



SPECIAL MEETING NOTICE & AGENDA

KUNA URBAN RENEWAL AGENCY

August 27, 2020

City Council Chambers

5:30 p.m.

751 W. 4th Street

Kuna, Idaho

Due to social distancing protocol,

*the **Council Chambers Audience Occupancy Capacity is 15.***

Social Distancing will be required.

***The first 15 persons** who appear, in addition URA Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

The meeting will be conducted through the use of a video conference call (zoom) for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Lisa Holland at lholland@kunaid.gov on or before August 27, 2020, at 12:00 p.m. City staff will be available in person at City Hall for anyone who would like to testify in person.

The public may also join the meeting by watching the livestream on the Kuna Economic Development Facebook page:

<https://www.facebook.com/KunaEconDev/>

AGENDA

1. Call to Order / Roll Call
2. **Action Item:** Adoption of the Agenda
3. **Business Item:** Urban Renewal Eligibility Study Supplement Overview
4. **Action Item:** Consideration to approve URA Resolution No. URA08-2020

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, ACCEPTING THAT CERTAIN SUPPLEMENTAL REPORT ON ELIGIBILITY FOR CERTAIN ADDITIONAL PROPERTY ADJACENT AND CONTIGUOUS TO THE AREA REFERRED TO AS THE KUNA WEST DISTRICT AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE SUPPLEMENTAL AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR TO TRANSMIT THE SUPPLEMENTAL REPORT AND THIS RESOLUTION TO THE ADA COUNTY BOARD OF COUNTY COMMISSIONERS FOR DESIGNATION PURSUANT TO IDAHO CODE SECTION 50-2018(18); AND TO THE CITY COUNCIL OF THE CITY OF KUNA REQUESTING ITS CONSIDERATION FOR SUPPLEMENTAL DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

5. Adjourn

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

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.¹

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.

¹ 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.

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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

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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).

