

TO: Renee Magee
FROM: Harlan W. Mann
SUBJECT: Preliminary Urban Renewal Eligibility Report
South of Pancheri Area

BACKGROUND

At your direction, I reviewed the South of Pancheri Area last week to determine its eligibility for an urban renewal area. Interest in a possible renewal project was generated by a developer, Ball Management (“Ball”). Ball is planning to build an 80-unit, extended-stay motel on its property at the southwest corner of Pancheri Drive and Capital Avenue.

Ball Management is seeking assistance with some of the site costs associated with its 1.54-acre parcel. Relocation of a large storm drain line and enhanced improvement of the proposed greenbelt along the Snake River have been listed as possible public improvements.

Our February 8, 2007, meeting with Derek Ence of Ball Management confirmed the developer’s experience in motel development and its interest in improving the environment for its new motel. This includes property on the north side of Pancheri Drive currently planned for a strip shopping center and Ball’s existing jerky plant and warehouse south of the motel site. Ball is interested in possible future reimbursement for the demolition of this plant, so the land can be redeveloped.

ELIGIBILITY

After a review of the area (Pancheri, Yellowstone, Capital/Snake River), assessor parcel information, existing public improvements, and aerial photography, I noted the following characteristics of a deteriorating area:

- (1) Most of the structures were older and in a deteriorating condition.
- (2) Street layout is defective and inadequate. Capital is the key. Currently it becomes poorly defined west of Yellowstone. In addition, the main access off Yellowstone serving the Burggraf property appears to be public right-of-way but lacks the dedication and definition as such.
- (3) Faulty lot layout exists. This characteristic may be best seen from the aerial photographs with the assessor parcels outlined on it.
- (4) Insanitary or unsafe conditions exist. In its current condition and configuration, Capital lacks sidewalks, and it therefore is unsafe for pedestrians. It probably lacks street lights, too.
- (5) There is deterioration of sites and other improvements. There is a gravel parking lot fronting on Pancheri. Several parcels at the southern end of the area lack paving. Another is on a sloped area with no improvements. The utility lines are generally older and undersized. Capital needs to be defined and improved.
- (6) There exist conditions which endanger life and property by fire and other causes. The primary issue here is fire protection. The current water main system is not looped, is undersized at some locations, and hence lacks adequate pressure and volume under some circumstances.

- (7) Conditions result in economic underdevelopment of the area. The aerial photograph is instructive here. Several parcels are used for recreational vehicle storage. Another is a lumber yard. Another parcel on Yellowstone has remained vacant and undeveloped for 7 or 8 years, according to one of the owners.

The 2006 assessed value of real property in the area is about \$5.2 million. Personal property could bring the total to \$6.0 million. The proposed motel development with an estimated increment value of \$7 million could generate as much as \$97,000 in 2009, increasing to \$123,000 in 2010.

CONCLUSION

The area has ample characteristics of a deteriorating area and, hence, is an eligible urban renewal area and is appropriate for an urban renewal project.

BY THE COUNCIL:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE PANCHERI-YELLOWSTONE URBAN RENEWAL PLAN CITY OF IDAHO FALLS WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; WAIVING THE READING RULES; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about the 6th day of July, 1966, the Council and Mayor of Idaho Falls created an urban renewal agency, The Idaho Falls Redevelopment Agency (the "Agency"), pursuant to Chapter 47, Title 50, Idaho Code (now codified as Chapter 20, Title 50, Idaho Code), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended (the "Law"), and the Local Economic Development Act, the same being Idaho Code, Title 50, Chapter 29, as amended; (the "Act"), upon making the findings of necessity required for creating said Urban Renewal Agency;

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 of 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 City Council of the City of Idaho Falls, Idaho (the "City"), on December 22, 1988, after notice duly published, conducted a public hearing on the Lindsay Boulevard Urban Renewal Plan (the "Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 1926 on December 23, 1988, approving the Urban Renewal Plan and making certain findings;

