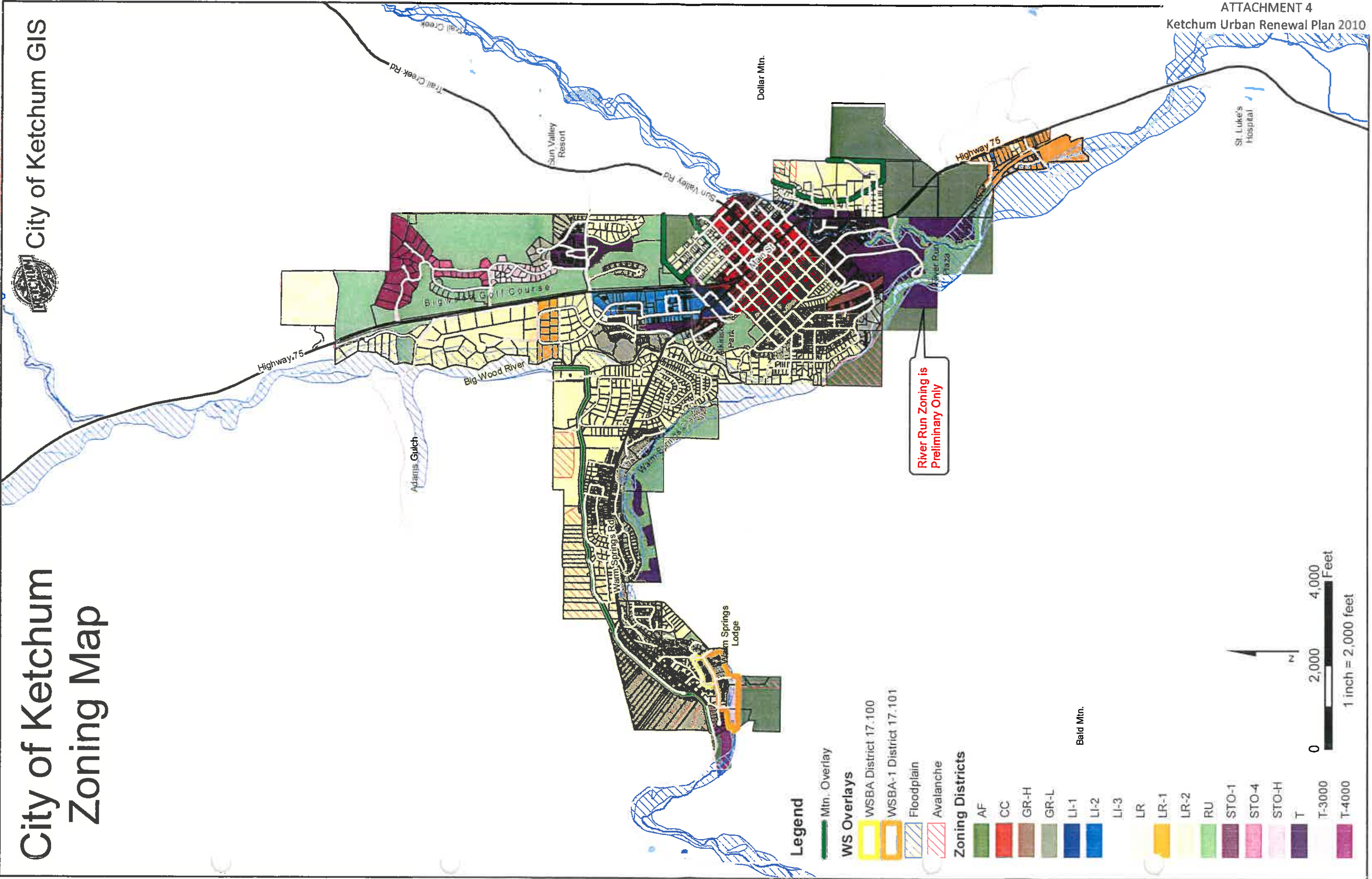


# City of Ketchum Zoning Map



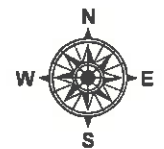
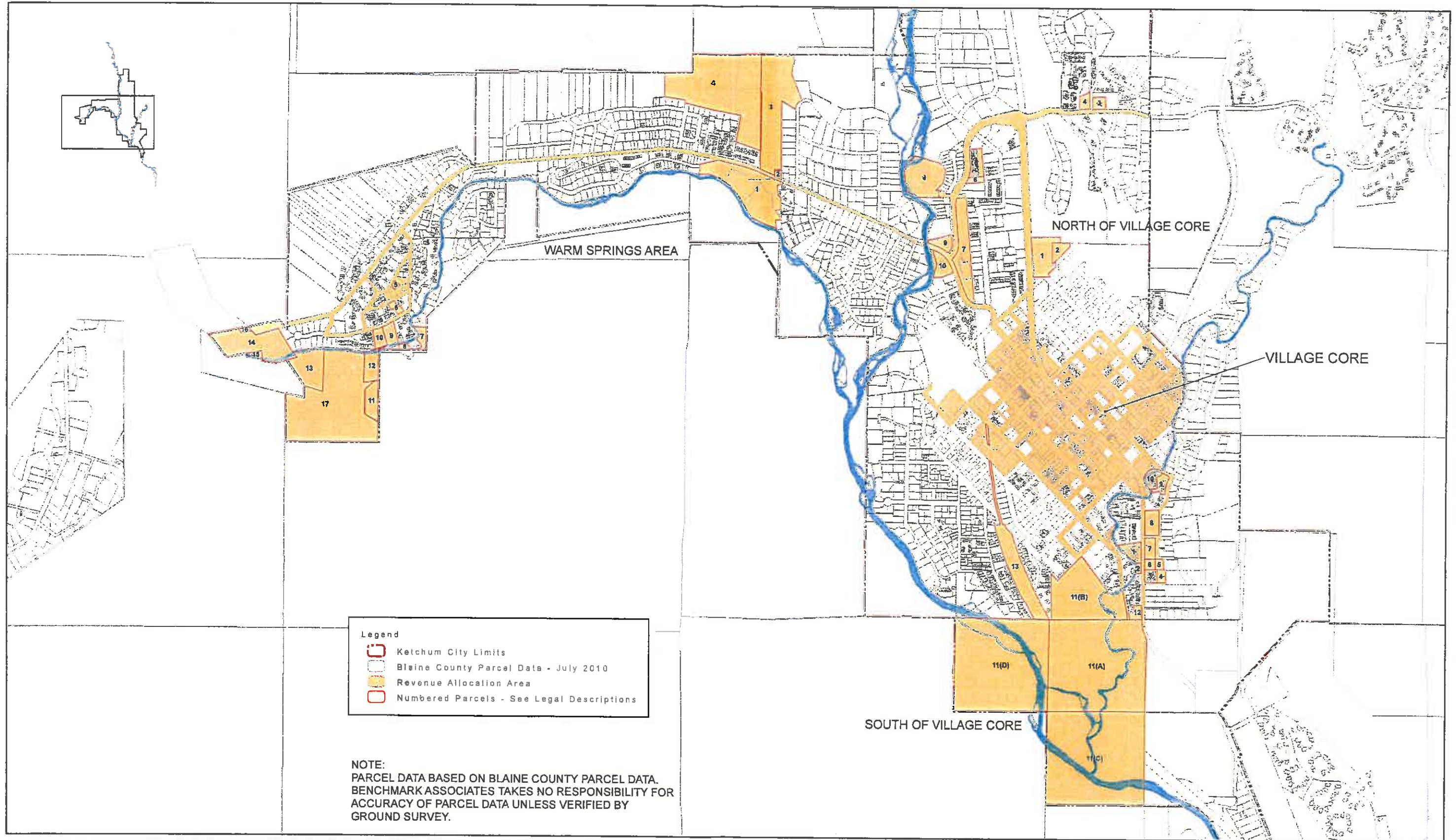
### Legend