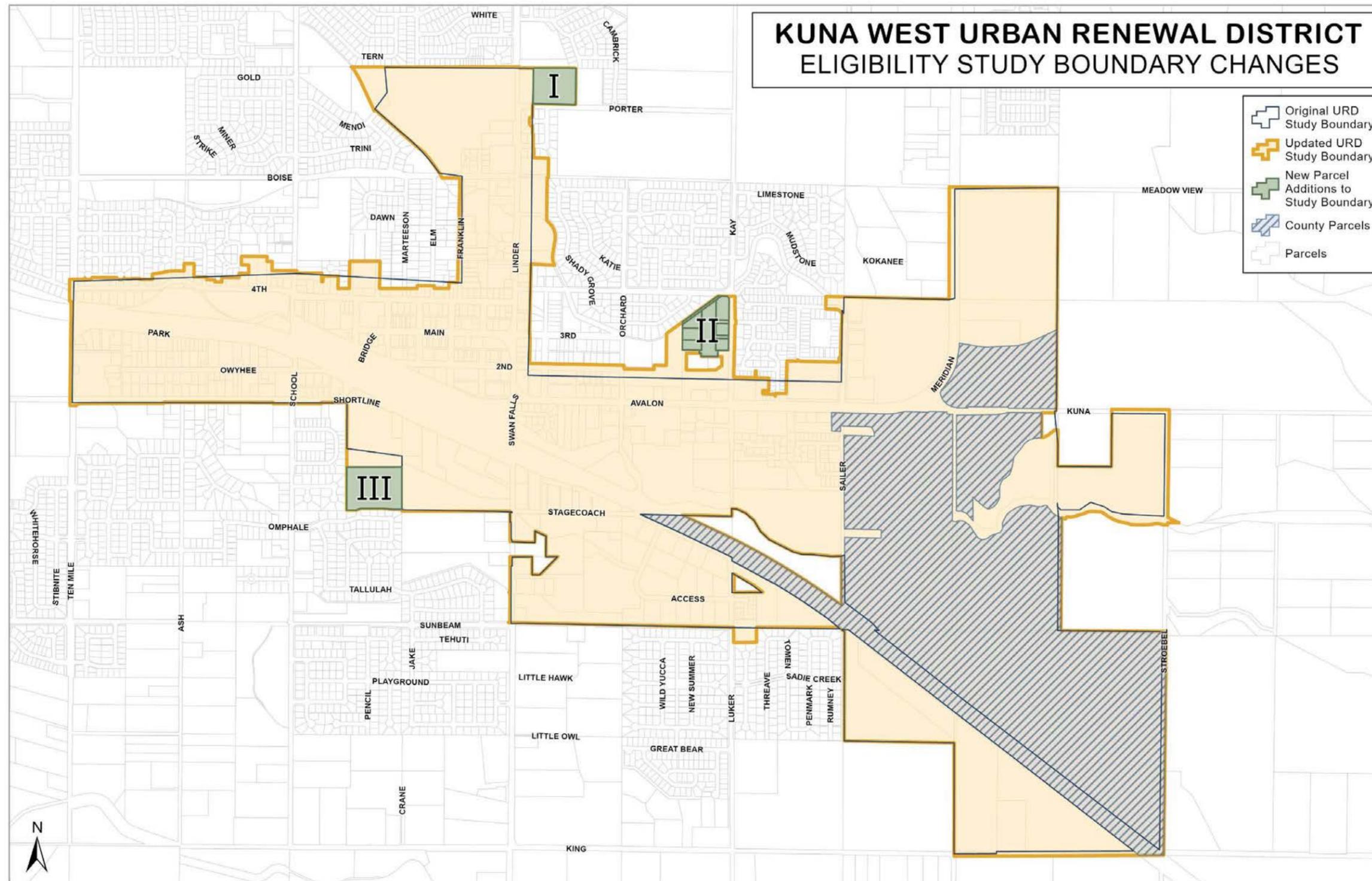
In addition to the analysis of nine criteria for deteriorating area, Idaho Code requires that a proposed area that is predominantly open land, i.e., used for agriculture or forestry, comply with Idaho Code Section 50-2903(8)(c). As described in **Table 1**, of the three sites added to the study area, 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



RESOLUTION NO. URA08-2020

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, ACCEPTING THAT CERTAIN SUPPLEMENTAL REPORT ON ELIGIBILITY FOR CERTAIN ADDITIONAL PROPERTY ADJACENT AND CONTIGUOUS TO THE AREA REFERRED TO AS THE KUNA WEST DISTRICT AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE SUPPLEMENTAL AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR TO TRANSMIT THE SUPPLEMENTAL REPORT AND THIS RESOLUTION TO THE ADA COUNTY BOARD OF COUNTY COMMISSIONERS FOR DESIGNATION PURSUANT TO IDAHO CODE SECTION 50-2018(18); AND TO THE CITY COUNCIL OF THE CITY OF KUNA REQUESTING ITS CONSIDERATION FOR SUPPLEMENTAL DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (the “City Council”) and Mayor of the City of Kuna (the “City”), on or about May 3, 2011, adopted and approved Resolution No. R21-2011, recreating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff, and stakeholders as to how best to use the tools under the Law and the Act

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area located at the southernmost portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The 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. The area studied consists of both properties located within the City limits as well as within the area of City impact, in unincorporated Ada County (the “Study Area”);

WHEREAS, the Agency received the Kuna Urban Renewal District Eligibility Study, Kuna West District (the “2020 Report”), which examined the Study Area, also now referred to as the Kuna West District Study Area, which area also included real property located within unincorporated Ada County for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. 2020-02 accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the Kuna City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, the Agency also authorized transmittal of the 2020 Report to the Ada County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, the 2020 Report was submitted to the Ada County Board of County Commissioners and the Commission was asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Ada County Board of County Commissioners declined to adopt a 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;