WHEREAS, the City, on December 10, 1992, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2084 on December 10, 1992, approving the Amended and Restated Urban Renewal Plan and making certain findings;

WHEREAS, the City, on October 24, 2002, after notice duly published, conducted a public hearing on the Second Amended and Restated Lindsay Boulevard Urban Renewal Plan (also known as the Idaho Falls Snake River Urban Renewal Project Plan) (hereinafter the "Second Amended and Restated Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2467 on November 14, 2002, approving the Second Amended and Restated Plan and making certain findings;

WHEREAS, the City, on October 14, 2004, after notice duly published, conducted a public hearing on the River Commons Urban Renewal Plan (hereinafter the "River Commons Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2556 on October 14, 2004, approving the River Commons Plan and making certain findings;

WHEREAS, the City, on December 14, 2006, after notice duly published, conducted a public hearing on the First Amendment to the Second Amended and Restated Lindsay Boulevard Urban Renewal Plan (now referred to as the Idaho Falls Snake River Urban Renewal Project Plan, The Downtown Addition) (hereinafter the "Downtown Addition Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2685 on December 14, 2006, approving the Downtown Addition Plan;

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 50-2006, 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, in early 2007, based on interest from certain property owners, businesses and other interested parties concerning an area adjacent to the Pancheri-Yellowstone intersection, Agency Staff and consultants commenced examination of an area that included property bounded by Capital Avenue and the Snake River on the west, the Idaho Falls Electric Substation and Capital Avenue on the south, Yellowstone Avenue on the east and Pancheri on the north (the "Pancheri-Yellowstone Area") to add a new urban renewal area;

WHEREAS, Harlan W. Mann, Real Estate and Community Development Consultant (hereinafter "Consultant") has examined the Pancheri-Yellowstone Area within the City of Idaho Falls for the purpose of determining whether such area is a deteriorated or deteriorating area as defined under Idaho Code Sections 50-2018(9) and 50-2903(8)(b);

WHEREAS, the Consultant performed such examination and submitted his Pancheri-Yellowstone Area Urban Renewal Eligibility Report, dated March 13, 2007, to the Agency (hereinafter the "Eligibility Report");

WHEREAS, on March 15, 2007, the Agency Board adopted Resolution No. 01-07 recommending the City Council declare the area identified in the Eligibility Report as qualifying for urban renewal activities;

WHEREAS, the City Council, by way of Council Resolution No. 2007-11, dated April 26, 2007, accepted the Eligibility Report and deemed a certain geographical area as a deteriorated or deteriorating area, directing the Agency to commence the preparation of an urban renewal plan which plan may include revenue allocation provisions for all or part of the area;

WHEREAS, the Mayor and Council considered the steps set forth by the Act and Law, accepting the Eligibility Report finding the area set forth therein to be "deteriorated" or "deteriorating" areas as defined by Idaho Code Sections 50-2018(9), and 50-2903(8) declaring such area as an urban renewal area, making additional findings regarding the characteristics of the area, making the necessary findings as required by Idaho Code Section 50-2008 and authorizing the Agency to prepare an urban renewal plan to redevelop a portion of the City of Idaho Falls;

WHEREAS, the Legislature of the State of Idaho has enacted the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, referred to herein as the "Act," authorizing certain urban renewal agencies, including the Idaho Falls Redevelopment Agency, referred to herein as the "Agency," to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, in order to implement the provisions of the Act and the Law, either the Agency may prepare a plan or any person, public or private, may submit such plan to the Agency;

WHEREAS, Agency staff and consultants have undertaken the planning process during 2007;

WHEREAS, the Agency has prepared a proposed Pancheri-Yellowstone Urban Renewal Plan City of Idaho Falls (the "Pancheri-Yellowstone Plan");