- Mtn. Overlay
- WS Overlays**
  - WSBA District 17.100
  - WSBA-1 District 17.101
  - Floodplain
  - Avalanche
- Zoning Districts**
  - AF
  - CC
  - GR-H
  - GR-L
  - LI-1
  - LI-2
  - LI-3
  - LR
  - LR-1
  - LR-2
  - RU
  - STO-1
  - STO-4
  - STO-H
  - T
  - T-3000
  - T-4000

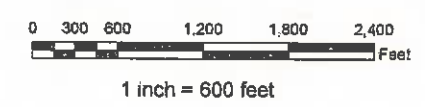


River Run Zoning is Preliminary Only





MAP DATE: 10/04/2010  
Produced by BMA-JEL  
FILE: K-URA\_10.23.06.mxd



**KETCHUM URBAN RENEWAL AGENCY**  
**REVENUE ALLOCATION AREA**  
**FINAL - OCTOBER 2010**

Benchmark Associates P.A.  
P.O. Box 733 - 100 Bell Drive  
Ketchum, ID 83340  
(208) 726-9512  
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**ORDINANCE NO. 1077**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project; and

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended; and

WHEREAS, the Mayor and City Council determined that the Urban Renewal Agency Plan for the Ketchum Urban Renewal Agency (the "Plan") should be amended to provide for changes to the Revenue Allocation Area and associated urban renewal projects within the revised Revenue Allocation Area; and

WHEREAS, on September 27 and October 11, 2010, the Ketchum Planning and Zoning Commission reviewed the proposed revised Plan and the Commission determined that the proposed revised Plan was in conformity with Ketchum's general plan for the development of the municipality as a whole and made written recommendations regarding the revised Plan to the City Council; and

WHEREAS, on October 13, 2010, the required Notice of Public Hearing was published in the Idaho Mountain Express, the official newspaper for public notice in the City, setting the public hearing date for November 15, 2010; and

WHEREAS, on October 13, 2010, a copy of the Plan and Notice were mailed to the governing bodies of Blaine County Recreation District, Blaine County, Blaine County Ambulance District, Blaine County School District, Blaine County Cemetery District, Flood District #9 and the City of Ketchum; and

WHEREAS, on November 15, 2010, the Ketchum City Council held a public hearing on consideration of the adoption of the Plan; and

**Instrument # 583880**

HAILEY, BLAINE, IDAHO

1-4-2011 11:45:33 No. of Pages: 212

Recorded for : CITY OF KETCHUM

JOLYNN DRAGE Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCES

*JD*



WHEREAS, the legislature of the State of Idaho enacted Chapter 29, Title 50 of the Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies to adopt revenue allocation financing provisions as part of the urban renewal plans; and

WHEREAS, the revised Plan contains a revenue allocation financing provision and a revised revenue allocation area; and

WHEREAS, as required by applicable law, the revised Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the November 15, 2010, meeting of the City Council:

- (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (b) An economic feasibility study;
- (c) A detailed list of estimated project costs;
- (d) 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 on the revenue allocation area;
- (e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (f) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code; and,
- (g) A description of the disposition or retention of any assets of the agency upon the termination date.

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

WHEREAS, it is necessary and in the best interest of the citizens of the City of Ketchum to adopt the revised Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal projects to be completed in accordance with the Plan in order to encourage private development in the Project Area, prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements, encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base, encourage private investment in the area and further the public purpose of the Agency.



NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. That it is hereby found and determined that:

- (a) The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as revised in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law;
- (b) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2. That it is hereby found that the Agency does not intend to displace individuals through its development activities; however, should any such displacement happen, a feasible method exists in Section 307 of the Plan for the re-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.

Section 3. That it is hereby found and determined that the Plan conforms to the general plan for the development of the municipality as a whole of the City of Ketchum, Idaho.

Section 4. That it is hereby found and determined that the Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5. That it is hereby found and determined that the Plan affords maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6. That it is hereby found and determined that the Revenue Allocation Area, as revised, does not consist of predominantly 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 non-residential uses. The Plan does not indicate that the urban renewal area consists of any areas of open land to be acquired by the Agency for residential use development. The City hereby determines that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in Ketchum; 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 Ketchum's plan for the development of the municipality as a whole as discussed herein above.

Section 7. That the Plan, a copy of which is attached hereto and marked as Exhibit B and made a part hereof by attachment, is and the same hereby is approved.

Section 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the revised Revenue Allocation Area and map or plat indicating the boundaries of the revised Revenue Allocation Area.

Section 9. That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10. That no direct or collateral action attacking the 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 Plan.

Section 11. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

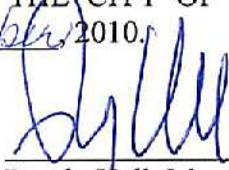
Section 12. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

Section 13. All parts of Ordinances in conflict herewith are hereby repealed.

Section 14. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A", shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

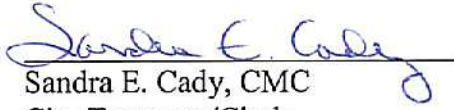


PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and  
APPROVED by the Mayor this 15<sup>th</sup> of November 2010.



\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:



Sandra E. Cady, CMC  
City Treasurer/Clerk

APPROVED AS TO FORM  
AND CONTENT:

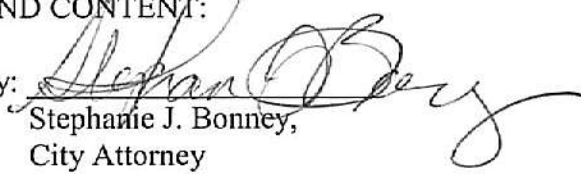
By:   
Stephanie J. Bonney,  
City Attorney







EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 1077  
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1077 of the City of Ketchum, Blaine County, Idaho, adopted on November 15, 2010, is as follows:

**Section 1:** That it is hereby found and determined that:

- a. The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as amended in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
- b. The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- c. There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

**Section 2:** Section 307 of the Plan requires the Agency to comply with applicable state and federal rules and regulations governing relocation of people and further requires the Agency to provide reasonable relocation assistance to displaced families, if any, which constitutes a feasible method for the location of such families.

