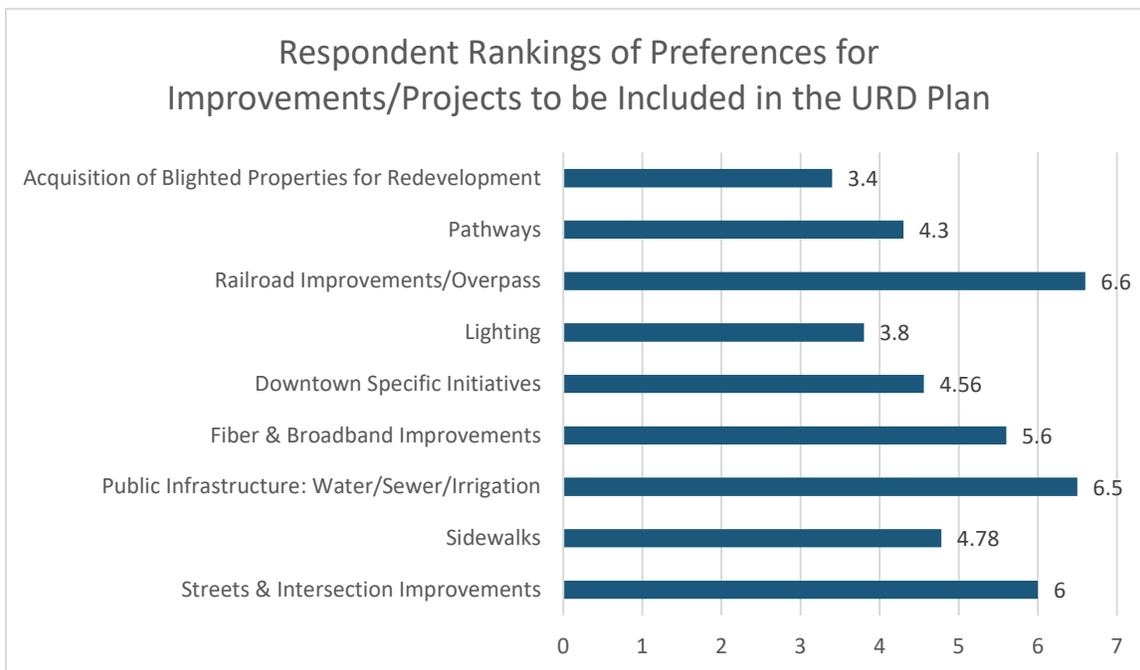
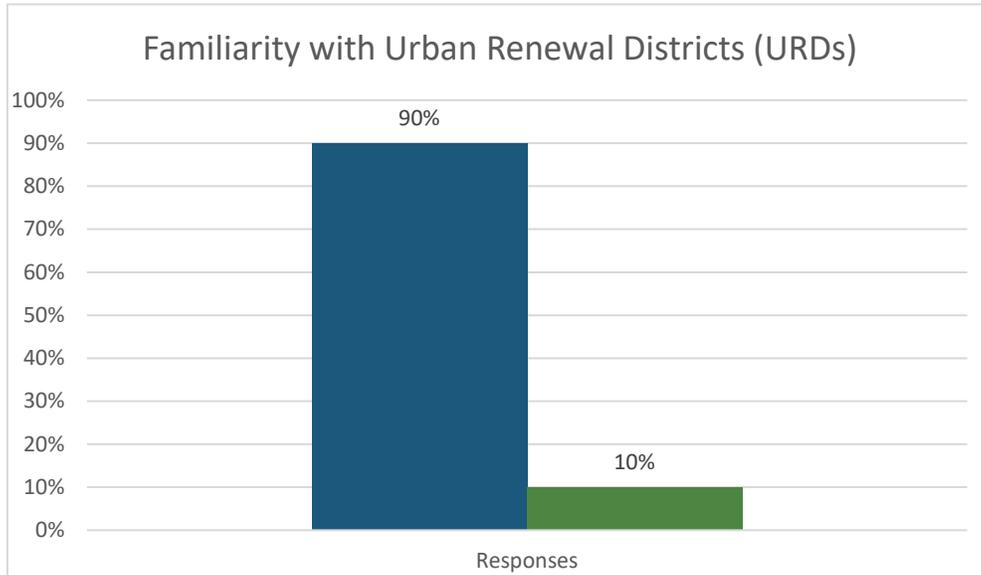
- Businesses that promote downtown as an activity center; ex. its livable, vibrant, has a strong urban core.
- Restaurants and Retail Services that offer one-stop-shopping.
- Businesses should be allowed to operate on sidewalks.
- Well-paying
- Entertainment

- Movie theater
  - Amphitheater
- Professional
  - Software Development
  - Start-Up businesses
- Office
- Medical
- Restaurants and Food
  - Co-op
  - Bakery
  - Not Fast Food
  - Non-Franchise
  - Fast Food
    - Burger King
    - Kentucky Fried Chicken
- Retail
  - Books
  - Clothing
  - Pet Supply
  - Fred Meyer
  - WinCo
  - Walmart
- Industrial or Industry related
  - Light
  - Small-scale
  - Harbor Freight
  - Bissell part store
  - RV Park, Large Thrift Store such as Idaho Youth Ranch
  - A mixture, but there is an opportunity to assist in attracting well planned neighborhood and urban retail which is fantastic marketing for all of Kuna.
  - Co-ops, restaurants (local burger joint(s)& breakfast place), chick fil-a, winery, vet clinic, community environment w/ sports, horseshoes, go-carts.
  - Small retail (local mom & pop), big retail (bigger stores to give more options so I don't have to drive in to Meridian/Boise to go to Home Depot/Lowes, etc.), restaurants (fast food & sit down), industrial (manufacturing to bring jobs to town)

# APPENDIX A

Survey Results

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# APPENDIX B

Public Workshop Polls

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Word Cloud



*Word Cloud representation of public workshop participants interests for jobs and businesses in Kuna (representation of the 12pm and 6pm workshops).*

Interactive Question Results

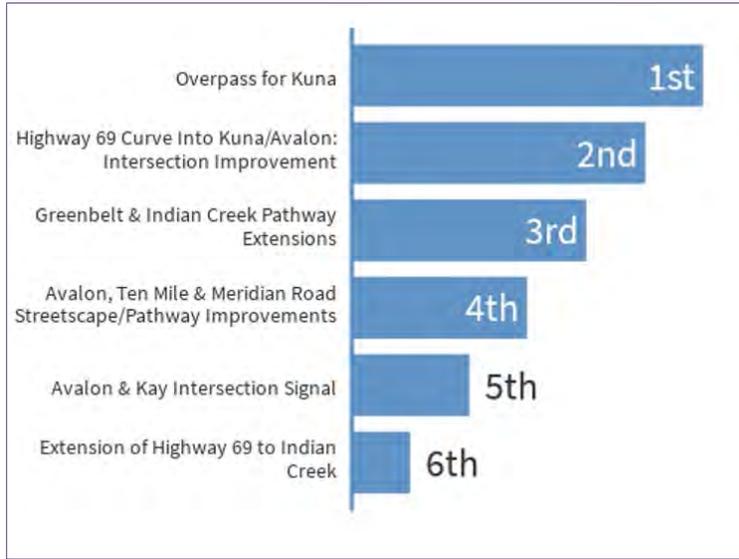
Poll Question: Please rank the following proposed Greenfield and Redevelopment projects.



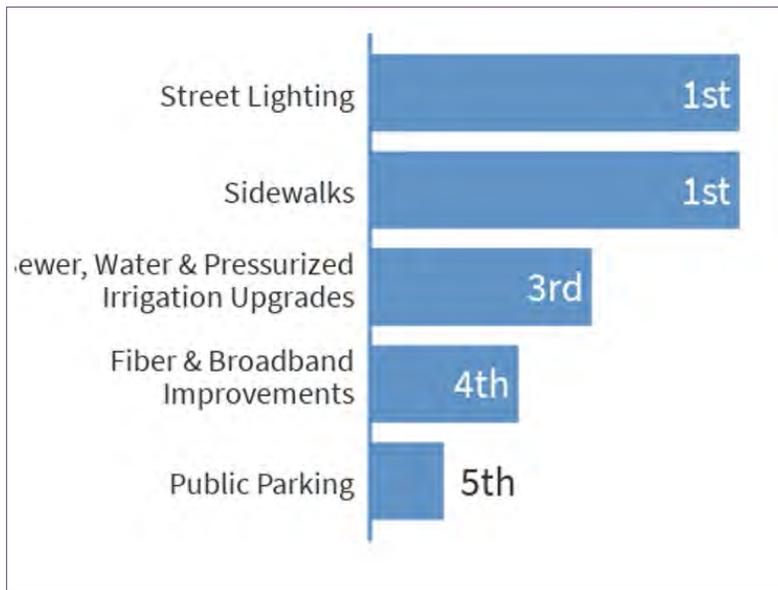
Poll Question: Please rank the following proposed Downtown projects.



Poll Question: Please rank the following proposed Transportation and Pathways projects.



Poll Question: Please rank the following proposed Public Infrastructure projects.