WHEREAS, the Kuna City Council, by Resolution No. R29-2020, dated May 19, 2020, declared the Study Area described in the 2020 Report to be a deteriorated 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 parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, the Agency commenced planning efforts in support of an urban renewal plan, including continued negotiations with the Ada County Board of County Commissioners and its staff concerning inclusion of some of the parcels located within unincorporated Ada County into a future proposed project area;

WHEREAS, as planning continued and pursuant to continued conversations with individual property owners and representatives of local agencies, it became apparent that the Study Area would need to be supplemented to 1) account for boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way and 2) to add three additional parcels approximately 19.6 acres adjacent and contiguous to the Study Area that was not previously analyzed;

WHEREAS, in July 2020, the Agency authorized J-U-B Engineers to review such boundary changes and the additional areas within unincorporated Ada County and the City and requested preparation of a supplemental eligibility report;

WHEREAS, the Agency has obtained the Supplement to the Kuna Urban Renewal District Eligibility Study, dated August 2020 (the “Supplemental 2020 Report”), which examined additional property within unincorporated Ada County and the City that is adjacent and contiguous to the Study Area as described in the 2020 Report and clarified the Study Area boundary (the “Revised Study Area”), for the purposes of determining whether such areas are deteriorating areas or deteriorated areas as defined by Idaho Code Sections 50-2018(9) and 50-2903(8). A copy of the Supplemental 2020 Report is attached hereto as **Exhibit A**;

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which lists the definition of deteriorating area and deteriorated area, many of the conditions necessary to be present in such areas are found in the Study Area, as supplemented by the Supplemental 2020 Report, and the findings would not change with the Revised Study Area boundary, specifically, the predominance of defective or inadequate street layout, diversity of ownership, and existence of conditions which endanger life or property by fire and other causes;

WHEREAS, under the Act, a deteriorated area includes 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. *See* Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be potentially acquired by the Agency;

WHEREAS, the Supplemental 2020 Report addresses the necessary findings concerning including open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, 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;

WHEREAS, the Supplemental 2020 Report setting forth the Revised Study Area boundary includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, a portion of the Revised Study Area includes certain real property located in unincorporated Ada County;

WHEREAS, the Ada County Board of County Commissioners will be 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;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Supplemental 2020 Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Supplemental 2020 Report.

Section 3. That there are additional areas adjacent and contiguous to the Study Area within the City and within unincorporated Ada County, as well as boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8), and as more fully set forth in the Supplemental 2020 Report, which is intended to be appended to the 2020 Report.

Section 4. That such additional areas totaling 19.6 acres include vacant property, including two parcels of open space identified as Parcel Numbers: S1324233800 and S1326121090, and undeveloped platted land identified as parcel numbers: R9835320010, R9835320020, R9835320030, R9835320040, R9835320050, R9835320060, R9835320070, and R9835320080, which parcels are more specifically shown in the Supplemental 2020 Report;

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. Based on the Supplemental 2020 Report, the Agency makes the findings that the additional areas reviewed in the Supplemental 2020 Report are determined to be deteriorating areas as defined by Idaho Code § 50-2018(9) and 50-2903(8).

Section 7. That the Chair of the Agency Board of Commissioners is hereby authorized to transmit the Supplemental 2020 Report to the Kuna City Council requesting that the City Council:

a. Determine whether the additional area in the Revised Study Area identified in the Supplemental 2020 Report qualifies as an urban renewal project and there is justification for designating the areas, as appropriate, for an urban renewal project; provided, however, the Agency requests the City Council not take such action until Ada County has approved a resolution declaring the need for an urban renewal project for all or a portion of the Revised Study Area parcels within unincorporated Ada County;

b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law; and

c. Coordinate with the Agency to obtain the required agricultural operation consents from the property owners.

Section 8. That this Chair of the Agency Board or Administrator is hereby authorized to transmit the Supplemental 2020 Report as appended to the 2020 Report to the Ada County Board of County Commissioners for its consideration pursuant to Idaho Code § 50-2018(18).

Section 9. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, on August 27, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 27, 2020.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Exhibit A
Supplemental 2020 Report

4838-5075-0408, v. 4