**Section 3:** Finds that the said Plan conforms to the general plan for the development of the municipality as a whole.

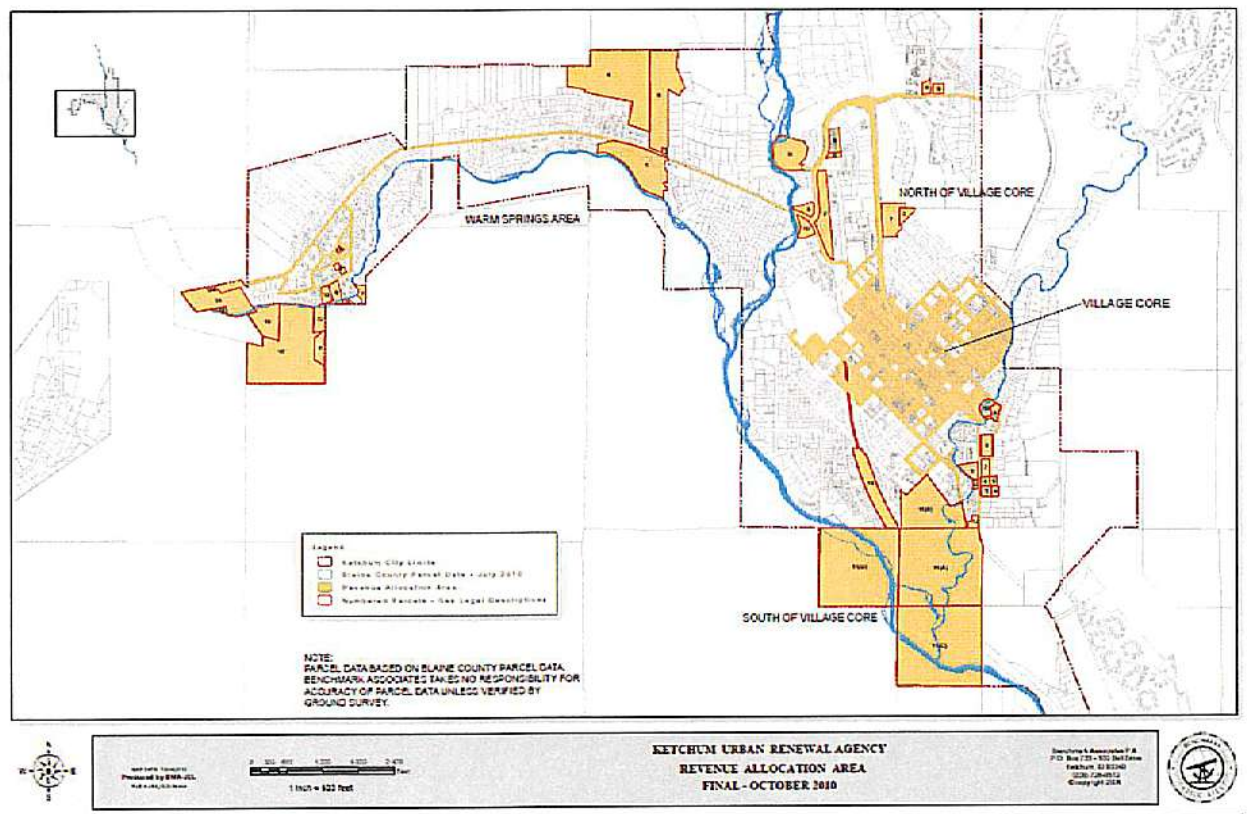
**Section 4:** Finds that the said Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

**Section 5:** Finds that said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

**Section 6:** Finds that the revised Revenue Allocation Area does not consist of predominantly 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 non-residential uses. Provided, however, that the City Council does find that if portions of the revised Revenue Allocation Area are deemed “open land” the criteria set forth in the Law, Title 50, Chapter 20, Idaho Code, as amended, have been met.

**Section 7:** Approves a copy of the Plan, which is attached to Ordinance No. 1077 and marked as Exhibit B and made a part thereof by attachment. The Plan contains the following provisions regarding taxation of real property:

The Plan contains the following map:



**Section 8:** That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.



**Section 9:** That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**Section 10:** Any direct or collateral action attacking the Plan shall be brought within thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

**Section 11.** The Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

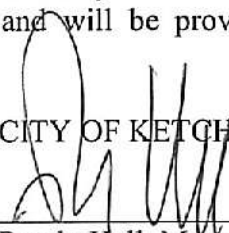
**Section 12:** Provides a savings and severability clause.

**Section 13:** Provides a repealer clause.

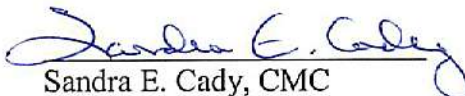
**Section 14:** Provides for publication of a summary of the Ordinance.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO

  
\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

  
Sandra E. Cady, CMC  
City Treasurer/Clerk

**STATEMENT OF LEGAL ADVISOR**

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 1077 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this 15 day of November, 2010.

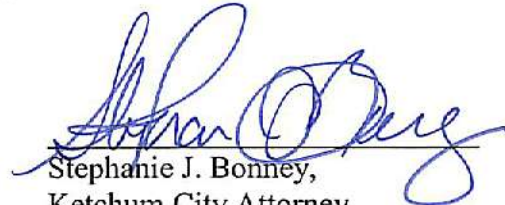
  
Stephanie J. Bonney,  
Ketchum City Attorney



EXHIBIT B

URBAN RENEWAL PLAN  
KETCHUM URBAN RENEWAL PROJECT  
KETCHUM URBAN RENEWAL AGENCY  
CITY OF KETCHUM, IDAHO

Ordinance No. 1077  
Adopted November 15, 2010  
Effective November 24, 2010

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ATTACHMENTS

Attachment 1	Description of the Revenue Allocation Area and Revenue Allocation Area Boundaries
Attachment 2	Revenue Allocation Area Parcels
Attachment 3	Revenue Allocation Area Boundary Map
Attachment 4	Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area
Attachment 5	Introduction to Idaho Code §50-2905 Requirements
Attachment 5.1	Public Improvements within the Revenue Allocation Area Detailed List of Estimated Project Costs Methods of Financing all Estimated Projects
Attachment 5.2	Economic Feasibility Study
Attachment 5.3	Fiscal Impact Analysis within the Revenue Allocation Area
Attachment 6	Resolution No. 06-033 Creating the Ketchum Urban Renewal Agency, Adopted April 3, 2006.
Attachment 7	Resolution No. 06-034 Determining Certain Property to Be a Deteriorated Area, Adopted April 3, 2006

- Attachment 8 City Council Ordinance No. 992 approving the Ketchum Urban Renewal Plan and Authorizing the City Clerk to transmit a copy of the Ordinance and other required information to County and State Officials, Approved November 15, 2006, Date of Publication, November 22, 2006
- Attachment 9 Findings of Fact and Conclusions of Law and Decision of the Ketchum Planning and Zoning Commission Special Meeting on October 11, recommending that the Ketchum Urban Renewal Plan 2010 conforms to the Comprehensive Plan for the City of Ketchum, Approved October 11, 2010
- Attachment 10 Resolution No. 10-026 Determining Certain Property to Be a Deteriorated Area, Adopted November 15, 2010
- Attachment 11 Ordinance No. 1077 approving the Ketchum Urban Renewal Plan 2010 and Authorizing the City Clerk to transmit a copy of the Ordinance and other required information to County and State Officials, Adopted November 15, 2010; Date of Publication, November 24, 2010



## EXECUTIVE SUMMARY OF THE KETCHUM URBAN RENEWAL PLAN

### Introduction

On April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended.

