

RESOLUTION NO. 10-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A DETERIORATED AREA OR A DETERIORATING AREA OR A COMBINATION THEREOF AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.

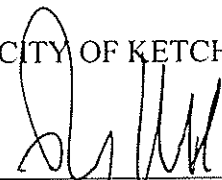
WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018 within the City which include, without limitation, a lack of affordable workforce housing, a lack of affordable downtown retail space, stalled population growth at 3,000, weekday traffic congestion and parking difficulty due to approximately 16,000 vehicles traveling in and out of the City on a daily basis, a predominance of defective and inadequate street layouts leading to an unsafe pedestrian environment and difficulty in way finding, unsafe conditions, and substantial economic underdevelopment within the City. All substantially impair or arrest the sound growth of the City, retard the provision of housing accommodations and constitute an economic and social liability and a menace to the public health, safety, morals and welfare, in its present condition and use, all as set forth in the Master Plan Framework prepared by the Tom Hudson Company for and adopted by the City and as set forth in the 1997 ASI Associates, Inc. Housing Needs Assessment, the 2001 Rees Consulting, Inc. report analyzing residential development, the availability and cost of rental units and sales dates from 1997 through 2000 in Blaine County and in the City, the 2002 Rees Consulting, Inc. update to that report and the March 2005, Blaine County Idaho Community Housing Support Study.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

1. That the area shown on the map entitled the "Ketchum Urban Renewal Area", a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof, as defined in Idaho Code Section 50-2018.
2. That the area described above is designated as appropriate for an urban renewal project, and shall be included in the Ketchum Urban Renewal Area.


This Resolution will be in full force and effect upon its adoption this 1st day of November, 2010.

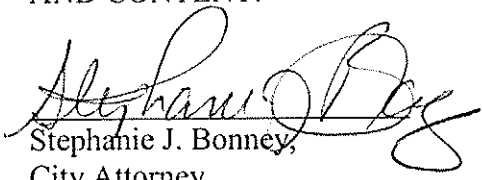
CITY OF KETCHUM, IDAHO


Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM
AND CONTENT:


Sandra E. Cady, CMC
City Treasurer/Clerk

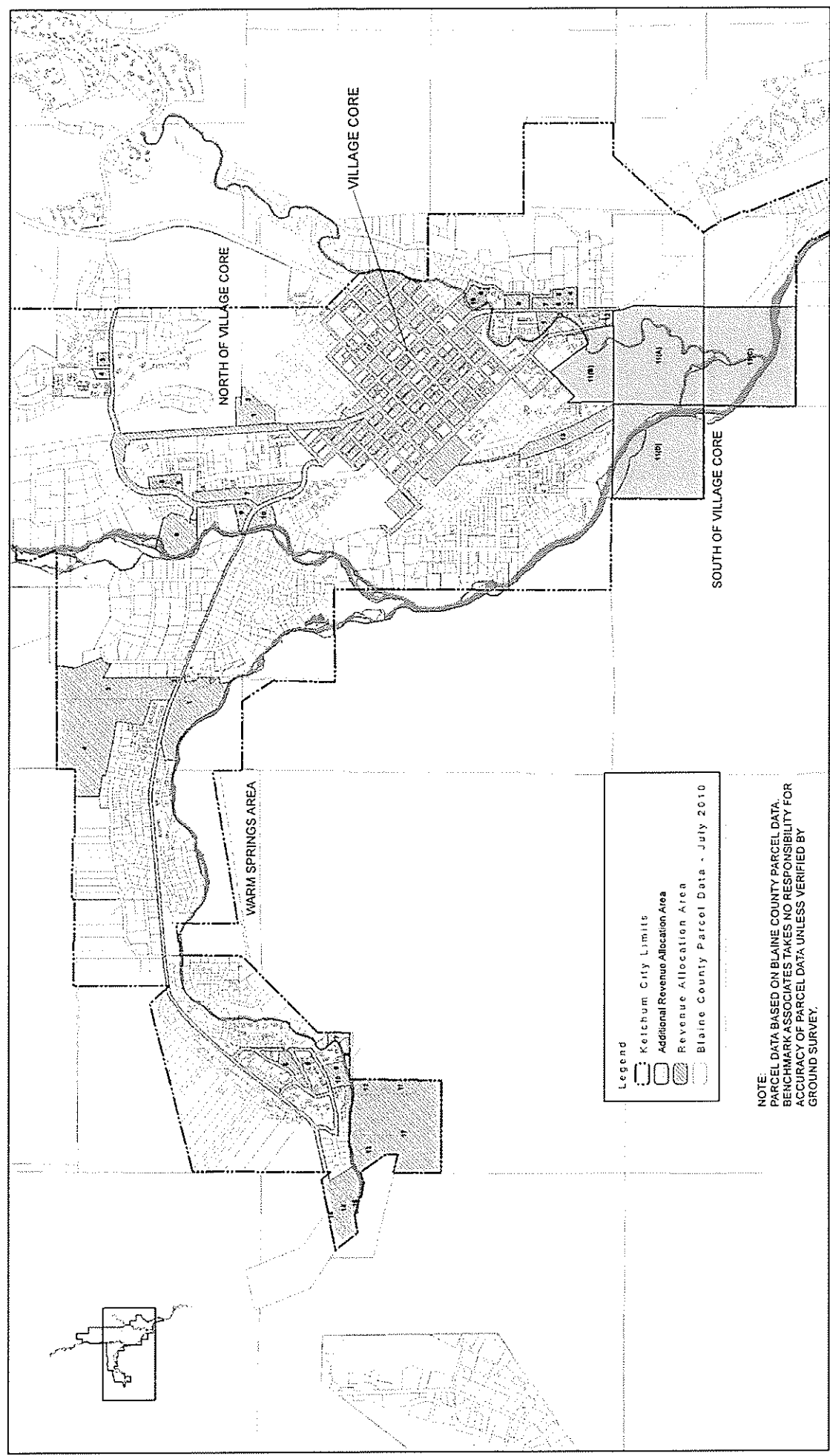

Stephanie J. Bonney,
City Attorney

RESOLUTION NO 10-026



Benchmark Associates, P.A.
 P.O. Box 1000
 Ketchum, ID 83740
 (208) 726-6612
 © Copyright 2010

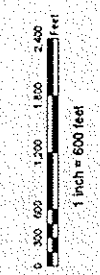
**KETCHUM URBAN RENEWAL AGENCY
 ADDITIONAL REVENUE ALLOCATION AREA
 EXHIBIT - OCTOBER 2010**



Legend

- Ketchum City Limits
- Additional Revenue Allocation Area
- Revenue Allocation Area
- Blaine County Parcel Data - July 2010

NOTE:
 PARCEL DATA BASED ON BLAINE COUNTY PARCEL DATA.
 BENCHMARK ASSOCIATES TAKES NO RESPONSIBILITY FOR
 ACCURACY OF PARCEL DATA UNLESS VERIFIED BY
 GROUND SURVEY.



MAP DATE: 10/04/2010
 Produced by BHA
 AT: 10/04/2010