WHEREAS, such proposed Pancheri-Yellowstone Plan also contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Board has considered several drafts of the Pancheri-Yellowstone Plan at its regular or special Board meetings since April 26, 2007;

WHEREAS, the Board considered all comment, testimony, and information submitted to the Agency during its October 18, 2007, meeting;

WHEREAS, on October 18, 2007, the Agency Board passed Resolution No. 04-07 proposing the Pancheri-Yellowstone Plan, a copy of which Pancheri-Yellowstone Plan is attached hereto as Exhibit 1 and incorporated herein by reference;

WHEREAS, the Agency has, by letter of transmittal dated November 1, 2007, submitted the Pancheri-Yellowstone Plan to the Mayor and City Council of Idaho Falls;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Pancheri-Yellowstone Plan;

WHEREAS, at a meeting held November 13, 2007, the Idaho Falls Planning and Zoning Commission considered the Pancheri-Yellowstone Plan and found by Resolution that the Pancheri-Yellowstone Plan is in all respects in conformity with the Comprehensive Plan; a copy of the Finding is attached hereto as Exhibit 2;

WHEREAS, notice of the public hearing of the Pancheri-Yellowstone Plan was caused to be published by the Idaho Falls City Clerk of Idaho Falls, Idaho, in the *Post Register* on November 11 and 25, 2007, a copy of said notice being attached hereto as Exhibit 3;

WHEREAS, as of November 1, 2007, the Pancheri-Yellowstone Plan was submitted to the effected taxing entities, made available to the public, and under consideration by the City Council;

WHEREAS, several Agency Board and members also attended a joint City Council/Agency Board work session on November 15, 2007, to review the proposed Pancheri-Yellowstone Plan;

WHEREAS, since the date of the work session, Agency consultants and staff have noted certain changes that are necessary, reflecting information and corrections that have come to light since the Pancheri-Yellowstone Plan was submitted to the Mayor and City Clerk on November 2, 2007 and distributed to the several taxing entities on the same date;

WHEREAS, the Agency has prepared and attached hereto as Exhibit 4, a Change Sheet indicating the changes made to the originally proposed Pancheri-Yellowstone Plan;

WHEREAS, as required by Idaho Code Sections 50-2905 and 50-2906, the Pancheri-Yellowstone Plan contains the following information which was made available to the general public and all taxing districts at least thirty (30) days prior to the December 13, 2007, regular meeting of the City Council: (1) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a

detailed list of estimated project costs; (4) 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 in the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

WHEREAS, the Pancheri-Yellowstone Plan authorizes certain projects to be financed by revenue allocation bonds and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Pancheri-Yellowstone Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906;

WHEREAS, the City at its regular meeting held on December 13, 2007, held a public hearing and did consider the Pancheri-Yellowstone Plan as proposed;

WHEREAS, it is necessary, and in the best interests of the citizens of the City of Idaho Falls, Idaho, to recommend approval of the Pancheri-Yellowstone Plan and to adopt, as part of the Pancheri-Yellowstone Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Pancheri-Yellowstone Plan (as now or hereafter amended), in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Pancheri-Yellowstone Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Pancheri-Yellowstone Project Area in order to facilitate the long-term growth of their common tax base; (4) to encourage private investment within the City of Idaho Falls and (5) to further the public purposes of the Idaho Falls Redevelopment Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Pancheri-Yellowstone Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the Pancheri-Yellowstone Plan;

WHEREAS, under the Law and Act any such Plan should provide for (1) a feasible method 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 should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should 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 the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should 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;

WHEREAS, under the Act and the Law certain additional findings must be made concerning predominantly open land to be included within the urban renewal area or revenue allocation area;

WHEREAS, 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 the Law, 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;

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;

WHEREAS, the overall Pancheri-Yellowstone Urban Renewal Area base assessment rolls for the various revenue allocation area cannot exceed ten percent (10%) of the Base Assessment Value of the City of Idaho Falls;