On April 3, 2006, the Mayor and City Council also adopted Resolution No. 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project.

On November 15, 2006, the Mayor and City Council adopted Ordinance No. 992, the Ketchum Urban Renewal Plan (the "Plan"), whereby the requirements of Idaho Code Section 50, Chapter 20 and Section 50, Chapter 29 for adoption of an Urban Renewal Plan have been met.

On November 15, 2010, the Mayor and City Council adopted Resolution No. 10-026 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project and adding that area to the established Revenue Allocation Area pursuant to Resolution No. 06-034.

On November 15, 2010, the Mayor and City Council adopted Ordinance No. 1077, the Ketchum Urban Renewal Plan 2010, whereby the requirements of Idaho Code Section 50, Chapter 20 and Section 50, Chapter 29 for adoption of an Urban Renewal Plan have been met.

The Ketchum Urban Renewal Plan (the "Plan") is a legal document providing the Ketchum Urban Renewal Agency (the "Agency") with the powers, duties, and obligations to implement a program of redevelopment and revitalization within the Revenue Allocation Area as identified on the map as depicted on Attachment 3 to the Plan.

The Revenue Allocation Area qualifies as a deteriorating area under the Urban Renewal Law as identified by City Council Resolution No. 10-026 passed on November 15, 2010. A copy of that resolution is included as Attachment 10.

## **Plan Activities and Private Development**

The program outlined in the Plan emphasizes the installation of needed public improvements, including without limitation, affordable workforce housing, parking structures, a town plaza and streetscape improvements to encourage private development.

### **Financing**

Agency financing of the activities referenced above will come from a combination of annual revenue allocation funds, bond proceeds and other sources. Debt service for any Agency borrowing will be paid by annual revenue allocations.

Increases in assessed valuation of real and personal property in the Revenue Allocation Area described in the Urban Renewal Plan adopted November 15, 2006 (EXHIBIT A) that occur after January 1, 2006, the date of the base assessment roll, and increases in assessed valuation of real and personal property for the additional parcels within the amended Revenue Allocation Area, detailed in Attachment 1, that occur after January 1, 2010, the date of the additional base assessment roll, will generate revenue for the Agency to pay its project costs. Those project costs include the Agency's planning costs, appraisals, legal fees, administration, financing public improvements, and contingencies. The 2005 and current 2010 assessed valuation of real and personal property on the base assessment roll (net of the homeowner's exemption, if any), estimated to be \$2,724,946,746 and \$3,356,616,902 respectively, is still available for use by the other taxing districts. The Plan authorizes the Agency to obtain various funding sources, including developer loans or other funding mechanisms to be repaid by revenue allocation proceeds. When the Agency project activities are completed and any bonds and loans are repaid, the increases in assessed value of real and personal property in the area become available for use by the other taxing entities.

It is anticipated that revenue allocation proceeds will be needed for a period between twenty (20) to twenty-four (24) years or such longer period as required to pay project costs, subject to applicable state and federal laws.

### **Development Agreements**

The Plan provides for agreements with developers either through an owner participation agreement or disposition and development agreement. Under such agreements, the developer will be contractually committed to its scope and conditions of development in exchange for the Agency's assistance with site and other costs. Under such agreements, the developer will be required to commit to a specific schedule of performance. Other than temporary improvements, any new development or renovation of existing structures will be required to continue through an estimated useful life of at least 20 years. This Plan shall be effective through November 15, 2034; set forth as twenty four (24) years from the adoption date (November 15, 2010) of the Urban Renewal Plan. The provision of other documents

formulated pursuant to this Plan shall be effective through November 15, 2030, which is twenty four (24) years from the date of adoption of the original Urban Renewal Plan (November 15, 2006). Design considerations and land use enforcement shall be governed by the City of Ketchum zoning and building codes as they currently exist and as they may be amended from time to time.



URBAN RENEWAL PLAN FOR THE  
REVENUE ALLOCATION AREA OF  
THE KETCHUM URBAN RENEWAL AGENCY

**1. INTRODUCTION**

This is the Urban Renewal Plan (the "Plan") for the Ketchum Urban Renewal Area Projects within the City of Ketchum, Idaho (the "City"), and consists of the text contained herein, information necessary to satisfy the requirements of Idaho Code Sections 50-2001 *et seq.* and 50-2901 *et seq.* generally and Idaho Code Sections 50-2008 and 50-2905 specifically, a revenue allocation financing provision, Attachments 1 through 11 which are attached hereto and are all hereby incorporated herein by reference as an integral part of this Agreement, a description of the Revenue Allocation Area Boundaries (Attachment 1), a list of the Revenue Allocation Area parcels (Attachment 2), the map of the Revenue Allocation Area (Attachment 3), the Map Depicting Expected Land Uses and Current Zoning within Revenue Allocation Area (Attachment 4), the Public Improvements Within the Revenue Allocation Area, the Detailed List of Estimated Project Costs, the Methods of Financing all Estimated Projects (Attachment 5.1), the Economic Feasibility Study (Attachment 5.2), and the Fiscal Impact Analysis within the Revenue Allocation Area (Attachment 5.3).

The term "Plan" is used herein to describe the overall activities defined in this Plan and conforms to the several definitions of Urban Renewal Plan found in the Idaho Code. Reference is specifically made to Idaho Code Sections 50-2008, 50-2009, 50-2018(j), 50-2903(12) and 50-2905 for the various activities contemplated by the term "Plan." Such activities include both private and public development of property within the Revenue Allocation Area.

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms to the statutory definitions of Urban Renewal Project. Reference is specifically made to Idaho Code Section 50-2018 for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the Revenue Allocation Area including without limitation the projects described in Attachment No. 5.1, those portions of the City of Ketchum Capital Improvements Plan as it presently exists and as it may be amended from time to time which are consistent with the provisions and intent of this Plan, and any other projects consistent with the provisions and intent of this Plan. The projects listed above and as they are more specifically detailed in this Plan and the Attachments hereto are collectively described as the "Projects".