## Public Workshop Participants

### *First Workshop (21 participants)*

- Lisa Holland, City of Kuna
- Lisa Bachman, J-U-B Engineers, Inc.
- Caroline Mellor, The Langdon Group
- A Team Land Consultants (Steve Arnold)
- Addison Coffelt
- Bruce Wasserman
- Carl Miller (COMPASS)
- Dana Hennis (P&Z Commissioner)
- Desi Ford
- Don Carlock
- Jace Hellman
- Mayor Stear
- Lee Young (P&Z Commissioner)
- Nola Miller
- Rocco D' Orazio (URA Commissioner)
- Sheri Freemuth
- Steve Cherry (Econ Dev Committee)
- Tim Blair
- [wisfarm@gmail.com](mailto:wisfarm@gmail.com)
- Paula
- Nate Stanley

### *Second Workshop (16 participants)*

- Lisa Holland, City of Kuna
- Lisa Bachman, J-U-B Engineers, Inc.
- Caroline Mellor, The Langdon Group
- Alex Stevens (Media)
- Blake Jones (Media)
- Cathy Gealy (P&Z Commissioner)
- Jace Hellman (Kuna Planner)
- Mark Schlag (TOK Commercial)
- Pam Powell
- Sheri Freemuth
- Tayler Tibbitts (URA Commissioner)
- Tim Blair
- robert
- Victoria Cleary (Economic Dev Director for Meridian)
- [Wisfarm@gmail.com](mailto:Wisfarm@gmail.com)
- Greg Mcpherson (City Council & URA Board)

# APPENDIX C

Public Workshop PowerPoint

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# URBAN RENEWAL PUBLIC WORKSHOP

PUBLIC WORKSHOP • AUGUST 27, 2020

# WELCOME!

## INTRODUCTIONS

### CITY OF KUNA

Lisa Holland • Economic Development Director

### J-U-B ENGINEERS, Inc.

Lisa Bachman, AICP, PCED

Caroline Mellor, The Langdon Group (J-U-B Engineers)





# Workshop Overview

## AGENDA

- **Why Urban Renewal for Kuna?**
- **What is an Urban Renewal District?**
- **Maps & Planning Area**
- **Projects & Priorities**
- **Feedback**

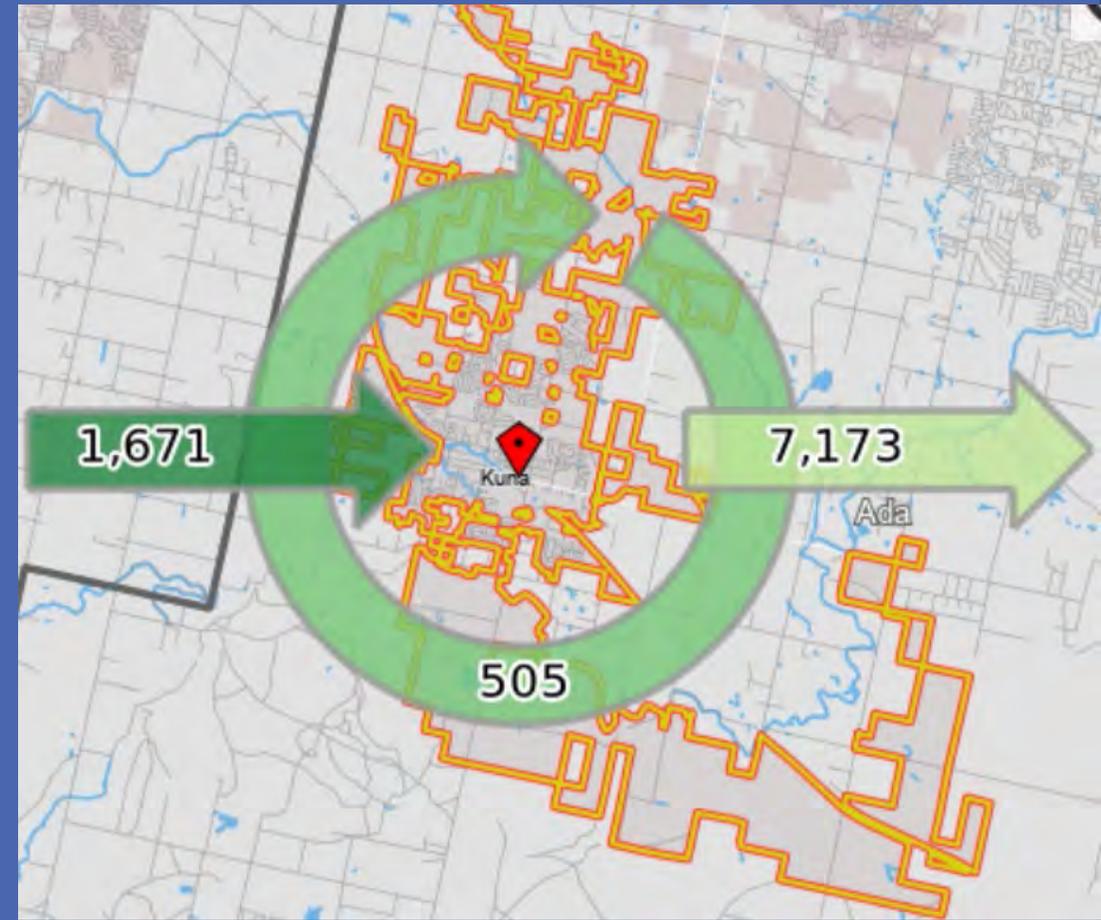
# Urban Renewal



**Urban Renewal –**  
Ability to Focus Dollars  
Into a Specific Area For  
Infrastructure  
Improvements

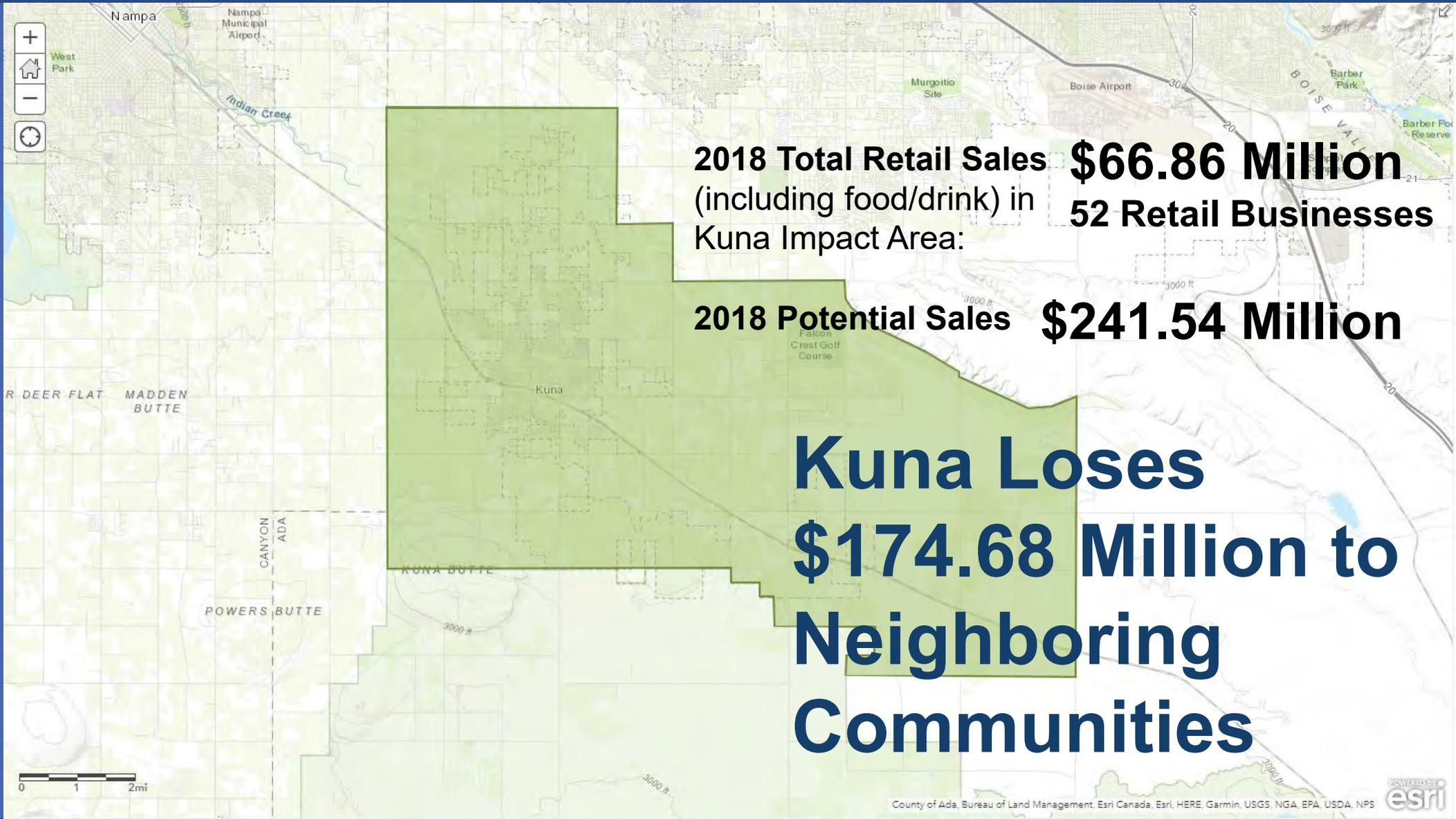
# Why Kuna?

- **Background**
  - Urban Renewal Conversations Since 2001
  - Urban Renewal Agency Established in 2011
- **Why Urban Renewal for Kuna?**
  - 93% Leave to Work Elsewhere
  - Infrastructure Challenges (Roadways, Sewer, Water, Shovel-Ready Properties for Commercial)



Source: US Census Bureau (2017 data)

# Commercial Opportunity



# Example: Caldwell (1998-2017)

- Indian Creek Restoration & Downtown Plaza
- Redevelopment Partnerships: Theatre, YMCA, TVCC
- Parks, Roadway Projects & Infrastructure Improvements
- Sky Ranch Business Center
  - \$40 Million of Investment (14 new buildings)
  - 400+ jobs





# WHAT IS AN URBAN RENEWAL DISTRICT?

# Urban Renewal District (URD)

## WHAT IT IS...

Planning Boundary to Re-Invest taxes from NEW developments in an area into infrastructure projects.