WHEREAS, the City at its regular meeting held on December 13, 2007, did consider the Pancheri-Yellowstone Plan as proposed, conducted the public hearing, and made certain comprehensive findings;

WHEREAS, it is necessary and in the best interest of the citizens of the City of Idaho Falls, Idaho to adopt the Pancheri-Yellowstone Plan, including revenue allocation financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Pancheri-Yellowstone Plan (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the Idaho Falls area due to inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the urban renewal area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Idaho Falls, and to further public purposes of the Agency.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS:

SECTION 1: It is hereby found and determined that:

(a) The Project Area as defined in the Pancheri-Yellowstone Plan is a deteriorated or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Pancheri-Yellowstone Plan is necessary in the interests of public health, safety, and welfare of the residents of the City of Idaho Falls.

(c) There continues to be a need for the Agency to function in the City of Idaho Falls.

(d) The Pancheri-Yellowstone Plan conforms to the Comprehensive Plan of the City of Idaho Falls.

(e) The Pancheri-Yellowstone Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the primary commercial component of the Pancheri-Yellowstone Plan, the need for overall public improvements, the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Pancheri-Yellowstone Plan.

(f) The Pancheri-Yellowstone Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.

(g) The Pancheri-Yellowstone Plan provides a feasible method for relocation of any displaced families residing within the urban renewal area.

(h) That portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns and the need for the correlation of this area with other areas of the City.

(i) The base assessment roll of the collective revenue allocation areas including the Pancheri-Yellowstone area do not exceed ten percent (10%) of the assessed value of the City of Idaho Falls.

SECTION 2: The City Council finds that the Project Area and Revenue Allocation Area do not consist of predominately open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner

that will include both residential and nonresidential uses. Provided, however, the City Council finds that if portions of the Project Area and Revenue Allocation Area are deemed "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Pancheri-Yellowstone Plan objectives to increase the residential opportunity to include affordable housing does meet the sound needs of the City and will provide housing opportunity in an area that does not now contain such opportunity, and the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Idaho Falls Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Pancheri-Yellowstone Plan, a copy of which is attached hereto and marked as Exhibit 1 and made a part hereof by attachment, be and the same hereby is approved, along with the changes reflected on the Change Sheet attached hereto as Exhibit 4. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the December 13, 2007 hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Pancheri-Yellowstone Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Pancheri-Yellowstone Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the City of Idaho Falls, Bonneville County Auditor and Tax Assessor, and to the appropriate officials of Idaho Falls School District No. 91, Bonneville County Commissioners, Flood Control District No. 1, Bonneville Ambulance District, Fire District No. 1, New Sweden Cemetery District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Pancheri-Yellowstone Plan includes that portion of the urban renewal area (defined as the Project Area in the Pancheri-Yellowstone Plan), the equalized assessed valuation of which the Council hereby determines is in and is part of the Pancheri-Yellowstone Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Pancheri-Yellowstone Plan.

SECTION 8: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2007, to the extent permitted by the Act.

SECTION 9: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid

for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 10: One-half, plus one of the City Council members finding good cause, the City Council hereby dispenses with the rule that this Ordinance be read on three different days, and have hereby adopted this Ordinance, having considered it at one reading.

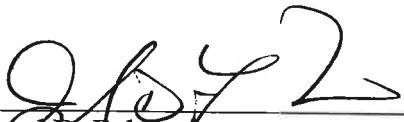
SECTION 11: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 5, is hereby approved.

SECTION 12: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 13: SAVINGS CLAUSE: This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.


PASSED by the City Council of the City of Idaho Falls, Idaho, on this 13th day of December, 2007.

APPROVED by the Mayor of the City of Idaho Falls, Idaho, on this 13th day of December, 2007.