This Plan was prepared for the Agency and reviewed and recommended by the Agency, pursuant to the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), (the "Law"), the Local Economic Development Act (Chapter 29, Title 50, Idaho Code), (the "Act"), the Idaho Constitution, and all applicable local laws and ordinances. All development and Projects described in this Plan conform to the Ketchum Comprehensive Plan, the Ketchum Capital Improvements Plan and the Downtown Ketchum Master Plan, all of which are hereby

incorporated herein by this reference as they presently exist and as they may be amended from time to time.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area. The Agency retains all powers allowed by law except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present all of the elements of a precise plan or establish all of the specific projects for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area, nor does this Plan present all of the specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Revenue Allocation Area. Instead, this Plan presents a process and a basic framework within which specific plans will be further developed and presented, specific projects will be further developed and established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purpose of the Urban Renewal Law will be attained through the implementation of the Plan. The master goals of this Plan are:

- a. The elimination of environmental deficiencies in the Revenue Allocation Area, including, among others, obsolete and aged building types, substandard streets or rights-of-way, and inadequate and deteriorated public improvements and facilities;
- b. The assembly of land into parcels suitable for modern, integrated development with improved urban development standards, including setbacks, parking, pedestrian and vehicular circulation in the Revenue Allocation Area;
- c. The revitalization, redesign and development of undeveloped areas which are stagnant or improperly utilized especially through the creation of affordable workforce housing, a central town plaza and parking lots and structures;
- d. The strengthening of the economic base of the Revenue Allocation Area and the community by the installation of needed site improvements and public facilities to stimulate new commercial expansion, employment and economic growth especially through the creation of affordable workforce housing;
- e. To provide adequate land for parks and open spaces, pedestrian walkways, street rights-of-way, and parking facilities;



- f. To provide improvements to the streets, rights-of-way and other public infrastructures;
- g. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the Projects;
- h. The opportunity of providing affordable housing within the Revenue Allocation Area; and
- i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area, and benefiting the various taxing districts in which the Revenue Allocation Area is located.

The Agency shall undertake the Projects in furtherance of said goals in order to eliminate deteriorated or deteriorating areas, to eliminate the development or spread of slums and blight and for purposes of rehabilitation and conservation in the Revenue Allocation Area. Said objectives are consistent with Idaho Code Section 50-2903(11) of the Act.

The purposes and undertakings of the Projects and this Plan are consistent with the purposes of the Act as set forth in Section 50-2901 Idaho Code, as amended, which include the following:

- a. To provide for the allocation of a portion of the property taxes levied against taxable property located in the Revenue Allocation Area (specified below) for a limited period of time to assist in the financing of this Plan;
- b. To encourage private development in the Revenue Allocation Area;
- c. To prevent or arrest the decay of the Revenue Allocation Area due to the inability of existing financing methods to promote needed public improvements;
- d. To encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Revenue Allocation Area in order to facilitate long-term growth of their common tax base; and
- e. To encourage private investment within the Revenue Allocation Area.

This Plan and the Attachments hereto contain planning information that generally identifies the various activities of the Agency and that identifies certain specific Projects. Because of the changing nature of the Projects, this Plan and the Attachments hereto, by necessity, must be dynamic and flexible. The Agency anticipates that the information contained herein will be updated as conditions change and as the quality of information available to the Agency improves. Any such updates shall not be deemed to be modifications



or amendments to this Plan, including without limitation, modifications as referenced in Idaho Code Section 50-2903(4). The Attachments are purposely flexible and, although incorporated in this Plan, are severable here from. In the event of any conflict between this Plan and any of the Attachments hereto, the terms and conditions of this Plan shall control.

## **1.1 General Procedures of the Agency**

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by all of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law.

Generally, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the Agency may update certain information, policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the Agency meeting agenda, considered by the Agency at an open public meeting, and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

### **1.1. Provisions Necessary to Meet State and Local Requirements**

#### **1.1.1 Conformance With State of Idaho Urban Renewal Law of 1965, as Amended**

- a. The laws of the State of Idaho allow for an Urban Renewal Plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Ketchum City Council. The Ketchum Urban Renewal Area determined for the Urban Renewal Plan adopted November 15, 2006 was certified by the Council by Resolution on April 3, 2006. The amended Urban Renewal Area for the Ketchum Urban Renewal Plan 2010 was certified by the Council by Resolution on November 15, 2010.
- b. In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Ketchum. After consideration of the Plan, the Commission approved the Plan and provided written recommendations stating that this Plan is in conformity with the City of Ketchum Comprehensive Plan.

## **2. DESCRIPTION OF REVENUE ALLOCATION AREA**

The boundaries of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the "Revenue

Allocation Area Boundary Map", attached hereto as Attachment 3 and incorporated herein by reference.

### 3. PROPOSED REDEVELOPMENT ACTIONS

#### 3.1 General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Revenue Allocation Area by:

- a. The provision for participation by property owners within the Revenue Allocation Area;
- b. The installation, construction, or reconstruction of streets, utilities, and other public improvements and the operation and management of such facilities in conformance with the Law and Act;
- c. The assembly of adequate sites for the development and construction of commercial, light manufacturing, or residential facilities;
- d. The acquisition of certain real property
- e. The demolition or removal of certain buildings and improvements;
- f. The management of any property acquired by and under the ownership and control of the Agency;
- g. The provision for relocation assistance to displaced Project occupants, as required by law;
- h. The disposition of property for uses in accordance with this Plan;
- i. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
- j. To the extent allowed by law, the lending or investing of funds from any source to facilitate redevelopment.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law. The Agency hereby determines that all of the foregoing activities are necessary to effectively carry out the objectives of this Plan in the Revenue Allocation Area.



### **3.2 Urban Renewal Plan Objectives**

Urban Renewal action is necessary in the Revenue Allocation Area to combat problems of deterioration and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate parking, inadequate way finding, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors.

Hence, the Urban Renewal Plan for the Revenue Allocation Area is a proposal for public improvements and facilities necessary to provide affordable workforce housing, parking and parking structures, street and sidewalk improvements, an improved environment for economic development including a central town plaza, the elimination of unsanitary and unsafe conditions, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating action of the area.

In implementing the activities described in this Plan, the Agency shall 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 children residing in the general vicinity of the site covered by the Plan.

### **3.3 Participation Opportunities and Agreement**

#### **3.3.1 Participation Agreements**

The Agency may enter into an owner participation agreement with any existing or future owner of property in the Revenue Allocation Area, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property.

Each structure and building in the Revenue Allocation Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. Executed owner participation agreement to meet conditions described below.
- b. Any such property within the Revenue Allocation Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.



- c. Any owner shall 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 children residing in the general vicinity of the site covered by the Plan.
- d. All such buildings or portions of buildings which are to remain within the Revenue Allocation Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Ketchum.
- e. Any new construction shall conform to all applicable codes and ordinances of the City of Ketchum as they now exist and as they may be amended from time to time.
- f. Any new construction shall conform to all applicable provisions, requirements, and regulations of this Plan.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the Agency. The provisions of this Plan are applicable to all public and private property in the Revenue Allocation Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the Agency is hereby empowered to pursue all legal and equitable remedies available to it to enforce the terms and conditions of such participation agreements including, without limitation, specific performance.

### **3.4 Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of the Projects. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to assist any public entity in paying the costs of the acquisition, maintenance and development of land, buildings, facilities, structures, or other improvements within the Revenue Allocation Area.

The Agency specifically intends to cooperate to the extent allowable by law with the City of Ketchum in the acquisition of property and the construction of public improvements.

### **3.5 Property Acquisition**

#### **3.5.1 Real Property**

The Agency may acquire, but is not required to acquire, real property located in the Revenue Allocation Area where it is determined that the property is needed for construction of public improvements and as otherwise allowed by law. The acquisition shall be by any means authorized by law including, but not limited to, the Idaho Urban Renewal Law and the Local Economic Development Act. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property.