- Roadway & Pedestrian Improvements
- Public Infrastructure
- Redevelopment (i.e., downtown)
- Greenfield Development (i.e., Business/Industrial Park)

A URD/TIF does not raise property taxes or affect impact fees.



# How it Works

**Example: 1 Acre of Undeveloped Ground in District is Worth \$100,000**

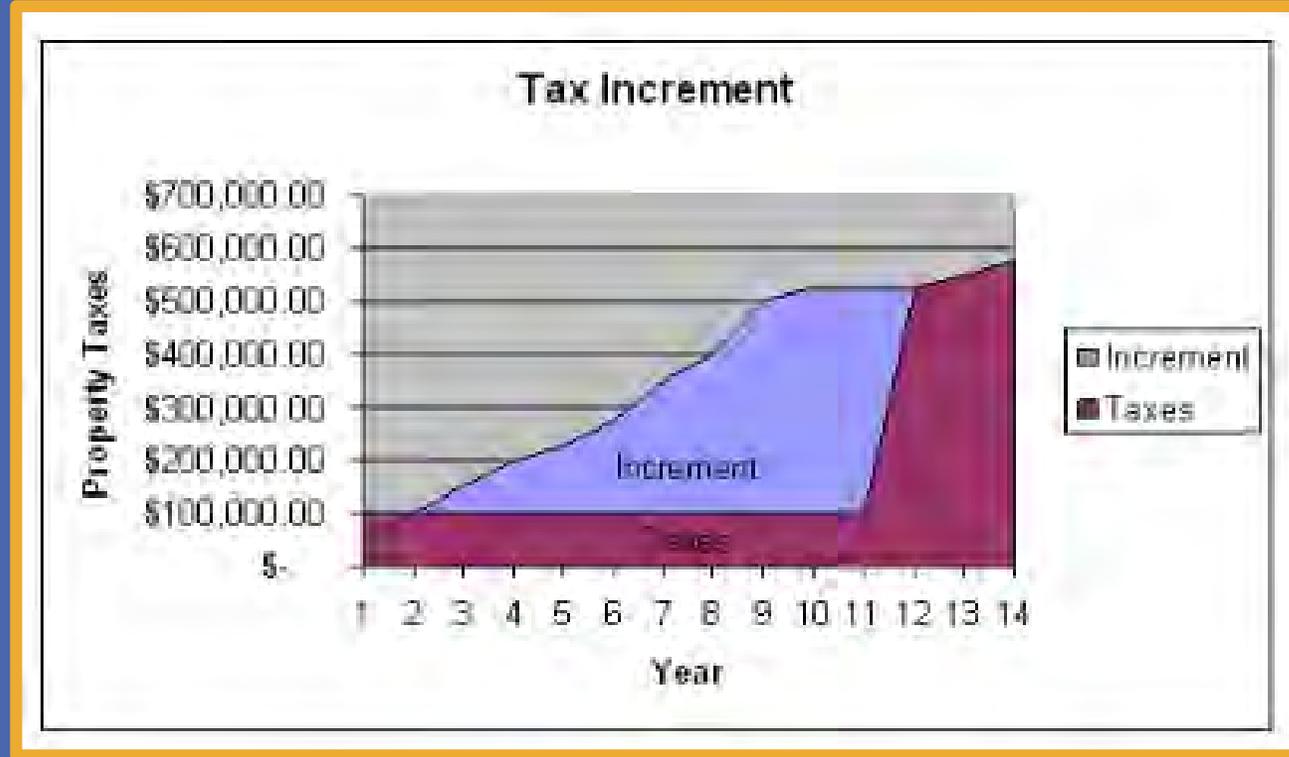


**A New Retail Development is Built on That Ground and Increases the Value to \$1 Million**

---

**The URD Can Use the Property Taxes Collected on the \$900,000 (Increment) for Infrastructure Projects Within the Planning Area**

# What About Taxing Entities?



- Taxing Entities Will Collect the Amount they Budget
- Fire/Police/Parks/ACHD will Still Collect Impact Fees
- When the District Closes (20 Years Max), the Taxing Entities Will Get to Collect the Increment Gained From New Developments

# What is the Process to Form a URD?

Oct 19 – Apr 2020



**Eligibility Study**

May 2020



**City Council Directs  
URA To Create Plan**

Aug/Sept 2020



**Urban Renewal  
Plan/Feasibility Study**

Oct/Nov  
2020

**Plan Review – P&Z  
Commission & City  
Council**

Dec 2020

**Adopt City Council  
Ordinance – Approving  
the Plan**



# Public Outreach



- June 2019 Financing Tools Workshop
- October 2019 Economic Development Strategic Planning
- Kuna Urban Renewal Website
- Letter to Each Property Owner
- Outreach to Taxing Entities & Planning Organizations
- Partnership with ACHD & Ada County
- **Public Workshop - Today!**

<https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>



# Questions





# Poll Instructions

## Two Ways to Join:

### Via Website –

Go to [Pollev.com/lisah546](https://Pollev.com/lisah546)  
in a new browser window

### Via Text Messaging -

Texts LISAH546 to 22333 to  
join the session, then they  
text a response as we go  
through<sup>TW</sup> the questions.

**Please sign-in to the workshop by entering your name and  
any organization you represent.**

 **Poll locked.** Responses not accepted.

## What is your understanding of the concept of an Urban Renewal District (URD) for Kuna?

Fully understand

Mostly makes sense

I have a minor question

Somewhat confused

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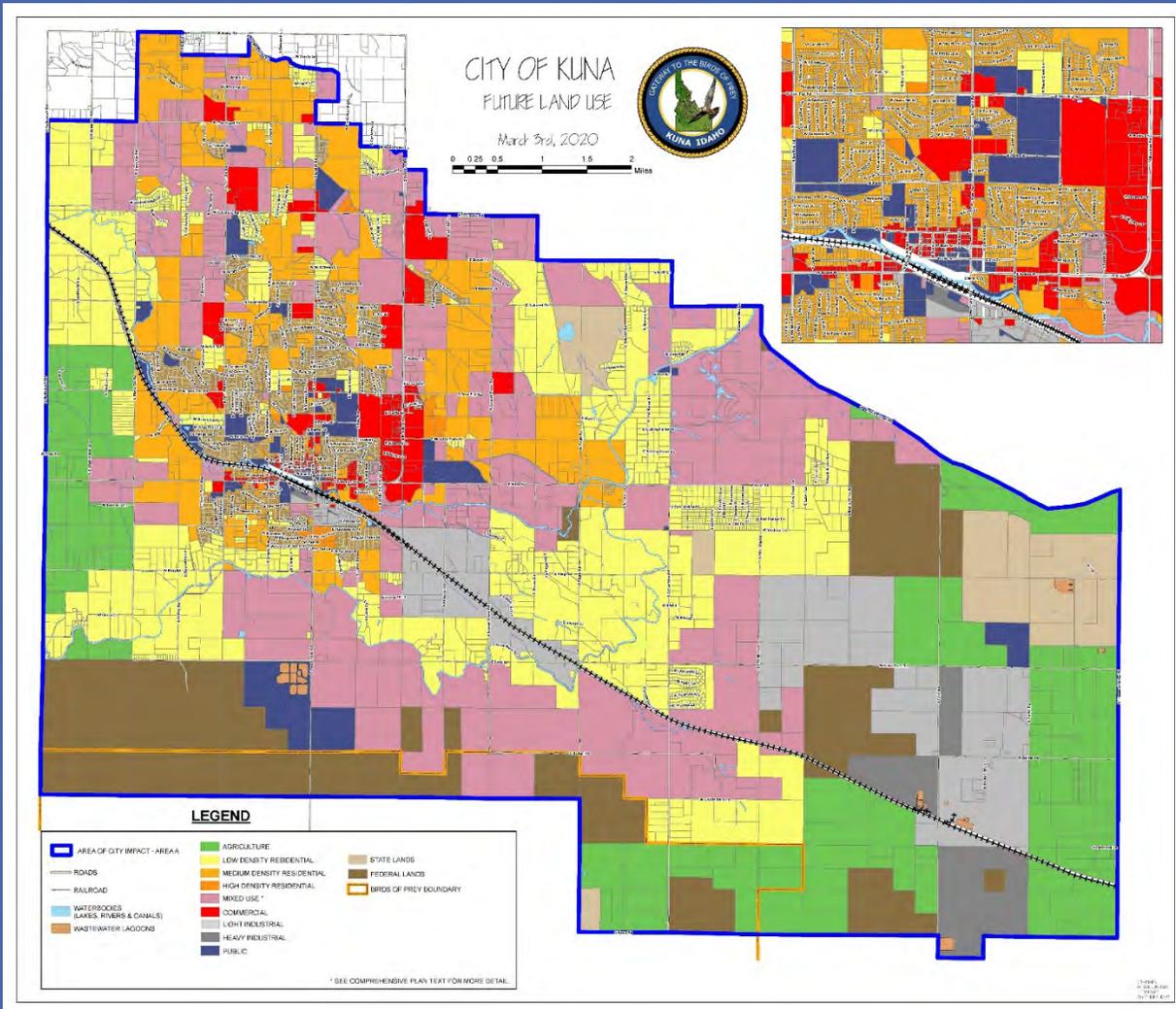
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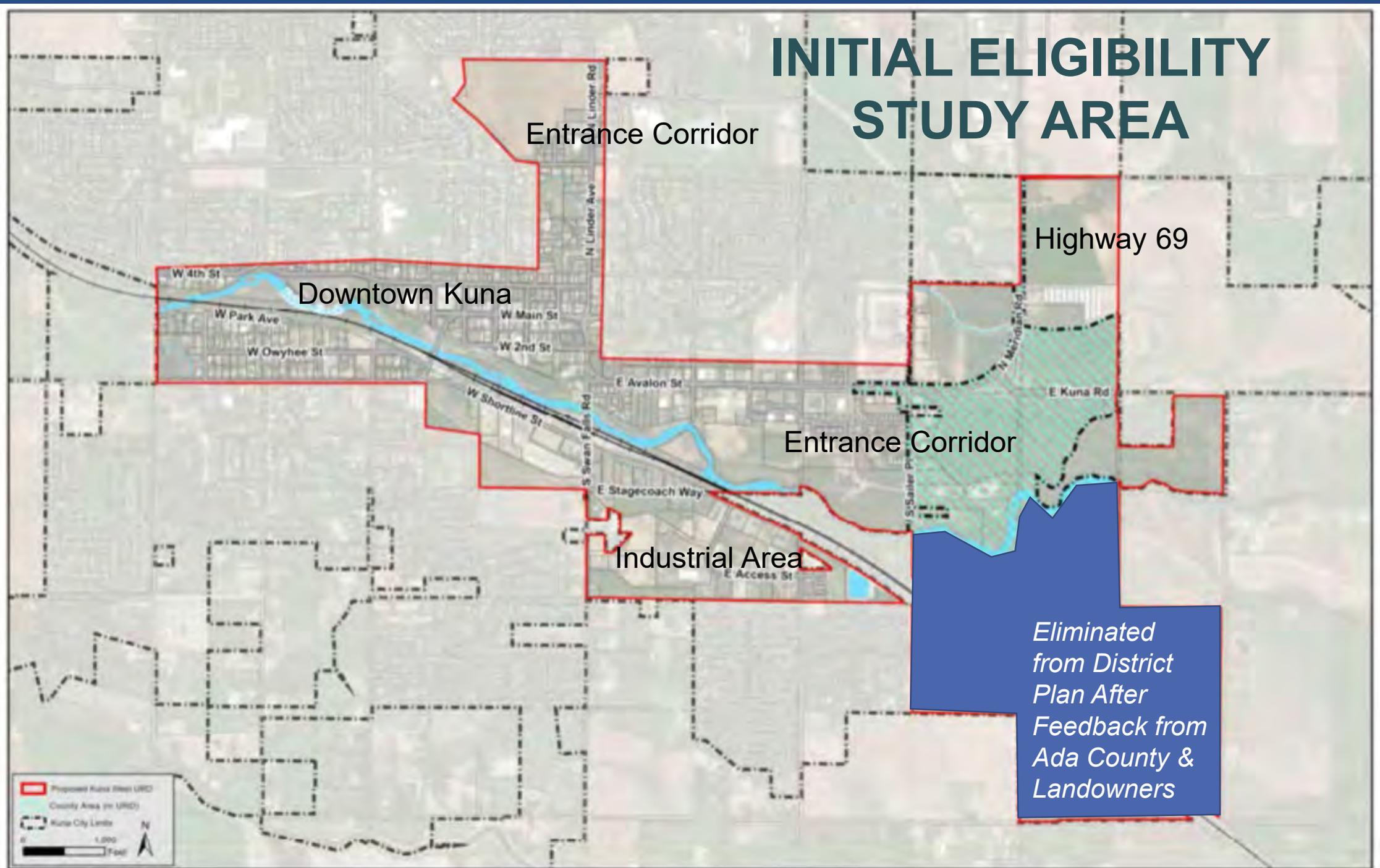


