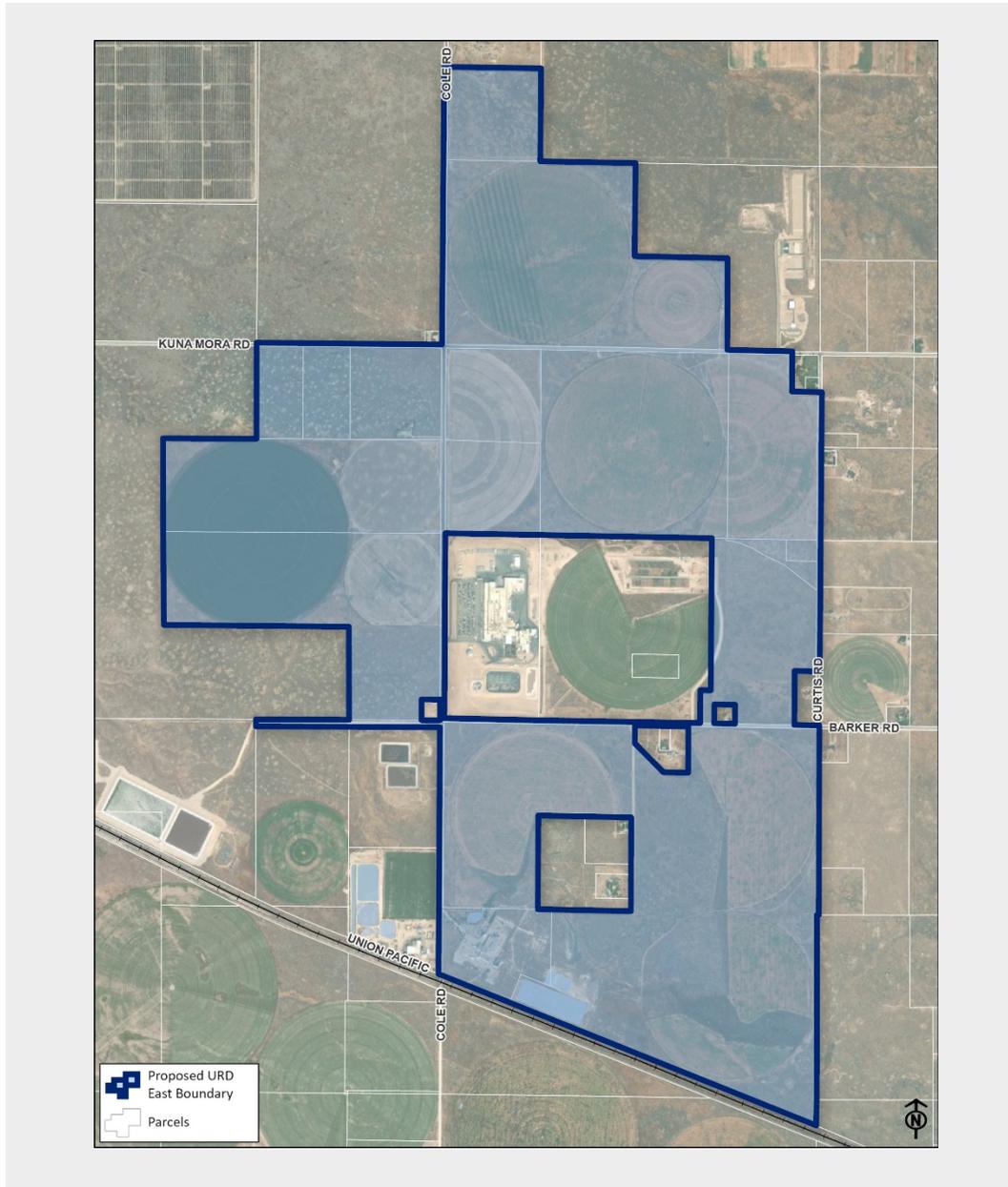


# Kuna Urban Renewal District Eligibility Study

## KUNA EAST DISTRICT



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

DECEMBER 2021



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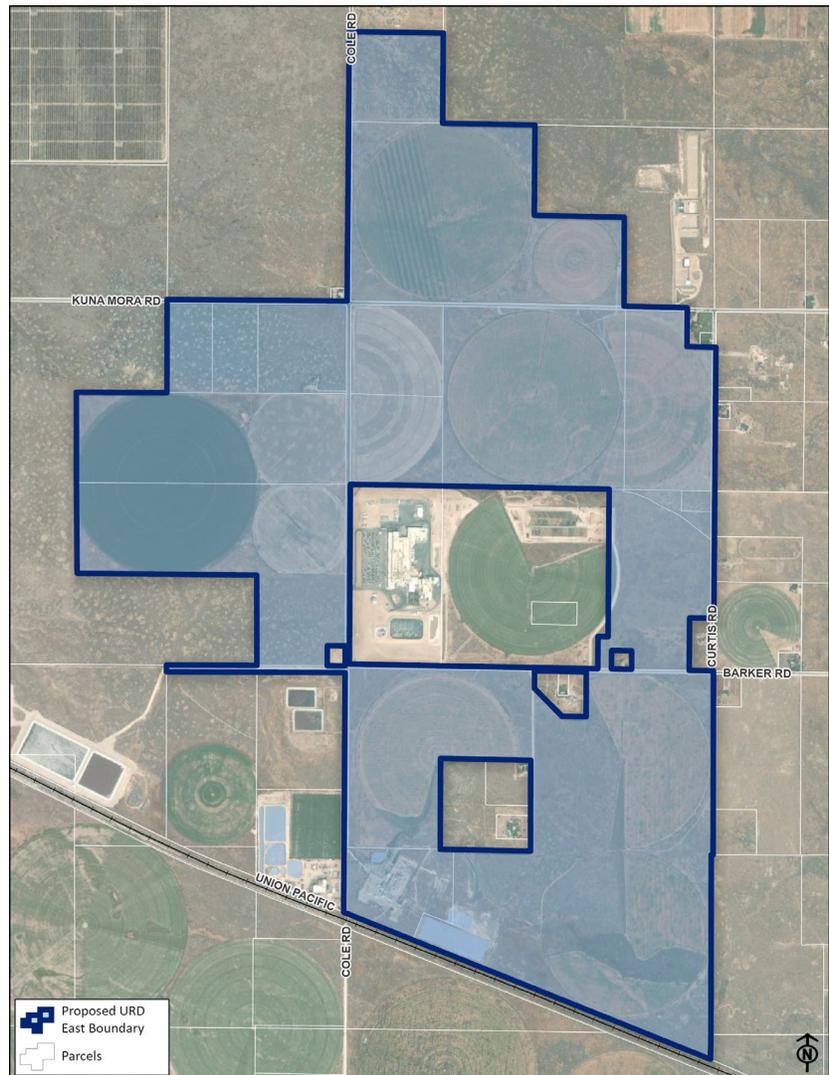
# Executive Summary

This Kuna Urban Renewal District Eligibility Study for the proposed Kuna East District (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 located northeast of the downtown core of the City of Kuna (the "City"). Properties within the urban renewal Study Area (the "Study Area") represent predominantly undeveloped, open land in an area transitioning from agricultural uses to commercial and industrial uses. 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 along Cole Road, between Curtis Road and S Five Mile Road. The Study area extends just north of Kuna Mora Road and south of Barker Road to the Union Pacific Railroad as seen in **Figure 1**. All parcels are located within the City of Kuna city limits.

Figure 1 - Proposed Kuna East District



## Characteristics

The Study Area contains approximately 1,528 acres with land uses that are zoned, or have recently been rezoned, for industrial purposes. The Study Area is comprised of large industrial establishments, open space currently and previously used for agricultural purposes, and a few residences. 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). Both the industrial corridors extending south along Cole Road exhibit some deteriorating building facades and aging public infrastructure. Furthermore, the vast majority of the Study Area lacks 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 section of this report. **Figure 2** illustrates the types of existing conditions that 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 – Intersection of Kuna Mora Road and Cole Road**



*Figure 2 displays the deterioration of the pavement which qualified under eligibility criteria 5, deterioration of site or other improvements (as discussed in more detail below).*

## City of Kuna Urban Renewal Agency

The proposed urban renewal district will be the second urban renewal district established within the City of Kuna. The first urban renewal district within the City, Kuna West District was adopted by the City Council pursuant to Ordinance No. 2020-32 on November 17, 2020.

In the winter of 2021, the City engaged the services of J-U-B ENGINEERS, Inc. (J-U-B) to analyze the Study Area for a proposed Kuna East District and prepare an eligibility report to determine if it meets the criteria for consideration as an urban renewal district.