The Agency is authorized by this Plan to acquire properties. Agency acquisition of any real property shall be accomplished only if such acquisition shall be consistent with the provisions and intent of this Plan. Such acquisition of properties shall not constitute plan amendments or modifications, including without limitation, modifications pursuant to Idaho Code Section 50-2903(4).

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Revenue Allocation Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law.

#### **3.5.2 Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan and where allowed by law, the Agency is authorized to acquire personal property in the Revenue Allocation Area by any lawful means, including eminent domain, except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law.

### **3.6 Property Management**

During such time such property, if any, in the Revenue Allocation Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.



### **3.7 Relocation of Persons (including Individuals and Families), Business Concerns, and Others Displaced by the Project**

The Agency does not intend to displace people or businesses through its actions. In the event that the Agency's actions cause such displacement, the Agency shall comply with all state and federal laws, rules and regulations governing the relocation of people and businesses. The Agency may also undertake relocation activities for those not entitled to benefit under such state or federal law as the Agency may deem appropriate and for which funds are available. In the event the Agency's activities directly result in the displacement of families within the area, the Agency shall provide reasonable relocation assistance to such displaced families.

### **3.8 Demolition, Clearance, and Building Site Preparation**

#### **3.8.1 Demolition and Clearance**

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Revenue Allocation Area as necessary to carry out the purposes of this Plan.

#### **3.8.2 Preparation of Building Sites**

The Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Revenue Allocation Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out this Plan.

### **3.9 Property Disposition and Development**

#### **3.9.1 Real Property Disposition and Development**

#### **General**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in the subject deed, lease or other agreements and documents, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.



The Agency shall 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 children residing in the general vicinity of the site covered by the Plan.

### **Disposition and Development Documents**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Blaine County.

All property in the Revenue Allocation Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Revenue Allocation Area shall contain such nondiscrimination and non-segregation clauses as required by law. The Developers including owners and participants, will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit a Redevelopment Schedule satisfactory to the Agency. Schedule revisions will be made only at the option of the Ketchum Urban Renewal Agency.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors and assigns agree:

- a. That a plan and time schedule for the proposed development shall be submitted to the Agency;

- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation;
- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the Developer(s);
- d. That there will be no discrimination against any person or group of persons because of handicap, age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Revenue Allocation Area by the Agency;
- e. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Urban Renewal Plan;
- f. That at the discretion of the Agency a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale;
- g. That rehabilitation of any existing structure, other than temporary structures, must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years;
- h. All such buildings or portions of the buildings which are to remain within the Revenue Allocation Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Ketchum as they presently exist and as the same may be modified from time to time;
- i. All new construction of a permanent nature shall have a minimum estimated life of no less than twenty (20) years. This restriction shall not apply to new construction of a temporary or interim nature; and
- j. All disposition and development documents and owner participation agreements shall be governed by the provisions of this Plan.



## Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure, or other improvement within the Revenue Allocation Area for itself or for any public body or entity.

The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Revenue Allocation Area for itself or for any public body or entity, or to purchase, or to pay for, public improvements and public facilities, including, but not limited to, the following: (1) affordable workforce housing; (2) parking facilities and structures; (3) a central town plaza; (4) landscaped areas; (5) street improvements; (6) sanitary sewers; (7) flood control facilities and storm drains; (8) water mains; (9) utilities; (10) pedestrian paths and malls; (11) signals and signage; (12) sidewalks; (13) alleys; (14) public transit conveyances and facilities; (15) geothermal; (16) wi-fi and other communications infrastructure; (17) bicycle facilities; (18) public art; (19) street maintenance equipment; (20) snow removal equipment; and (21) restoration and preservation of historical artifacts and properties.

The Agency shall also 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 children residing in the general vicinity of the site covered by the Plan.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose and public nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Local Economic Development Act and Section 504 to this Plan or out of any other available funds.



## **Development Plans**

All development plans prepared, pursuant to disposition and development or owner participation agreements (whether public or private), shall be submitted to the Agency for approval and architectural review through the City Building Department. All development in the Revenue Allocation Area must conform to those standards specified in Section 404, infra.

The Agency shall also 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 children residing in the general vicinity of the site covered by the Plan.

### **3.10 Personal Property Disposition**

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

### **3.11 Rehabilitation and Conservation**

The Agency is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Revenue Allocation Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Revenue Allocation Area not owned by the Agency.

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building or any structure or building which can be relocated to a location within or outside the Revenue Allocation Area.

### **3.12 Participation with Private or Public Development**

Under the Idaho Urban Renewal Law, the Agency has the authority to lend or invest funds obtained from the state or federal government or any other source for the purposes of the Urban Renewal law if allowable under applicable laws or regulations.

Under those regulations the agency may participate with the private sector in the development and financing of those private projects which will attain the objectives of the Agency or this Plan.

The Agency may, therefore, use any such funds for the provision of assistance to private, for-profit business, including, but not limited to, grants, loans, loan guarantees,

interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law.

The Agency may enter into contracts, leases, and agreements with the City of Ketchum, or any other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909, which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act, Section 504 of this Plan, or out of any other available funds.

#### **4. USES PERMITTED IN THE REVENUE ALLOCATION AREA**

##### **4.1 Redevelopment Plan Map and Development Strategy**

The description of the amended Revenue Allocation Area and the amended Revenue Allocation Area Boundary Map, attached hereto as Attachments 1 and 3 and incorporated by reference, describe the location of the Revenue Allocation Area Boundaries. The proposed land uses to be permitted in the Revenue Allocation Area for all land, public and private, shall be any use allowed under the applicable City of Ketchum Subdivision and Zoning Ordinances as they currently exist and as the same may be amended from time to time.

##### **4.2 Designated Land Uses**

###### **4.2.1 Commercial Uses**

The areas designated in Attachment 4 for area business and central district business uses shall be used for the commercial uses set forth and described in the Ketchum City Zoning Ordinance as it presently exists and as it may be amended from time to time.

###### **4.2.2 Residential Uses**

The areas designated in Attachment 4 for residential uses shall be used for the residential uses set forth and described in the Ketchum City Zoning Ordinance as it presently exists and as it may be amended from time to time.

##### **4.3 Other Land Uses**

###### **4.3.1 Public Rights-of-Way**

In addition to the anticipated improvements by the Agency in the public rights-of-way as discussed in this Plan, the public rights-of-way are used to link the various Projects within the Revenue Allocation Area to each other.



Additional public streets, alleys, and easements may be created in the Revenue Allocation Area as need for proper development. Existing streets, alleys and easements may be abandoned, closed, expanded or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of Ketchum regarding changes to dedicated rights-of-way.

#### **4.3.2 Other Public, Semi-Public, Institutional, and Nonprofit Uses**

The Agency is also authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Revenue Allocation Area.

#### **4.3.3 Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Revenue Allocation Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Ketchum City Code as it presently exists and as it may be amended from time to time.

### **4.4 General Controls and Limitations**

All real property in the Revenue Allocation Area, under the provisions of either a disposition and development agreement or owner participation agreement is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

#### **4.4.1 Construction**

All construction in the Revenue Allocation Area shall comply with all applicable state and local laws and codes in effect presently and as the same may be amended from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Revenue Allocation Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Revenue Allocation Area in the event of a disposition and development agreement or owner participation agreement.