# Proposed Kuna West URD Planning Area

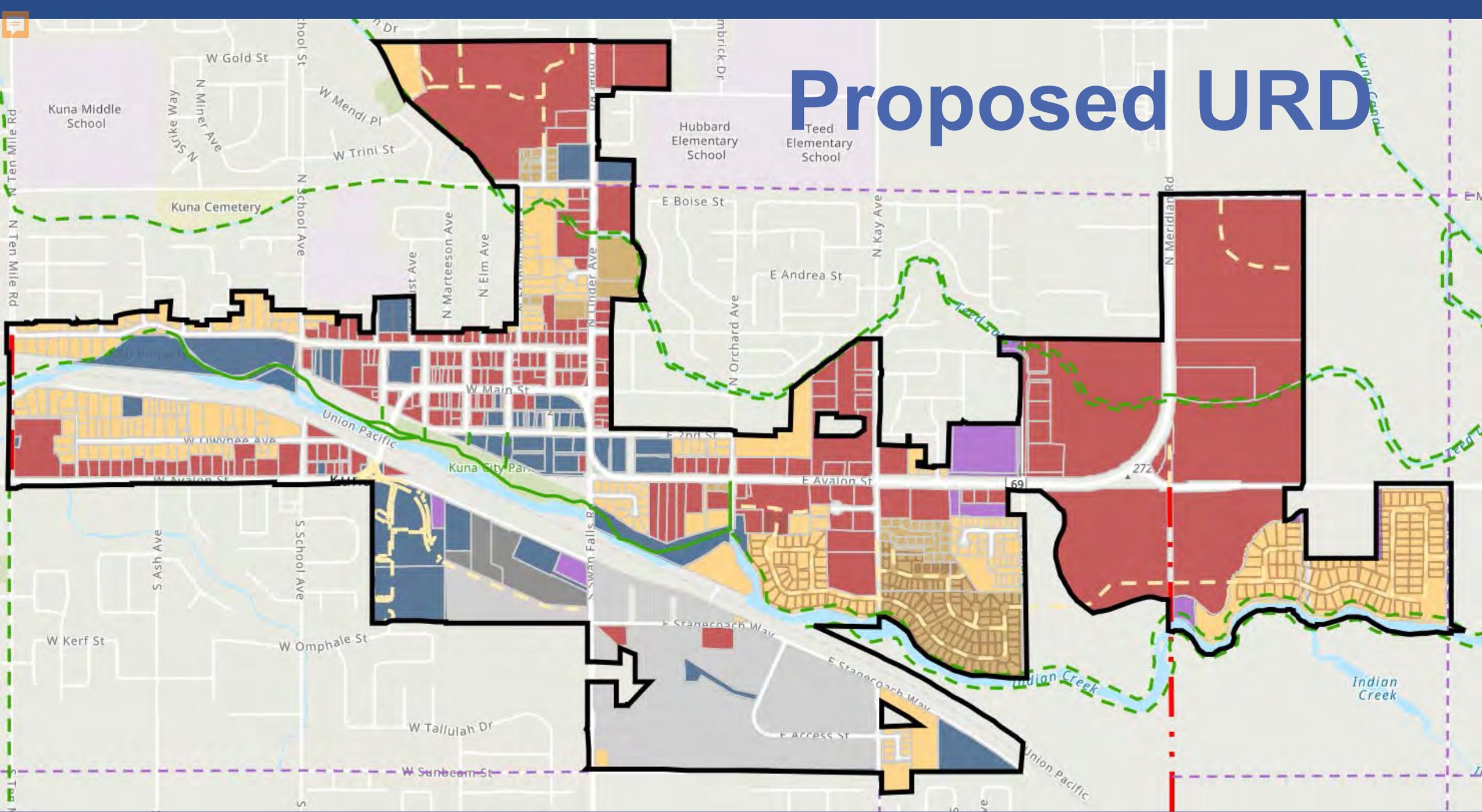
# How Did We Create The Boundary?