## Purpose of Report

This Report serves as “Step 1” in creating an urban renewal district. Following adoption of the findings in this Report by resolution of the City Council, 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 1,528 acres of large industrial establishments, open space previously used for agricultural purposes, and sparse residences. The Study Area examined in this report is generally described as extending along Cole Road, between the Union Pacific Railroad and just north of Kuna Mora Road. (Refer to **Figure 1**).

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.” (**Appendix A** presents Idaho Urban Renewal Statutes).

## 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 increase in residential building 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

### 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. Refer the urban renewal plan to the Planning and Zoning Commission and schedule a public hearing before the City Council to review the plan.
5. Adoption of an ordinance by City Council after conducting public hearing approving the urban renewal plan.

public/private partnerships, and to increase the tax base within a major portion of the City's 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 area 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 industrial property shown in **Figure 3** is one of a substantial number of deteriorating structures within the study area that qualifies for eligibility Criteria 1, *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 in January 2021 by completing a windshield survey, an informal survey comprised of driving around the community, recording observations of the Study Area and noting 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 most of the area is open space and agricultural property, there were a couple deteriorating structures present within the Study Area. A total of 15 parcels were included in the windshield survey. Of those, five structures were present within the Study Area and two structures showed some sign of deterioration, meeting at least one or more deterioration factors. Based on field evidence, deteriorating structures are found to be meaningfully present, and reasonably distributed, throughout the Study Area. Two deteriorated structures were identified in the area, as shown on **Figure 4. 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 Kuna Mora Road, a major truck route from I-84 into the City of Kuna. The Union Pacific Railroad also bisects the southern border of the proposed district. North-south vehicle access through the Study Area is strictly limited to Cole Road.