#### **4.4.2 Rehabilitation and Retention of Properties**

Any existing structure within the Revenue Allocation Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

#### **4.4.3 Limitation on Type, Size, Height of Building**

The type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances, and regulations.

#### **4.4.4 Open Spaces, Landscaping, Light, Air and Privacy**

The issues of open space, landscaping, light, air and privacy shall be governed by applicable federal, state and local ordinances.

#### **4.4.5 Signs**

All signs shall conform to City sign ordinances as they now exist or are hereafter amended.

#### **4.4.6 Utilities**

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

#### **4.4.7 Incompatible Uses**

No use or structure which would be incompatible with the surrounding areas or structures because such use or structure would constitute a common law nuisance shall be permitted in any part of the Revenue Allocation Area.

#### **4.4.8 Non-discrimination and Non-segregation**

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, handicap, or ancestry permitted in the sale, lease sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area.

#### **4.4.9 Subdivision of Parcels**

Any parcel in the Revenue Allocation Area shall be subdivided only in compliance with the City Subdivision Ordinance as it presently exists and as it may be amended from time to time.

#### **4.4.10 Minor Variations**

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

#### **4.4.11 Off-Street Loading**

Any development and improvements shall provide for off-street loading as required by the City ordinances as they now exist or are hereafter amended.

#### **4.4.12 Off-Street Parking**

All new construction in the area shall provide off-street parking as required by the City ordinances as they now exist or are hereafter amended.

## **4.5 Design for Development**

### **4.5.1 Design Guidelines for Development**

All development within the Revenue Allocation Area shall comply with applicable design standards and regulations of the City of Ketchum as they may be amended from time to time.

### **4.5.2 Design Guidelines for Development Under a Disposition and Development Agreement or Owner Participation Agreement**

Under an owner participation agreement or a disposition and development agreement the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under Section 404.10 of this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Revenue Allocation Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Revenue Allocation Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

## **5. METHODS OF FINANCING THE PROJECT**

### **5.1 General Description of the Proposed Financing Method**

The Agency is authorized to finance the Projects with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity all as more specifically detailed in Attachment 5.1.

### **5.2 Revenue Allocation Financing Provisions**

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2006 for the Revenue Allocation Area (EXHIBIT A) described in the Urban Renewal Plan adopted November



15, 2006 and effective retroactively to January 1, 2010 for the additional parcels within the amended Revenue Allocation Area, included in Attachment 1, 2 and 3. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1, 2 and 3 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Projects.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Ketchum, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachments 5.1, 5.2 and 5.3 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to update the presently anticipated Projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such updates necessary or convenient to effectuate the general objectives of the Plan. Such updates shall not constitute amendments or modifications of this Plan, including without limitation, modification pursuant to Idaho Code Section 50-2903(4).

The Agency may expend revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may obtain advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the Projects are completed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5.1 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively, the

activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged to the payment of the principal and interest on the advance of monies, making of loans, or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Projects in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Projects.

### **5.3 Participation With Local Improvement Districts**

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts, including without limitation local business improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities and local business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BLID or to participate as an assessed entity to finance the LID or BLID project.

### **5.4 Issuance of Debt**

Any debt incurred by the Agency shall be subject to all terms and conditions of applicable state and federal laws.

### **5.5 Impact on Other Taxing Districts**

A specific delineation of tax dollars generated by revenue allocation upon each taxing district is included in Attachment 5.3.

## **6. ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Revenue Allocation Area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned property, rights-of-way, or public utilities within or affecting the Revenue Allocation Area;



- b. Revision of zoning (if necessary) within the Revenue Allocation Area to permit the land uses and development authorized by this Plan;
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Revenue Allocation Area to ensure their proper development and use;
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Revenue Allocation Area throughout the duration of this Plan;
- e. Building code enforcement;
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Revenue Allocation Area to be commenced and carried to completion without unnecessary delays;
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code;
- h. The undertaking and completing of any other proceedings necessary to carry out the Projects;
- i. Administration of Community Development Block Grant and other state and federal grant funds that may be made available for the Projects;
- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like; and
- k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the Agency and facility.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

## **7. ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.



The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Revenue Allocation Area may be enforced by such owners.

#### **8. TERMINATION DATE AND DISPOSITION OF ASSETS**

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective. The provisions of other documents formulated pursuant to this Plan shall be effective through November 15, 2030, (the "Plan Termination Date") which is twenty-four (24) years from the date of adoption of the original Urban Renewal Plan (November 15, 2006) by the City Council. The Revenue Allocation Area and Revenue Allocation Financing Provisions shall be effective through October 15, 2034 (the "Revenue Allocation Area Termination Date") recognizing that during the time period between the Plan Termination Date and the Revenue Allocation Area Termination Date, any Revenue Allocation Area revenues exceeding the amount necessary to repay the bonds shall be returned to the taxing districts in the Revenue Allocation Area on a pro rata basis.

Upon the Plan Termination Date, the Agency shall retain assets and revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. In the event that the Agency has no such resources or has only inadequate resources, or in the event that the Agency is dissolved, then any remaining assets shall be given without consideration to the City of Ketchum, an Idaho municipal corporation, subject to any and all liens or other encumbrances.

#### **9. PROCEDURE FOR AMENDMENT**

The Urban Renewal Plan may be further modified at any time by the Agency subject to variations and exemptions set forth in any previously executed disposition and development agreements or owner participation agreements. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions which will violate the objectives of this Plan.

#### **10. SEVERABILITY**

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

## 11. ANNUAL REPORT

Under the Idaho Urban Renewal Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

ATTACHMENT 1  
Ketchum Urban Renewal Plan 2010

LEGAL DESCRIPTION

KETCHUM URBAN RENEWAL AGENCY  
REVENUE ALLOCATION AREA  
KETCHUM, BLAINE COUNTY, IDAHO

TOWNSHIP 4 NORTH, RANGE 17 EAST, BOISE MERIDIAN  
SECTIONS 11, 12, 13, 14 and 24 AND  
TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN  
SECTIONS 7, 18 and 19

Those parcels of land lying within the City of Ketchum, Blaine County, Idaho being identified as follows:

**ROADS AND STREETS**

- 1) State Highway 75 from the southerly boundary of Serenade Lane to the northerly boundary of Saddle Road;
- 2) All of Saddle Road;
- 3) All of Warm Springs Road;
- 4) Emerald Street: that 30 foot wide portion of Emerald Street adjoining The Timbers Condominiums and Subdivision
- 5) Jade Street: that portion of Jade Street adjoining Tax Lot 5102
- 6) Gem Street: that portion of Gem Street lying between State Highway 75 and Leadville Avenue
- 7) Leadville Ave from the northerly boundary of Tax Lot 5102 and the Coho Office Condominiums to Sixth Street AND Leadville Ave lying between Ninth Street and Tenth Street AND Leadville Ave lying between Block 8: Lots 5 & 6 and Block 28: Lots 1 & 2
- 8) Third Avenue lying between Cottonwood Street and River Street AND Third Avenue lying between Eighth Street and Tenth Street
- 9) Second Avenue from Serenade Lane to Eighth Street
- 10) First Street lying between River Street and Eighth Street
- 11) Washington Avenue lying between River Street and Ninth Street
- 12) All of Main Street (a portion of which coincides with State Highway 75)
- 13) East Avenue lying between River Street and Sixth Street
- 14) Walnut Avenue lying between Trail Creek and Sixth Street
- 15) Spruce Avenue lying between First Street and Fifth Street