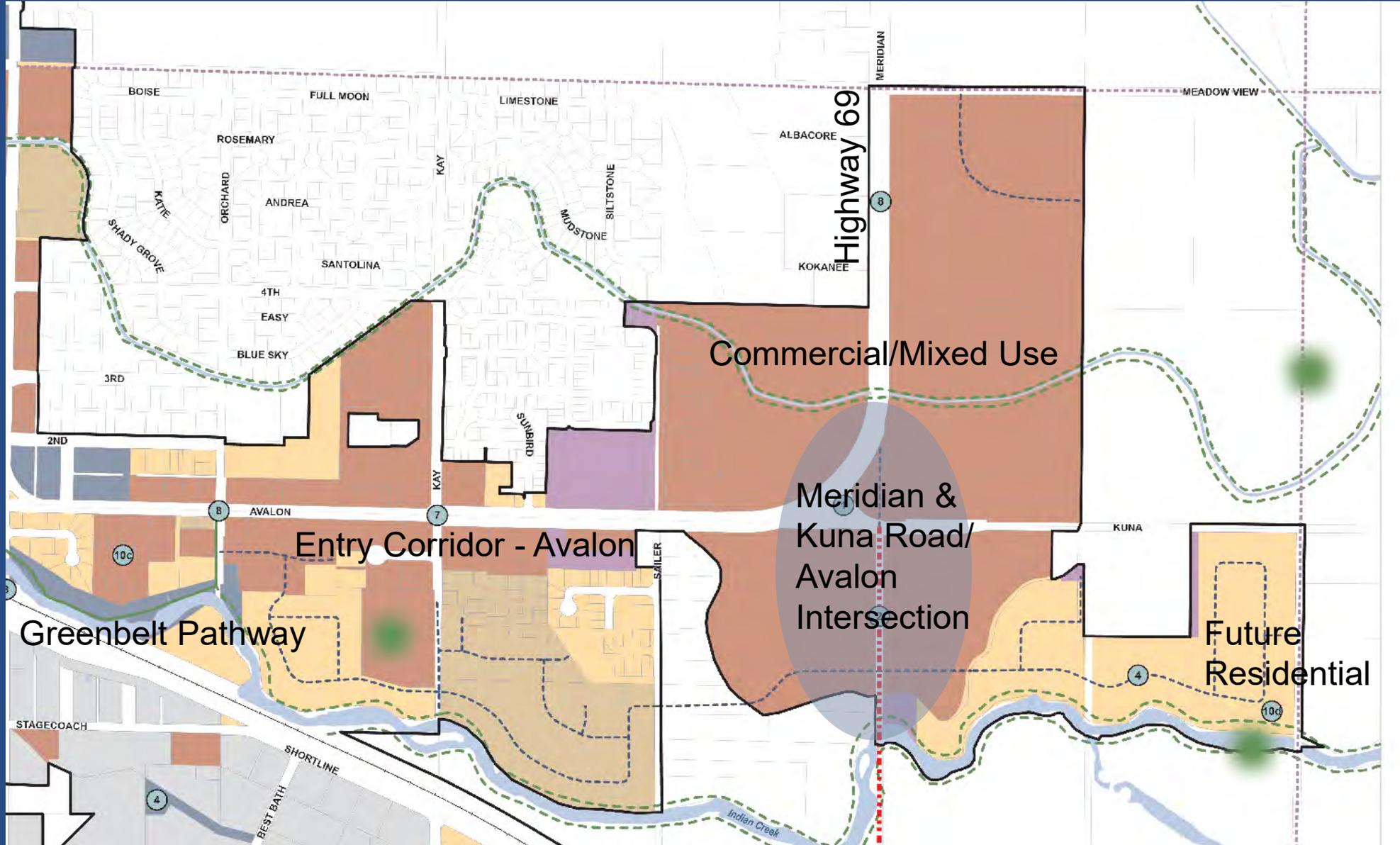
# INITIAL ELIGIBILITY STUDY AREA



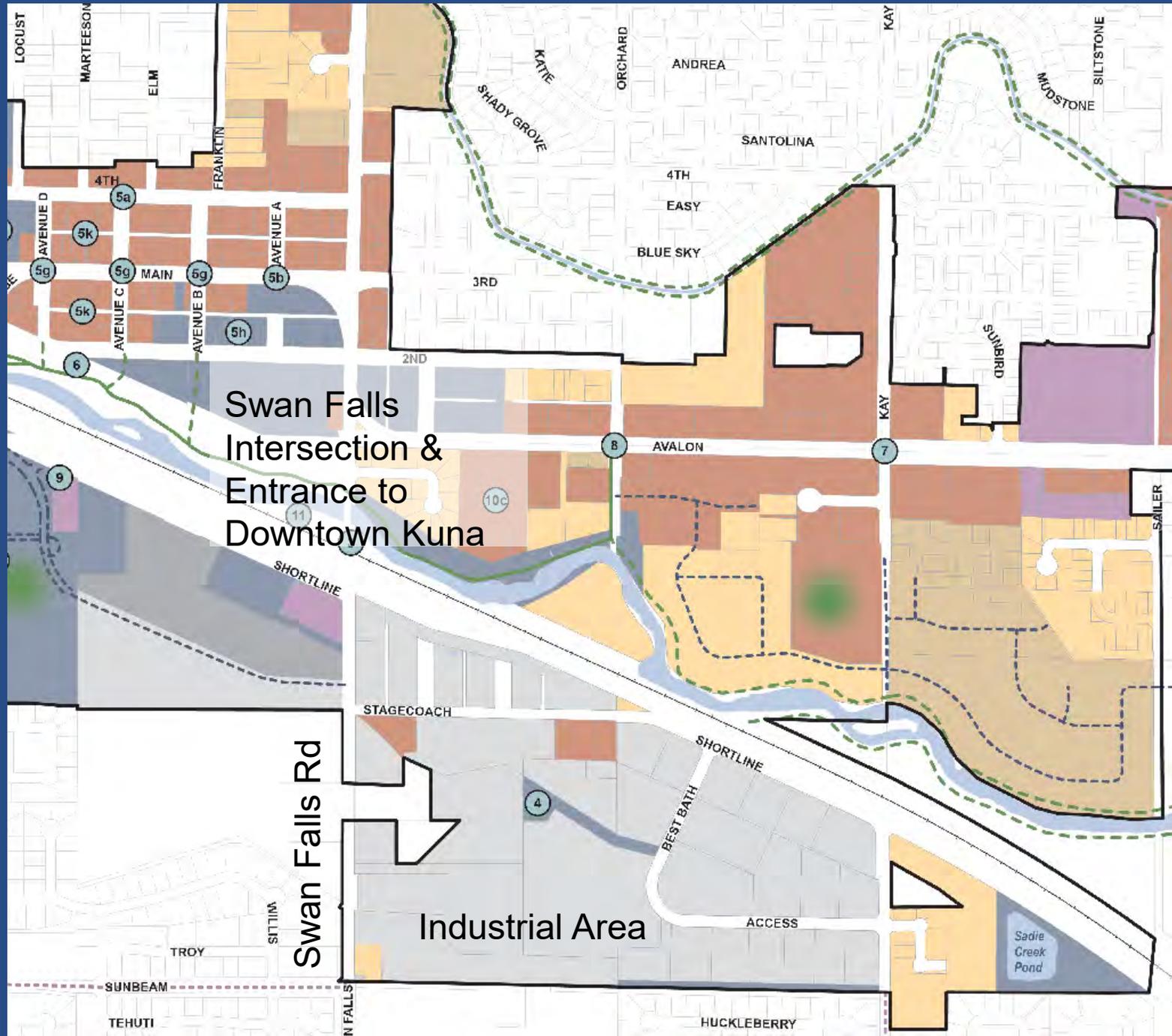
# Proposed URD



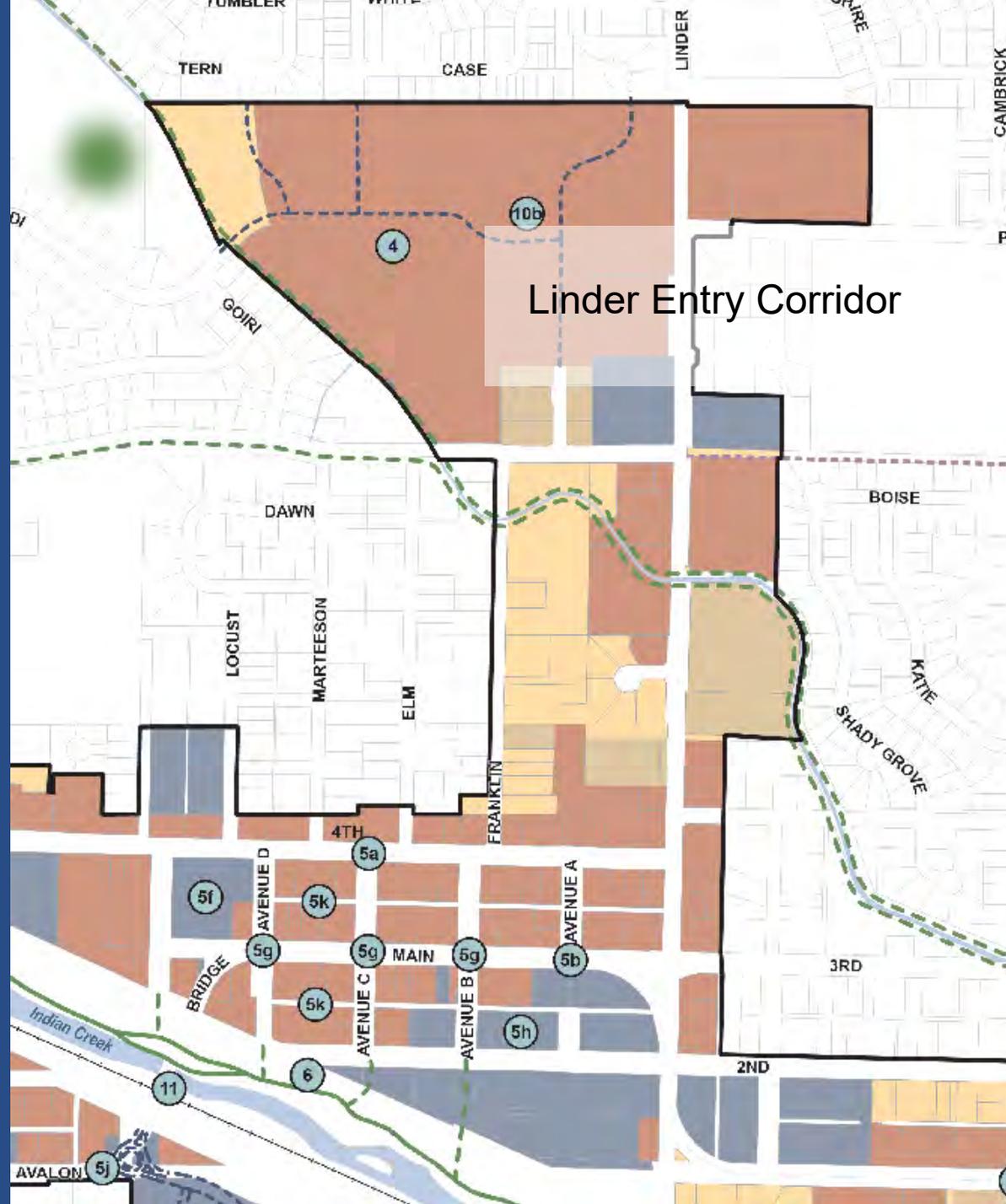
# ENTRANCE CORRIDOR/HIGHWAY 69



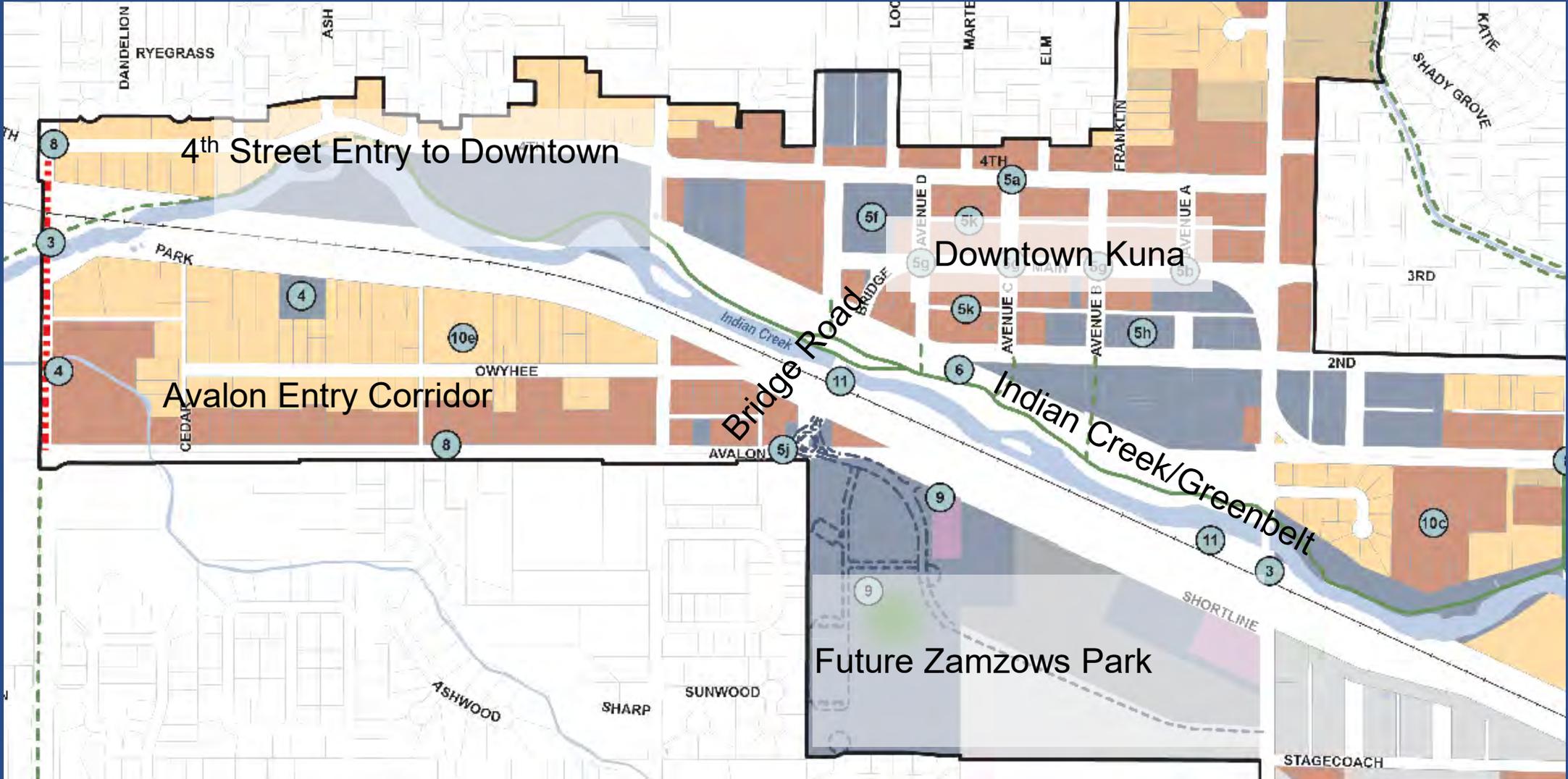
# INDUSTRIAL & SWAN FALLS



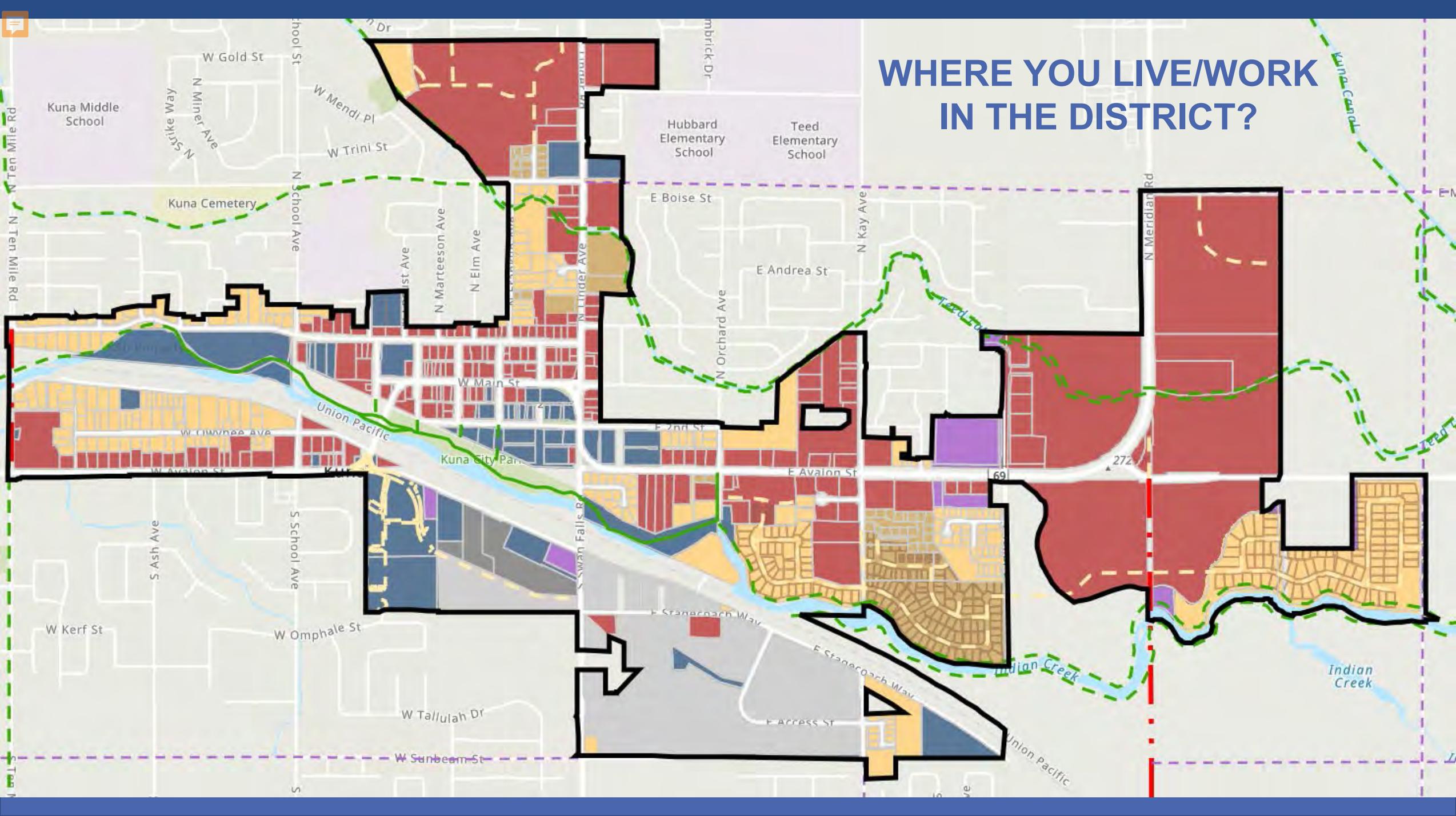
