

NOVEMBER 22, 1988

Pursuant to a call by the Mayor, the City Council of the City of Idaho Falls met in Special Session in the Mayor's Conference Room, 308 Constitution Way, on November 22, 1988, at 11:45 a.m. for the purpose of considering a Resolution regarding the Idaho Falls Redevelopment Agency. There were present at said meeting: Mayor Tom Campbell; Councilmen Wes Deist, Sam Sakaguchi, Art Chandler, and Mel Erickson. Absent: Councilmen Paul Hovey and Ralph Wood. Also present: Velma Chandler, City Clerk; Dale Storer, City Attorney; and Rod Gilchrist, Planning and Zoning Administrator.

Attorney Storer presented and explained the following Resolution:

R E S O L U T I O N (Resolution 1988-08)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, DETERMINING THE LINDSAY BOULEVARD AREA TO BE A DETERIORATED AND DETERIORATING AREA AS DEFINED BY THE IDAHO CODE SECTIONS 50-2018 (h) AND (i) AND 50-2903(6)(b); FORWARDING A PROPOSED PLAN FOR AN URBAN RENEWAL PROJECT WITHIN SUCH AREA TO THE IDAHO FALLS PLANNING AND ZONING COMMISSION FOR THEIR REVIEW AND RECOMMENDATIONS AS TO ITS CONFORMITY WITH THE COMPREHENSIVE PLAN FOR THE CITY OF IDAHO FALLS.

WHEREAS, on July 6, 1966, the City of Idaho Falls created an Urban Renewal Agency, pursuant to Chapter 47, Title 50, Idaho Code (now codified as Chapter 20, Title 50, Idaho Code);

WHEREAS, by Resolutions dated October 20, 1988 and November 10, 1988, the City of Idaho Falls, through its Mayor and City Council renamed the Urban Renewal Agency as the Idaho Falls Redevelopment Agency (hereinafter referred to as "the Agency", appointed Commissioners of the Agency and authorized the appropriation of funds to the Agency to secure professional planning and legal services necessary for the establishment of an Urban Renewal Plan for the vicinity of Lindsay Boulevard in Idaho Falls;

WHEREAS, the Agency retained the services of Harlan W. Mann, Real Estate and Community Development Consultant (hereinafter the "Consultant"), to examine the Lindsay Boulevard-Utah Avenue area for the purpose of determining whether such area is a deteriorated or deteriorating area as defined under Idaho Code Sections 50-2018(h) and (i), and 50-1903(6)(b);

WHEREAS, the Consultant has performed such examination and has submitted his report dated November 10, 1988, to the City Council, as copy of which is attached hereto as Exhibit 1;

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 or deteriorating area, or combination thereof, and designated such area as appropriated for such an Urban Renewal Project;

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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 and the Consultant have prepared and submitted to the City Council a proposed Lindsay Boulevard Renewal Plan (the "Plan"), a true and correct copy of which is attached hereto as Exhibit 2;

WHEREAS, pursuant to Idaho Code Section 50-2008, the City is required to submit the Plan to the Idaho Falls Planning and Zoning Commission prior to its approval of an Urban Renewal Project;

NOW, THEREFORE, be it hereby resolved that:

1. Based upon the November 10, 1988 report of the Consultant and the testimony of Mr. Rod Gilchrist, Idaho Falls Planning and Zoning Director, and other testimony and evidence presented at a Special Meeting of the City Council on November 22, 1988, the City Council makes the following findings:

a. The present condition of most of the streets within the Urban Renewal Area identified in the Plan (the "Area") are presently in a poor state of repair and are rapidly deteriorating and the street layout of Lindsay Boulevard and Utah Avenue between the John's Hole Bridge and Pancheri Drive does not provide direct, safe access between such points.

b. The Area lacks a complete curb and gutter system resulting in unsafe conditions for vehicular traffic because of uncontrolled curb cuts and the lack of sidewalks throughout the Area endangers pedestrian traffic between hotels, restaurants, and other businesses within the Area.

c. The Area lacks an adequate storm drainage system, resulting in running and ponding of storm waters within the gutters, causing an unsightly appearance within the Area. The inadequate storm drainage system also allows storm water to pool upon the streets and thus affects traffic safety during heavy rainfalls and periods of melting ice and snow.

d. Many street layouts within the Area are inadequate and portions thereof consist of graveled or partially paved surfaces, without curb, gutter, or sidewalks. There are large parcels of property between the Porter Canal and the Snake River that lack safe and adequate bridge and street access. Sections of River Parkway between West Broadway and Pancheri Drive have no developed road system or otherwise lack adequate parking areas.

e. Because of the inadequate street layout, there are large parcels of property within the Area with irregular boundaries, resulting in poor land usage.

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f. Because of the conditions mentioned above, a large portion of the property located within the Area is vacant and otherwise under utilized or under developed. Property within the Area is difficult to lease or sell because of the substandard public improvements and economic under development.

g. The deteriorating condition of public improvements within the Area causes increased operation and maintenance expenses which are disproportionate to the ad valorem taxes generated from the Area because of the low property values.

h. The Area is determined to be a deteriorated area as defined in Idaho Code Section 50-2903(6)(b) and a deteriorating area as defined in Idaho Code Section 50-2018(i).

i. Based upon the conditions described above, and pursuant to Idaho Code Section 50-2008(a), the Area is determined to be appropriate for an Urban Renewal Project.

2. The Lindsay Boulevard Urban Renewal Plan shall be forthwith submitted to the Idaho Falls Planning and Zoning Commission for its review and recommendations as to the conformity of the Plan with the Comprehensive Plan of the City of Idaho Falls. The Planning and Zoning Commission shall submit its recommendation to the City Council within thirty days after its receipt thereof.

DATED this 22nd day of November, 1988.

CITY OF IDAHO FALLS
s/ Thomas Campbell
Mayor

At the request of Attorney Storer, the Planning and Zoning Administrator summarized the Harlan Mann's report and explained some of the reasons that Lindsay Boulevard area has been considered a deteriorated or deteriorating area.

Councilman Erickson noted that a hearing on this matter had been held on November 17th and there had been no comment from the property owners of this area. There being no further comment, it was moved by Councilman Erickson, seconded by Deist, that the Council accept this Resolution as presented and authorize the Mayor to sign same. Roll call as follows: Ayes, Councilmen Deist, Sakaguchi, Chandler, and Erickson; No, none; carried.

There being no further business, it was moved by Councilman Chandler, seconded by Deist, that the meeting adjourn at 12:10 p.m.; carried.

s/ Velma Chandler
CITY CLERK

s/ Thomas Campbell
MAYOR