Jared D. Fuhrman
Mayor

ATTEST:



Rosemarie Anderson
City Clerk



STATE OF IDAHO)
 : ss.
County of Bonneville)

I, ROSEMARIE ANDERSON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true, and correct copy of the Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE PANCHERI-YELLOWSTONE URBAN RENEWAL PLAN CITY OF IDAHO FALLS WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; WAIVING THE READING RULES; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.



Rosemarie Anderson
Rosemarie Anderson
City Clerk

Exhibit 1

PANCHERI-YELLOWSTONE
URBAN RENEWAL PLAN
CITY OF IDAHO FALLS

PANCHERI -YELLOWSTONE

URBAN RENEWAL PLAN

CITY OF IDAHO FALLS

Ordinance No. _____

Adopted _____

Effective _____

TABLE OF CONTENTS

		<u>Page</u>
I.	[§100]	INTRODUCTION 1
	A. [§100A]	General Procedures of the Agency 4
	1. [§102]	Conformance With State of Idaho Urban Renewal Law of 1965, as Amended 4
	C. [§103]	History and Current Conditions of the Area 5
	D. [§104]	Purpose of Activities 5
II.	[§200]	DESCRIPTION OF PROJECT AREA 7
III.	[§300]	PROPOSED REDEVELOPMENT ACTIONS 7
	A. [§301]	General 7
	B. [§302]	Urban Renewal Plan Objectives 9
	C. [§303]	Participation Opportunities and Agreement 11
	1. [§304]	Participation Agreements 11
	D. [§305]	Cooperation With Public Bodies 12
	E. [§306]	Property Acquisition 13
	1. [§307]	Real Property 13
	2. [§308]	Personal Property 15
	F. [§309]	Property Management 16
	G. [§310]	Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project 16
	H. [§311]	Demolition, Clearance, and Building and Site Preparation 17
	1. [§312]	Demolition and Clearance 17
	2. [§313]	Preparation of Building Sites 17
	I. [§314]	Property Disposition and Development 17
	1. [§315]	Real Property Disposition and Development 17
	a. [§316]	General 17
	b. [§317]	Disposition and Development Documents 18
	c. [§318]	Development by the Agency 20
	d. [§319]	Development Plans 20
	2. [§320]	Personal Property Disposition 21
	J. [§321]	Rehabilitation and Conservation 21
	K. [§322]	Participation With Private Development or Public Development 21
	L. [§323]	Conforming Owners 22

IV.	[\$400]	USES PERMITTED IN THE PROJECT AREA	22
A.	[\$401]	Redevelopment Plan Map and Development Strategy	22
B.	[\$402]	Designated Land Uses	22
	1.	[\$403] Commercial Uses	22
	2.	[\$404] Industrial Uses	22
C.	[\$405]	Other Land Uses	22
	1.	[\$406] Public Rights-of-Way	23
	2.	[\$407] Other Public, Semi-Public, Institutional, and Nonprofit Uses	24
	3.	[\$408] Interim Uses	24
D.	[\$409]	General Controls and Limitations	24
	1.	[\$410] Construction	24
	2.	[\$411] Rehabilitation and Retention of Properties	24
	3.	[\$412] Limitation on Type, Size, and Height of Buildings	25
	4.	[\$413] Open Spaces, Landscaping, Light, Air, and Privacy	25
	5.	[\$414] Signs	25
	6.	[\$415] Utilities	25
	7.	[\$416] Incompatible Uses	25
	8.	[\$417] Nondiscrimination and Nonsegregation	25
	9.	[\$418] Subdivision of Parcels	25
	10.	[\$419] Minor Variations	26
E.	[\$420]	Design for Development	26
F.	[\$421]	Off-Street Loading	27
G.	[\$422]	Off-Street Parking	27
H.	[\$423]	Nonconforming Uses	27
I.	[\$424]	Design Guidelines for Development Under a Disposition and Development Agreement or Owner Participation Agreement ...	28
V.	[\$500]	METHODS OF FINANCING THE PROJECT	28
A.	[\$501]	General Description of the Proposed Financing Method	28
B.	[\$502]	Revenue Bond Funds	29
C.	[\$503]	Other Loans, Grants, and Developer Contributions	29
D.	[\$504]	Revenue Allocation Financing Provisions	29
	1.	[\$504A] Capital Improvement Contribution Policy	31
	2.	[\$504B] Assumptions and Conditions/Economic Feasibility Statement	31
	3.	[\$504C] Ten Percent Limitation	32
	4.	[\$504D] Financial Limitation	32
	5.	[\$504E] Rebate of Revenue Allocation Funds	33
	6.	[\$504F] Participation With Local Improvement Districts and Business Improvement Districts	34
	7.	[\$504G] Issuance of Debt, Debt Limitation, and Current Obligations	34
	8.	[\$504H] Impact on Taxing Districts and Levy Rate	34