# LINDER & ENTRANCE TO DOWNTOWN

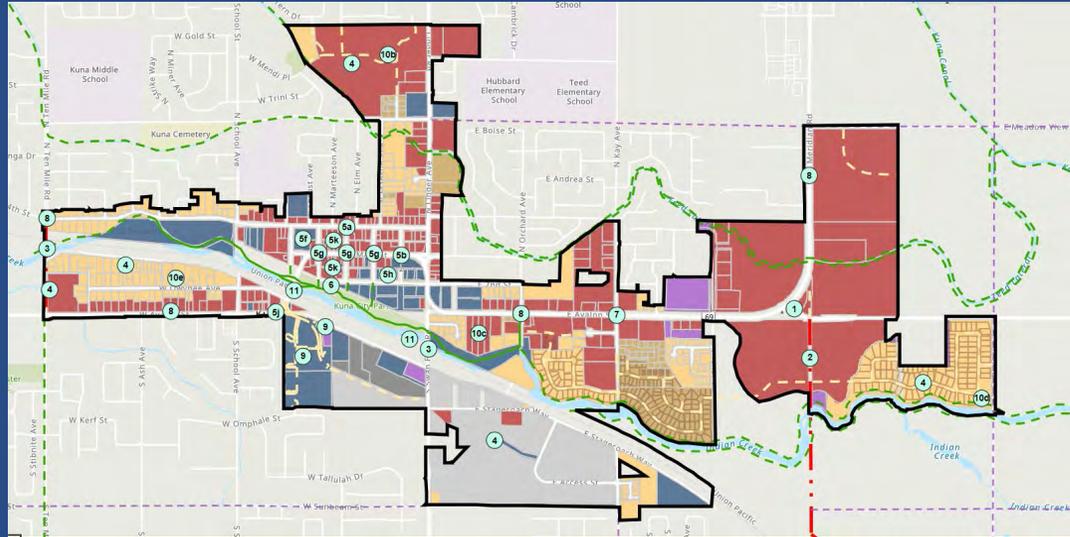


# DOWNTOWN & SURROUNDING CORRIDORS



# WHERE YOU LIVE/WORK IN THE DISTRICT?





# Project Categories

- Transportation Projects
- Public Infrastructure Projects
- Downtown Initiatives
- Redevelopment & Greenfield Sites