The Study Area is not currently suitable for bicycle and pedestrian activity as most of the area lacks sidewalk or paved roadway shoulders entirely. Sparse sidewalk exists in front of the CS Beef Packing Plant. Additionally, some large lots (5 acres and greater) remain along this corridor and so internal or secondary street systems do not exist. The current street network is inadequate to support future contemplated development. See **Figure 5** where inadequate street infrastructure is depicted with purple lines. **This criterion is met.**

**3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting.**

Faulty lot layout was analyzed by determining areas with approximately 80 acres or 3,484,800 square feet as the threshold for large lots and blocks. This threshold

was established based on 2,000-foot x 1,400-foot blocks. Oversized lots and blocks are located throughout the Study Area. These large lots and blocks also present issues with accessibility for varying development and usefulness. Converting an existing larger lot to smaller commercial/industrial lots would require the development of additional street infrastructure to accommodate site circulation. While there is a wide range of lot sizes within the Study Area, the median lot size within the Study Area is 40 acres. The large lots are displayed in **Figure 6. 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 along larger open space lots and/or vacant buildings. Additionally, water systems improvements will need to be expanded to provide adequate fire protection to support development of the uses set forth in the Comprehensive Plan. **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 along the roadways, except in limited areas where new development has just been completed. Many of the older developed properties have deteriorating site improvements such as fragmented and/or decaying fencing.

Most deteriorating site improvements are located within the existing right-of-way with a lack of illumination, storm drainage systems, curbs, gutters. Sidewalks are lacking on most streets within the Study Area, other than on the east side of Cole Road in front of the CS Beef Packing Plant, where the frontage of the business contains sidewalk. As a whole, sidewalk connectivity throughout the Study Area was lacking as identified on **Figure 7. This criterion is met.**

#### **6. Diversity of ownership.**

As the Study Area consists primarily of large, oversized lots with few individual owners, there is limited diversity of ownership throughout the area. **This criterion is not met.**

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

There are currently no reliable resources to review these conditions. These conditions are unknown.

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

There are currently no reliable resources to review these conditions. These conditions are unknown.

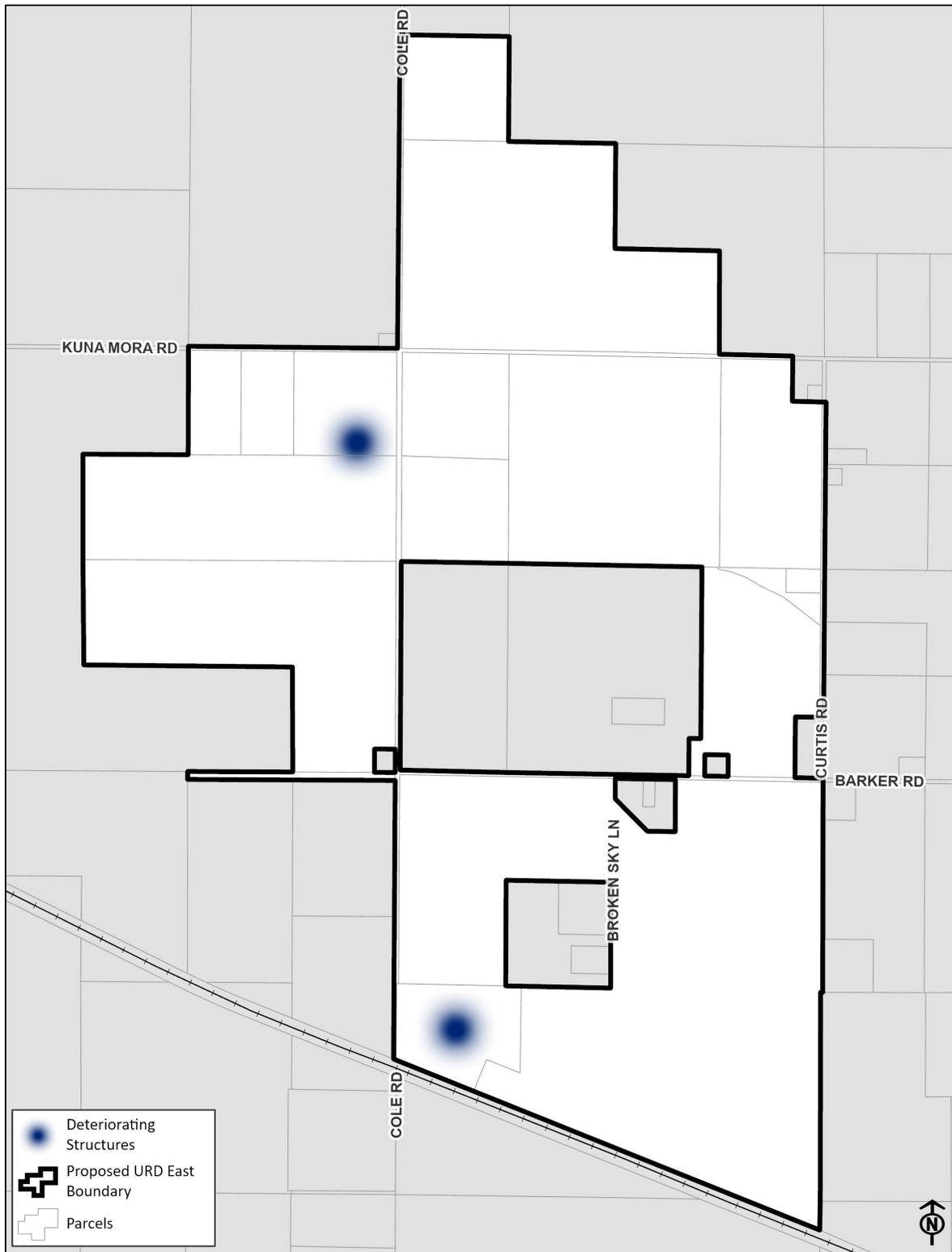
**9. The existence of conditions which endanger life or property by fire and other causes.**

