

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.

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.