E.	[\$505]	Capital Improvement Contribution Policy	37
	1.	[\$506] Street Contributions	37
		a. [\$507] Arterial Street Costs	37
		b. [\$508] Collector or Local Street Costs	37
		c. [\$509] One Side Access Costs	38
	2.	[\$510] Improvement Design and Construction	38
	3.	[\$511] Engineer's Estimate	38
	4.	[\$512] Time of Payment	38
	5.	[\$513] Sidewalks	38
	6.	[\$514] Memorialization of Agreement	39
	7.	[\$515] Meanings	39
	8.	[\$516] Retained Authority	39
	9.	[\$517] Developer/Owner Initiated Improvements	39
	10.	[\$518] Variance	40
	11.	[\$519] Agency Contribution	40
VI.	[\$600]	ACTIONS BY THE CITY	41
	A.	[\$601] Maintenance of Public Improvements	42
VII.	[\$700]	ENFORCEMENT	42
VIII.	[\$800]	DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW	42
IX.	[\$900]	PROCEDURE FOR AMENDMENT	44
X.	[\$1000]	SEVERABILITY	44
XI.	[\$1100]	PERFORMANCE REVIEW	45

ATTACHMENTS

Attachment 1	Project Area and Revenue Allocation Area Boundary Map
Attachment 2	Description of Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May Be Acquired by Agency
Attachment 4	Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area
Attachment 5	Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts and Financing Methods
Attachment 5A	Estimated Net Taxable Value of New Private Development in Renewal Allocation Area
Attachment 5B	Estimated Future Annual Tax Revenue Allocations
Attachment 5C	Estimated Annual Revenues and Costs
Attachment 6	List of Potential Projects–Pancheri-Yellowstone Urban Renewal Area

**PANCHERI - YELLOWSTONE
URBAN RENEWAL PLAN**

To Be Referred to as the Idaho Falls Pancheri-Yellowstone Urban Renewal Project Plan

I. [§100] INTRODUCTION

This is the Pancheri-Yellowstone Urban Renewal Plan [referred to as the “Project”] in the City of Idaho Falls (the “City”), County of Bonneville, State of Idaho, and consists of the text contained herein and

the Project Area and Revenue Allocation Area Boundary Map (Attachment 1),

the Description of Project Area and Revenue Allocation Area Boundary (Attachment 2),

the Private Properties Which May be Acquired by Agency (Attachment 3) (limited to public improvements and facilities),

the Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area (Attachment 4),

the Introduction to Attachment 5, the Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts and Financing Methods (Attachment 5),

Net Value of Private Development in Idaho Falls Revenue Allocation Area (Attachment 5A),

Estimated Annual Tax Revenue Allocation (Attachment 5B),

Estimated Annual Revenues and Costs (Attachment 5C),

List of Potential Projects—Pancheri-Yellowstone Urban Renewal Plan (Attachment 6).

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms with the statutory definition of urban renewal project. Reference is specifically made to Idaho Code Section 50-2018(10) 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 term “Project” is not meant to refer to a specific activity or development scheme.