Flood hazards and inadequate fire protection facilities to accommodate development are contributing factors of this criteria. While flooding is not a concern in the Study Area, there is a concern regarding availability of infrastructure to provide adequate fire protection. The parcels located in the Study Area 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. The lack of adequate infrastructure within the Study Area significantly inhibits the development envisioned by the City's Comprehensive Plan. **This criterion is met.**

## Summary

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

**FIGURE 4 - DETERIORATING CONDITIONS**



**FIGURE 5 – INSUFFICIENT INFRASTRUCTURE**

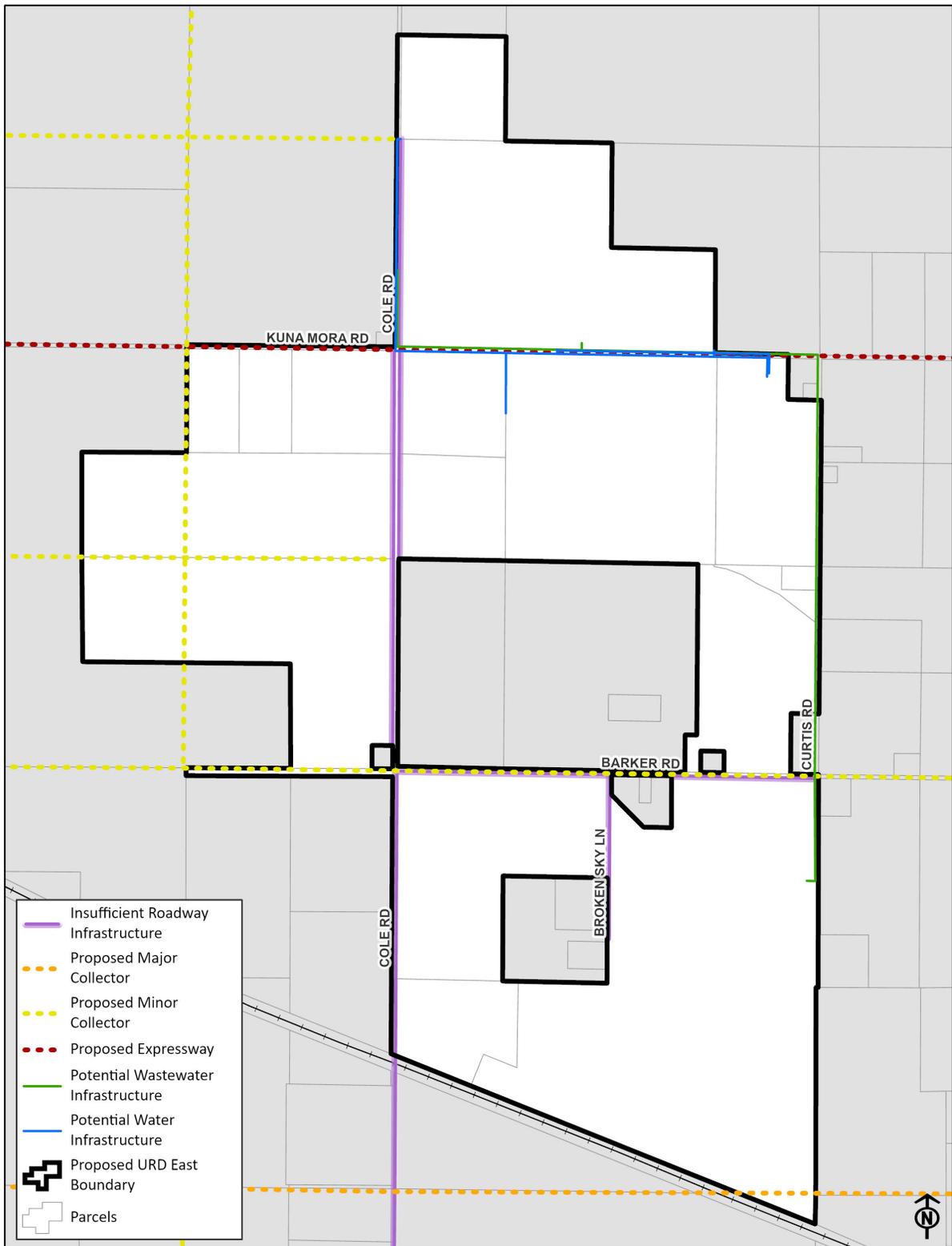
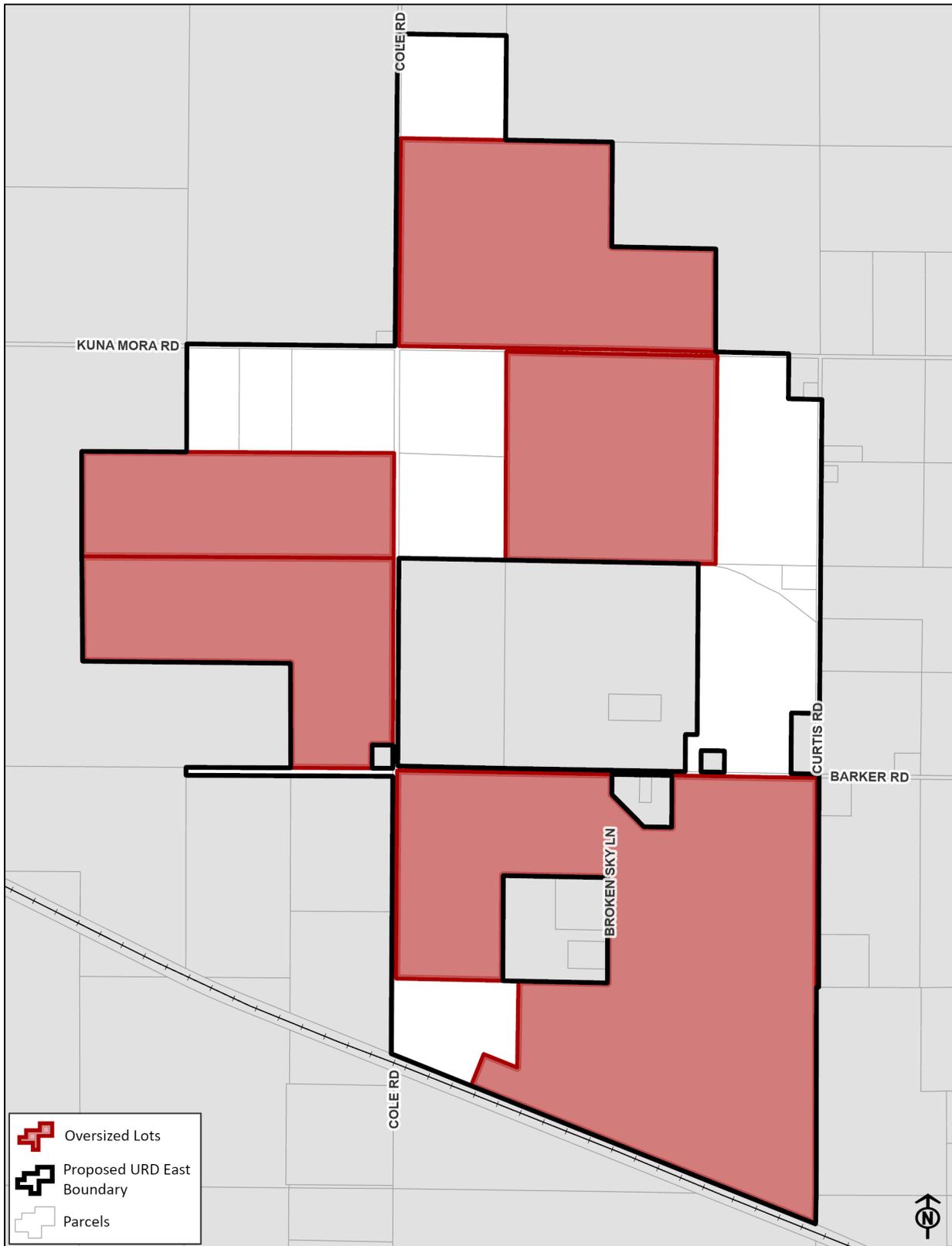
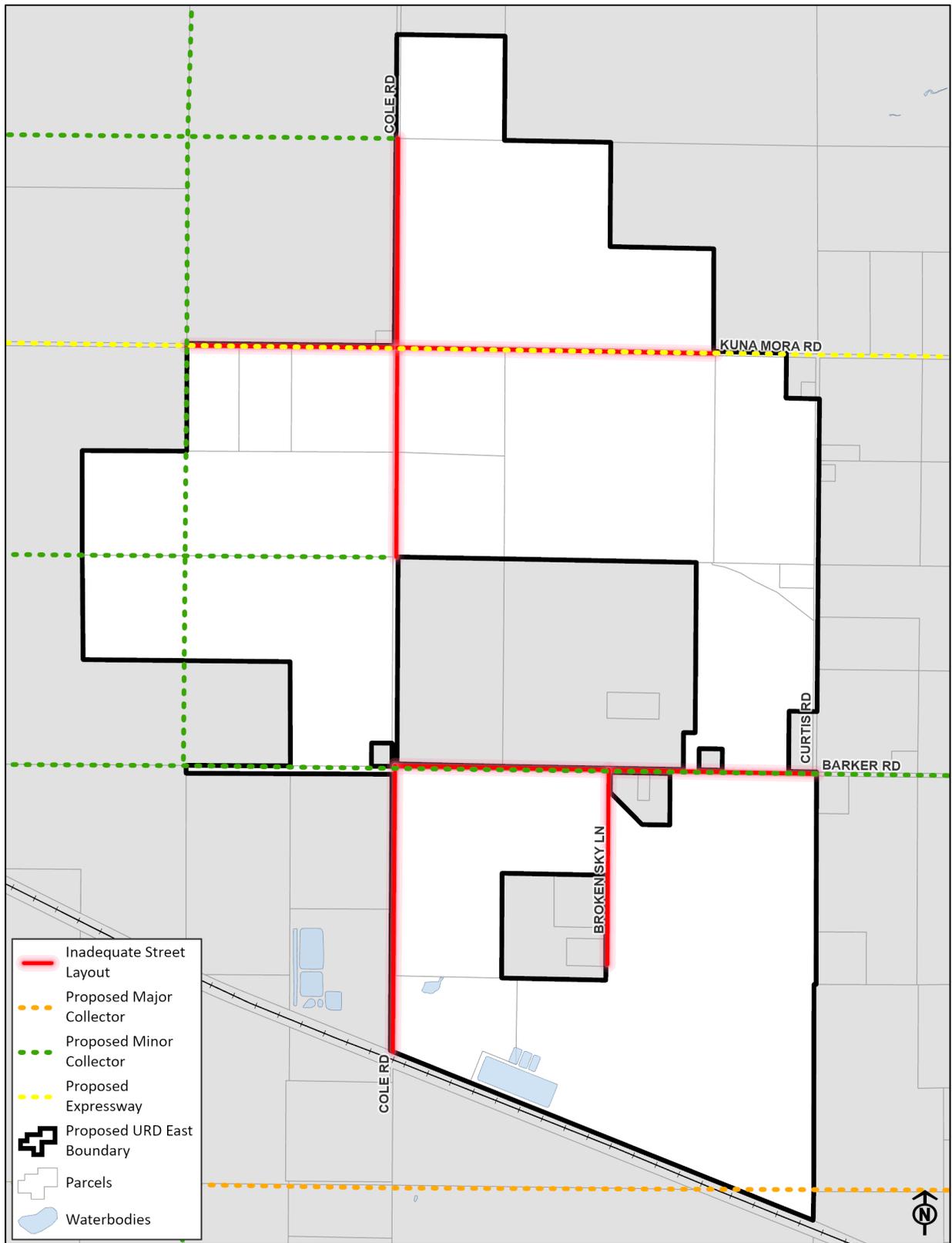