# Transportation & Pathways

## PROPOSED PROJECTS

- Highway 69 Curve Into Kuna/Avalon Intersection Improvement
- Extension of Highway 69 to Indian Creek
- Overpass for Kuna
- Avalon & Kay Intersection Signal
- Avalon, Ten Mile & Meridian Road Streetscape/Pathway Improvements
- Greenbelt & Indian Creek Pathway Extensions



# Prioritization for Transportation and Pathways projects:

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

**0 surveys done**

 **0 surveys underway**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# Public Infrastructure

## PROPOSED PROJECTS

- Fiber & Broadband Improvements
- Sewer, Water & Pressurized Irrigation Upgrades
- Street Lighting
- Sidewalks
- Public Parking



# Prioritization of Public Infrastructure Projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

**0 surveys done**

 **0 surveys underway**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# Downtown Projects



## PROPOSED PROJECTS

- 4<sup>th</sup> Street Improvements
- Avenue A-D Improvements
- Public Alley Improvements
- Purchase of Blighted Structures for Redevelopment
- 4<sup>th</sup> Street Gym – Community Gathering Space/Kuna Market Village

# Prioritization of Downtown Projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

0 surveys done

 0 surveys underway

# Greenfield/Redevelopment



Example: Mixed-Use  
Retail & Plaza

## PROPOSED PROJECTS

- Boise Ave & Linder Area
- Avalon/Indian Creek Frontage Properties
- Highway 69/Meridian Properties
- Industrial – Flex Space

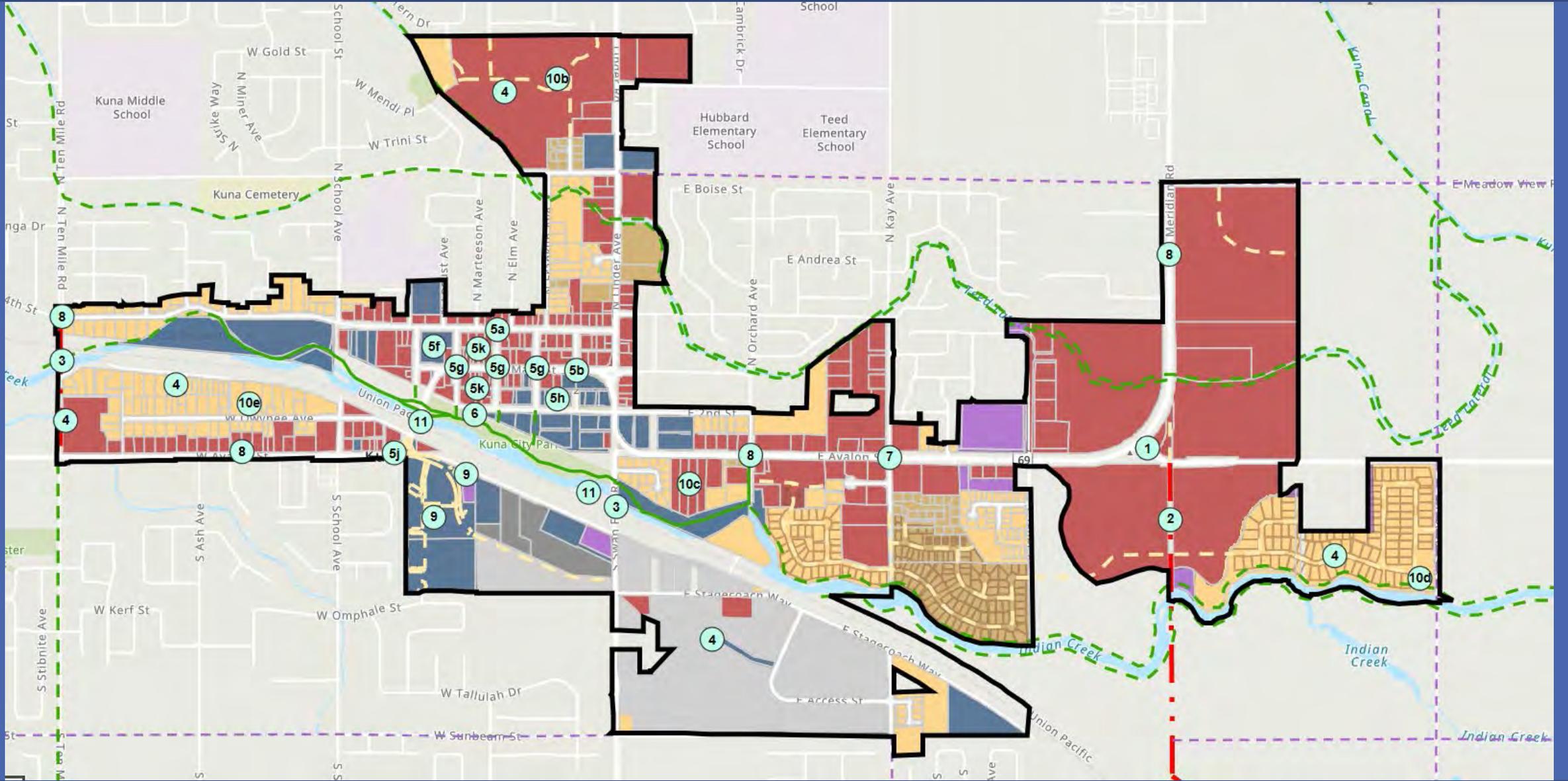


Example: Flex Space  
- Manufacturing



Example: Office or  
Medical Buildings

# Future Land Use Map



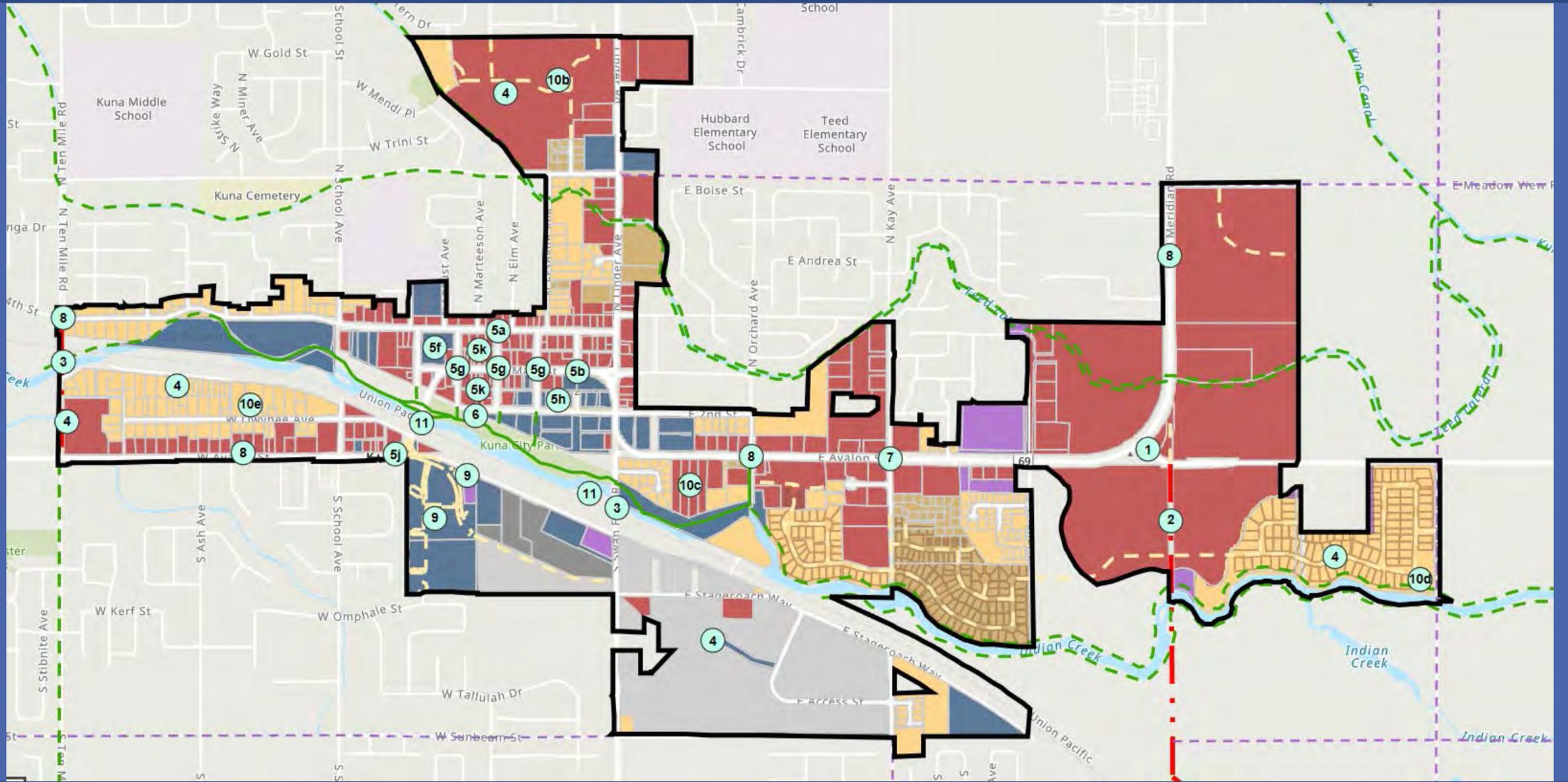
# Prioritization of Greenfield/ Redevelopment proposed projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

0 surveys done

0 surveys underway

# What Are We Missing?



# Input Gathering



## COMMERCIAL PRIORITIES?

*Which types of jobs  
and businesses  
should Kuna strive  
to attract?*

**Which types of jobs and businesses should Kuna strive to attract?**

# Input Gathering

## IDEAS FOR THE FUTURE

*What types of improvements should be considered that were not in the project list?*

## ISSUES OR CONCERNS

*What issues and concerns should be considered as criteria for project prioritization?*

**What types of improvements should be considered that were not in the project list?**

# What issues and concerns should be considered as criteria for project prioritization?

# Next Steps & Future Involvement

## UPCOMING PROPOSED DATES\*

- **September 16<sup>th</sup> – Urban Renewal Agency Meeting  
Consideration of District Plan**
- **September 22<sup>nd</sup> – P&Z Commission Meeting  
Adherence to City's Comprehensive Plan**
- **November 4<sup>th</sup> - City Council Meeting  
Public Hearing for District Plan**

\*Dates Subject to Change, but information will be updated on the City Website:  
<https://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

# THANK YOU!

## QUESTIONS?

### City of Kuna Contacts:

**Lisa Holland**  
Economic Development Director  
[lholland@kunaid.gov](mailto:lholland@kunaid.gov)  
(208) 559-5926

**City Clerk's Office (Nate or Chris)**  
208-387-7726  
[cityclerk@kunaid.gov](mailto:cityclerk@kunaid.gov)

# APPENDIX D

Agency and Partner Comments

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# Kuna School District

*Inspiring each student to become a lifelong learner and a contributing, responsible citizen.*



August 25, 2020

Dear Lisa,

Thank you for your hard work on the Urban Renewal District. We believe that it will positively impact our community.