FIGURE 6 - LOT SIZE



**FIGURE 7 – INADEQUATE STREET LAYOUT**



## 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.”*

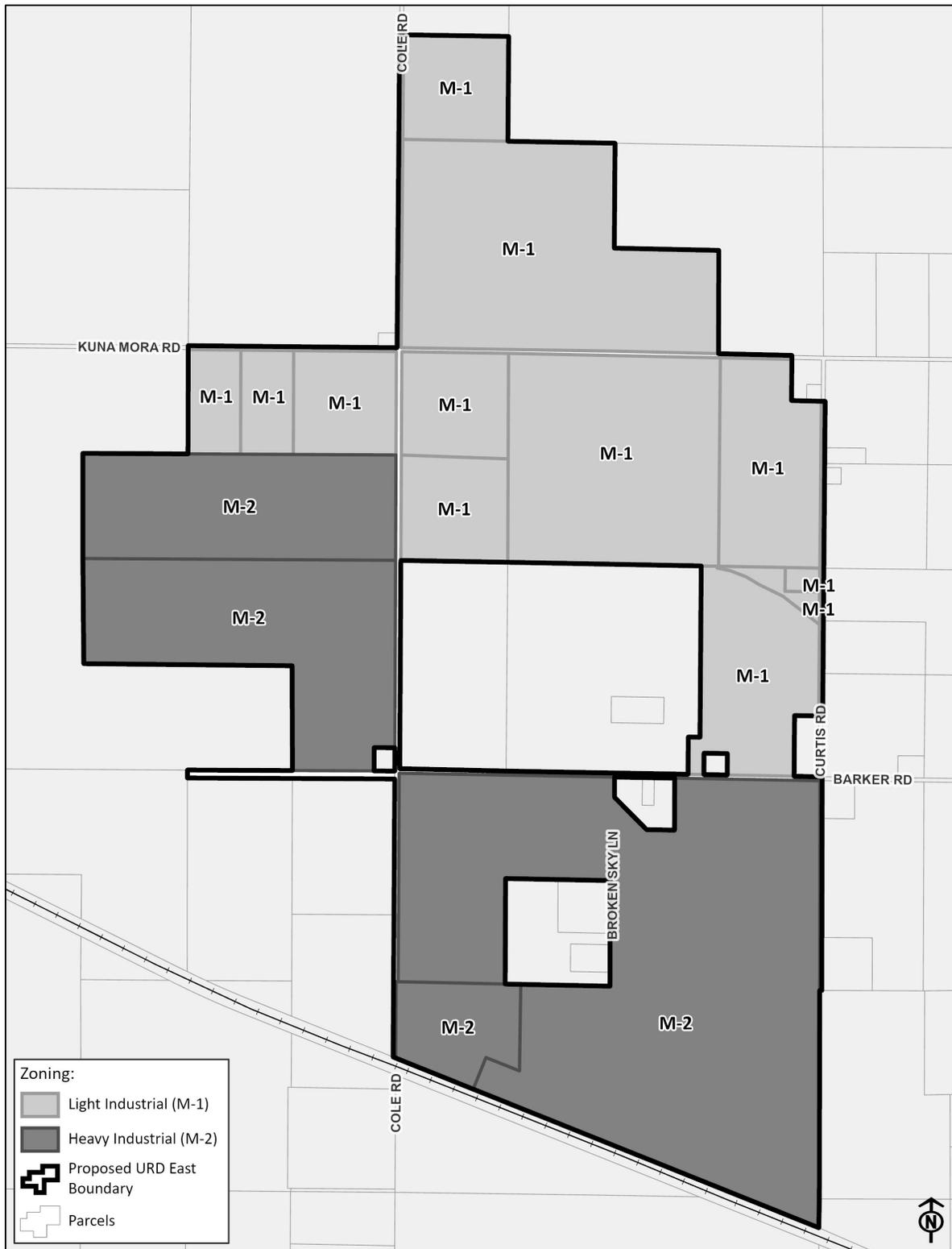
The Study Area is predominantly open land as there are 1,488 acres of open space present within the Study Area. Approximately 96% of the property within the Study Area is open land because the Study Area is comprised of 1,528 total acres. As shown on **Figure 9, Agricultural Lands Map**, the Study Area 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. Many of the eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” “Deterioration of structures or improvements” is the same or similar to “a substantial number of deteriorated or deteriorating structures” and “deterioration of site or other improvements.” There is also an additional qualification that the provisions of Idaho Code Section 50-2008(d) shall apply to open areas. Idaho Code Section 50-2008(d)(4) primarily addresses the urban renewal plan approval process and sets forth certain conditions and findings for agency acquisition of open land. In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

The conclusion of this discussion concerning open land areas is that an area qualifies if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply. The parcel size, the lack of water and sewer facilities; a nonexistent access and internal street system; an inadequate storm drain system; and lack of fire protection, are all conditions which delay development of the Study Area.

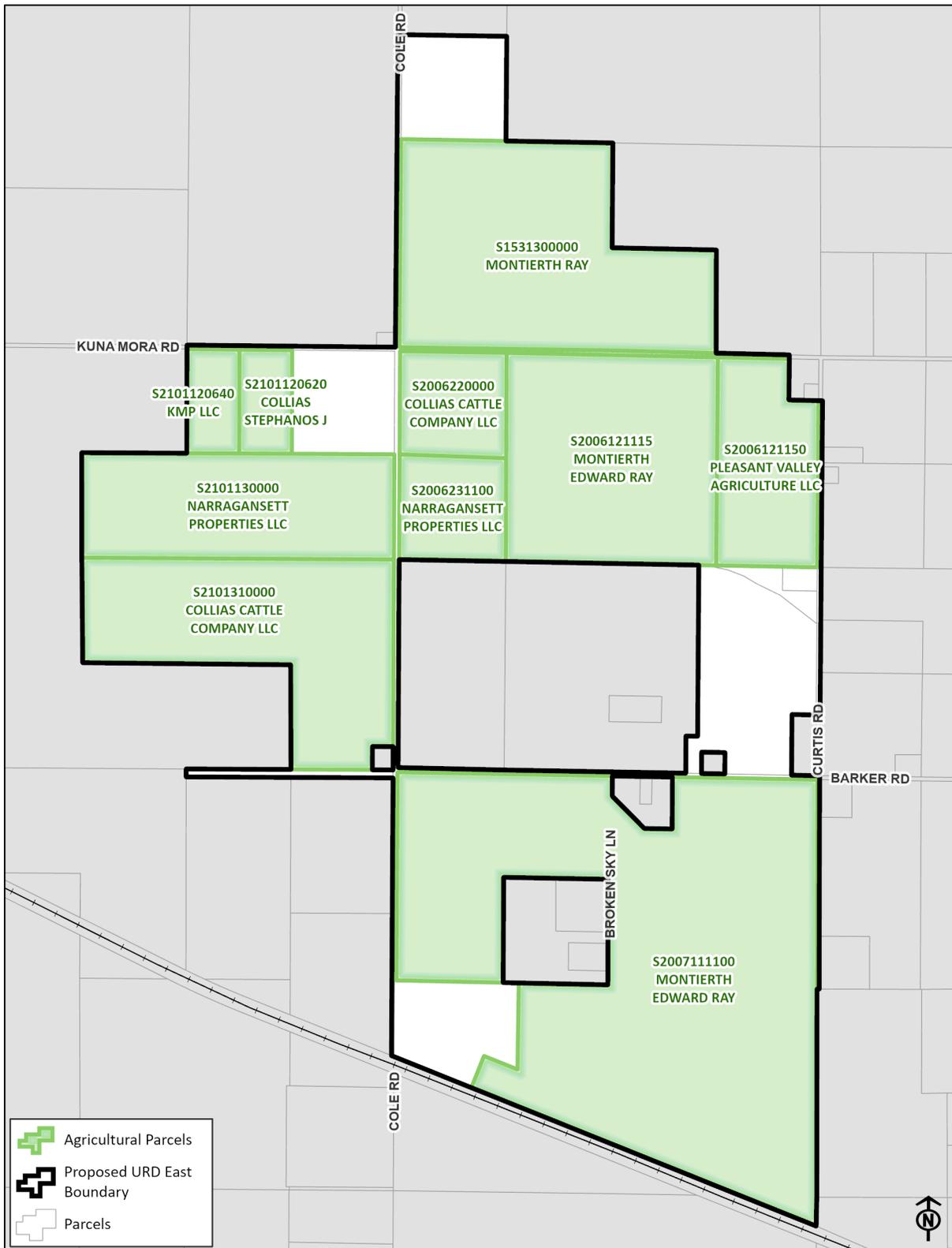
Based on the above analysis, obsolete platting/faulty lot layout and economic underdevelopment are conditions found in the Study Area, and therefore, the open land condition is satisfied. The open lands contain obsolete platting which have resulted in economic underdevelopment of the area due to the 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 conducive primarily to industrial/large commercial development causing the required public infrastructure improvements to be more costly, creating a significant impediment to development.

**FIGURE 8 – ZONING MAP**



**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 2021 City of Kuna taxable value is \$2,307,788,607<sup>1</sup> while the taxable value of the Study Area is \$1,662,900, which equates to approximately 0.070% of the current valuation of all taxable property within the City. The valuation includes homeowners’ exemptions and exemptions for agricultural properties as shown in **Figure 9**. 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 \$936,900. The change in the ten percent valuation would be minor if and when the agricultural exemptions rolled off. The Kuna West Urban Renewal District was adopted in November 2020 and equates for approximately 8.18% of the current assessed valuation of all taxable property within the City. The combined valuation for both the Kuna West Urban Renewal District and the proposed Kuna East District accounts for 8.25%. While property values are expected to increase in 2022, they are not expected to increase to an extent that it will exceed 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 deteriorating structures/ deterioration of site, inadequate street layout, obsolete platting/faulty lot layout, unsafe conditions and the existence of conditions which endanger life or property due to inadequate fire facilities. This report provides evidence that the Study Area is a deteriorating area

<sup>1</sup> Taxable values were collected from the Ada County Assessor’s office on November 4, 2021.

because of the presence of various conditions related to lot size, lack of public infrastructure, hazards, and public safety. New development will be discouraged from occurring 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.

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 Kuna East District would give the City additional resources to solve the public infrastructure problems in the Study Area and to encourage new development. 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 District, opportunities for meaningful public/private partnerships will be enhanced. Successful joint projects should stimulate other new private development. Finally, some of the new commercial/industrial 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.

While the Study Area includes predominantly 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 2021 taxable value of the Study Area, combined with the base value of the existing Kuna West District, does not exceed ten percent of the current assessed valuation of all taxable property within the municipality; therefore, the Study Area is eligible for an Urban Renewal District.

**Table 1 – Eligibility Criteria Findings**

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
1	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures	Older deteriorating structures displayed within the District	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
5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Deterioration of site	Inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	Yes
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is not a diversity of ownership in the Study Area	No
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 taxable value of the Study Area combined with the base value of the existing Kuna West District is below the 10% limit	Yes

## **Appendices**

Appendix A – Idaho Urban Renewal Statutes

Appendix B – Photo Exhibit

# 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

## Photo Exhibit

**Appendix B – Photo Exhibit**  
*Kuna East Urban Renewal District Eligibility Study*



**Photo 1.** Rutting and cracking along Kuna Mora Road



**Photo 2.** Lack of infrastructure within an oversized parcel

**Appendix B – Photo Exhibit**  
*Kuna East Urban Renewal District Eligibility Study*



**Photo 3.** Deteriorating structure within the Kuna East District



**Photo 4.** Lack of infrastructure within an oversized parcel