In your email you asked for feedback on the priorities. Below are our comments.

## **Kuna School District strongly supports:**

- 1. Highway 69 Curve into Avalon/Kuna Road: Intersection improvement*
- 3. Allocate funds toward another overpass site in Kuna (Linder/Swan Falls Road or Ten Mile Road)*

We believe these two projects would make for safer access to our future schools for police, fire, busses and parents.

- 7. Avalon Street/Kay Avenue intersection improvement (signalization?)*

Although we believe this is on the ACHD plan for improvements, we strongly urge a light here for the sake of safety.

- 12. Public infrastructure improvements ...*

- 13. Fiber infrastructure to increase...*

We see these as significant priorities. With these two items done well, our economic base may increase and the availability of internet access will facilitate easier access to learning.

- 10 b. A new Town Center (Boise Ave/Linder Road)*

We welcome this change but ask that significant attention be paid to pedestrian traffic as this area is a heavily walked area for students.

## **Kuna School District has concerns:**

- 5j.j. Roundabout at Bridge Avenue/Avalon Street and Shortline Street intersection*

Our concern with this project is the potential back up of traffic in the round about while there is a train crossing. We are concerned that getting across the tracks may slow for ourselves and emergency crews.

## **Other Observations:**

We appreciate your work and look forward to partnering with you. Thank you for asking for our feedback.

Regards

*David A. Reinhart*

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson  
Superintendent

Kim Bekkedahl  
Assistant Superintendent

Dr. Catherine Beals  
Administrator of CIA

Eileen O'Shea  
Administrator of Student  
Services

David Reinhart  
Assistant Superintendent

# Kuna School District

*Inspiring each student to become a lifelong learner and a contributing, responsible citizen.*



711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson  
Superintendent

Kim Bekkedahl  
Assistant Superintendent

Dr. Catherine Beals  
Administrator of CIA

Eileen O'Shea  
Administrator of Student  
Services

David Reinhart  
Assistant Superintendent



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor  
John H. Tippetts, Director

August 24, 2020

Lisa Holland  
Economic Development Director  
City of Kuna  
E-mail: lholland@kunaid.gov

RE: Kuna Urban Renewal District

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](http://deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts).

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and

recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. Drinking Water**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable

drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. Surface Water**

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

#### **6. Additional Notes**

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](http://deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator  
Boise Regional Office

cc: CM#2019AEK210



# Kuna West Urban Renewal District *Plan*

## STAKEHOLDER QUESTIONNAIRE –

DROP OFF OR MAIL TO CITY HALL: 751 W 4TH STREET, KUNA 83634  
OR FILL OUT ONLINE: [HTTPS://WWW.SURVEYMONKEY.COM/R/KUNAURD](https://www.surveymonkey.com/r/KUNAURD)

Date	8/12/20
Name	Don Johnson / Morgan / Glenn Mott
Position/organization	
Address / Property Location	158 W. 4th
Phone	
E-mail	
Preferred Contact Method?	
Want to Receive Updates?	yes receive updates

## QUESTIONS

- Are you familiar with Urban Renewal Districts? Do you have any questions about URDs?  
*Not familiar*
- What types of jobs and businesses should Kuna strive to attract? (retail, office, industrial, professional, etc)  
*AT & T store or Sprint store, Fred Myers, Berger King, Kentucky Fried Chicken, Harbor Frieghts, Bissel ware house or store → parts store.*
- What types of improvements/projects (streets, sidewalks, public utilities, water, sewer, irrigation, lighting) should be included in the URD Plan?  
*cant think of any.*
- Do you have any ideas you would like to share, or additional questions?  
*We need something different, like we need ~~Bissel~~ Bissel store or waer house in Kuna, or Harbor Frieghts, Kentucky Fried Chicken, Fred Myers*

## VIRTUAL PUBLIC WORKSHOP ON AUGUST 27<sup>th</sup> – FEEDBACK SESSIONS

Direct Link and More Information on the City's Website: <https://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>.

**8/27 from 12:00 – 1:00 pm**  
 Zoom Meeting  
 Meeting ID: 966 5772 3345  
 Passcode: 293893  
 Or By Telephone: 253.215.8782

**8/27 from 6:00 – 7:00 pm**  
 Zoom Meeting  
 Meeting ID: 993 3706 7170  
 Passcode: 715532  
 Or By Telephone: 253.215.8782





RECEIVED

AUG 17 2020

CITY OF KUNA

# Kuna West Urban Renewal District Plan

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OR FILL OUT ONLINE: [HTTPS://WWW.SURVEYMONKEY.COM/R/KUNAURD](https://www.surveymonkey.com/r/KUNAURD)

Date	8-12-20
Name	Julie Reeder
Position/organization	owner
Address / Property Location	1200 Swan Falls, Kuna Id 83634
Phone	208-801-3022
E-mail	
Preferred Contact Method?	Phone or mail
Want to Receive Updates?	yes

## QUESTIONS

1. Are you familiar with Urban Renewal Districts? Do you have any questions about URDs?

yes -  
I'm not interested in my property being involved with K.W.U.R.D. plan.

2. What types of jobs and businesses should Kuna strive to attract? (retail, office, industrial, professional, etc)

Teen center with place for teen's to go that is safe (24hrs) movie, games, counselors, with wifi etc.

3. What types of improvements/projects (streets, sidewalks, public utilities, water, sewer, irrigation, lighting) should be included in the URD Plan?

Sewer at morris ct + swan falls rd. needs attention. always.

Connect sidewalks of swan falls + avalon.

4. Do you have any ideas you would like to share, or additional questions?

We should have a community pool but low cost for families.

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Date	August 13, 2020
Name	Joseph & Elizabeth Chertudi
Position/organization	Citizen
Address / Property Location	190 W Orchard Ave., Kuna, Idaho
Phone	208-371-5693
E-mail	elizabeth.chertudi@gmail.com
Preferred Contact Method?	email
Want to Receive Updates?	Yes

## QUESTIONS

- Are you familiar with Urban Renewal Districts? Do you have any questions about URDs?  
 Not familiar enough. Could you please give us some history & current status, especially in the Kuna area.
- What types of jobs and businesses should Kuna strive to attract? (retail, office, industrial, professional, etc)  
 Retail, professional, office. Definitely Not industrial!
- What types of improvements/projects (streets, sidewalks, public utilities, water, sewer, irrigation, lighting) should be included in the URD Plan?  
 The long section of the greenbelt is great. Repair & construction of sidewalks & bike paths would improve the city of Kuna - encouraging more people to walk or bike locally.
- Do you have any ideas you would like to share, or additional questions?  
 Downtown Kuna has never been attractive. Definitely not picturesque. More trees & bushes (planting & watering) the poor trees we have would create a more welcoming city.

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Date	8-12-20	RECEIVED AUG 17 2020 CITY OF KUNA
Name	Bill Bach	
Position/organization		
Address / Property Location	8115 S Old Farm Pl.	
Phone	208-850-8969	
E-mail	dabbach2@gmail.com	
Preferred Contact Method?	email	
Want to Receive Updates?	Yes	

## QUESTIONS

1. Are you familiar with Urban Renewal Districts? Do you have any questions about URDs?

Yes, No.

2. What types of jobs and businesses should Kuna strive to attract? (retail, office, industrial, professional, etc)

All of those. Most emphasis on profession for a special Bedroom Community to Meridian.

3. What types of improvements/projects (streets, sidewalks, public utilities, water, sewer, irrigation, lighting) should be included in the URD Plan?

More 4 lane arterials

4. Do you have any ideas you would like to share, or additional questions?

Im not seeing enough large parks like in Meridian

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Date	Aug 20 2020
Name	Lorinda Howe
Position/organization	
Address / Property Location	565 Linder
Phone	922-4621
E-mail	lorindahowe@yahoo.com
Preferred Contact Method?	email
Want to Receive Updates?	yes

## QUESTIONS

1. Are you familiar with Urban Renewal Districts? Do you have any questions about URDs?

2. What types of jobs and businesses should Kuna strive to attract? (retail, office, industrial, professional, etc)

Retail - Small business I know its hard for them but I like quilt shops - book stores - gift shops - ect

3. What types of improvements/projects (streets, sidewalks, public utilities, water, sewer, irrigation, lighting) should be included in the URD Plan?

The west side of Linder - 4th to Boise could use curb & gutter I would love to see all of original old town with curb & sidewalks

4. Do you have any ideas you would like to share, or additional questions?

Some how we lost down town Now we have to drive everywhere and place to place. No walking & shopping or eating

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