KETCHUM URBAN RENEWAL AGENCY  
LEGAL DESCRIPTION  
(continued)

**ROADS AND STREETS** (continued)

- 16) Cottonwood Street from the southwest boundary of Third Avenue to the northeast boundary of Second Avenue
- 17) River Street from the southwest boundary of Third Avenue to the northeast boundary of Leadville Avenue
- 18) First Street from northeast boundary of Second Avenue to the southwest boundary of Walnut Avenue
- 19) Second Street from northeast boundary of Second Avenue to the northeast boundary of Spruce Avenue
- 20) Third Street (aka Sun Valley Road) from the northeast boundary of Second Avenue to the northeast boundary of the Ketchum City Limits
- 21) Fourth Street from the northeast boundary of Second Avenue to the northeast boundary of the Ketchum City Limits
- 22) Fifth Street from the northeast boundary of Second Avenue to the northeast boundary of Spruce Avenue
- 23) Sixth Street from the northeast boundary of Third Avenue to the northeast boundary of the Walnut Avenue
- 24) Seventh Street from the northeast boundary of Second Avenue to the southwest boundary of Main Street
- 25) Eighth Street from the southwest boundary of Third Avenue to the southwest boundary of Main Street
- 26) Ninth Street from the centerline of First Avenue to the northeast boundary of Leadville Avenue
- 27) Tenth Street from the southwest boundary of Third Avenue to the west boundary of Hemingway School Subdivision Lot 1A AND Tenth Street from the northeast boundary of Main Street (aka: Warm Springs Road) to the westerly boundary of State Highway 75
- 28) All of Park Circle
- 29) Skiway Drive from the southeasterly boundary of Warm Springs Road to the southerly boundary of Picabo Street
- 30) All of Jane Lane
- 31) All of Howard Drive
- 32) All of Ritchie Drive
- 33) All of Gates Road
- 34) All of Picabo Street
- 35) All of Puchner Lane

KETCHUM URBAN RENEWAL AGENCY  
LEGAL DESCRIPTION  
(continued)

**KETCHUM VILLAGE : ALLEYS** (Within the original Village of Ketchum)

All of the Alleys within Blocks 2-7, 12-20, 21-24, 26, 32-40, 41-46, 53-60, 67, 82 and 86  
AND that portion of the Alley within Block 1 between Lots 4 and 8.

**KETCHUM VILLAGE : BLOCKS AND LOTS** (Within the original Village of Ketchum)

(Note: Lots indicated are from the Official Map of the Village of Ketchum, recorded as Instrument No. 302967, records of Blaine County, Idaho. Many of the lots have been replatted into new lots or condominiums. These are not indicated for this study).

All of Blocks 2, 5, 7, 9, 12, 13, 14, 15, 16, 18, 20, 22, 25, 33, 34, 35, 38, 40, 41, 42, 57, 58, 65, 66, 69, 83, 85, and 86.

And the following lots:

Block 1: Lots 4 and 8

Block 3: Lot 1 and the South 12.5 feet of Lot 2, Lots 5, 6 and 7

Block 4: North 30 feet of Lot 2, Lots 3-8

Block 6: Lots 1 & 2 and Lots 7 & 8

Block 8: Lots 1 - 6

Block 17: Lots 5 - 8

Block 19: Lots 1, 2 and 5 - 8

Block 24: Lots 5 - 8

Block 32: Lots 1 - 4

Block 36: Lots 1 - 6

Block 37: Lots 1 - 4, 5 and 8

Block 39: Lots 1 - 4

Block 43: Lots 1, 2 and 5 - 8

Block 45: Lots 3, 4, 7 and 8

Block 46: Lot 1 and the West ½ of Lots 5 & 6

Block 53: Lots 5 - 8

Block 54: East ½ of Lots 3 & 4

Block 55: Lots 1 - 5

Block 56: Lots 1 - 5

Block 59: Lots 1, 2 and 5

Block 67: Lots 1 - 4 and 6 - 8

Block 82: Lots 1 - 3 and 22

Block 87: Walnut Ave Mall Lots 2, 3 & 4 and the Public Alley

Block 100: Lot 1

KETCHUM URBAN RENEWAL AGENCY  
LEGAL DESCRIPTION  
(continued)

**SOUTH OF VILLAGE CORE : LOTS AND PARCELS**

- 1) Ski View Townhomes (All Phases)
- 2) Tax Lot 3099
- 3) The Timbers Condominiums
- 4) The Timbers Subdivision Lots 2 & 3
- 5) Tax Lot 5102
- 6) The Coho Office Building Condominiums
- 7) Tax Lots 7411, 7412 , 7413 and 7414
- 8) Tax Lot 2631
- 9) Trail Creek Condominiums Amended Blocks 1 and 2
- 10) Trail Creek Crossing Condominiums
- 11) All of Sun Valley River Run Parcels described as:
  - a) Tax Lot 696
  - b) Tax Lot 1962
  - c) Govt. Lot 2 of Sec. 18, T4N, R18E
  - d) NE1/4 NE1/4 Sec. 24, T4N, R17E
- 12) Tax Lot 7983 (Lift Tower Lodge)
- 13) Tax Lots 6583 and 6584 Ketchum Bike Path Recorded as Instrument No. 285689

**NORTH OF VILLAGE CORE : LOTS AND PARCELS**

- 1) Ketchum Cemetary per Official Map of City of Ketchum
- 2) Kinderhorn Subd. Parcel "A"
- 3) Kneeland Condominiums
- 4) Thunder Springs Large Block Plat Amended: Block 2: That portion of Block 2 formerly identified as Lot 21 of Saddle View Sub No. 3
- 5) SWC Condominiums
- 6) Northwood Park No. 1 : Lot 2
- 7) Tax Lot 6689
- 8) Northwood PUD Parcel "A" (Park)
- 9) Church of the Bigwood Sub : Parcel "B"
- 10) Parkwood Sub: Lots 1, 2 and 3



KETCHUM URBAN RENEWAL AGENCY  
LEGAL DESCRIPTION  
(continued)

**WARM SPRINGS AREA : LOTS AND PARCELS**

- 1) Warm Springs Ranch Resort PUD : Block 1
- 2) Tax Lot 6032
- 3) Tax Lots 4997, 6009 and 6010 (Those parcels lying west of Sun Valley Sub., east of Schemthanner Acres Sub Lot 2 and west of the Fields Condominiums)
- 4) Schemthanner Acres Sub Lot 2
- 5) Monte Vista Sub.: Lots 1, 2, 3, 4A, 7 and 8
- 6) Warm Springs Village Sub., 2<sup>nd</sup> Addition Revised, Block 1, Amended Lot 2
- 7) Tax Lot 4750
- 8) Tax Lot 6357
- 9) Tax Lot 2035
- 10) Tax Lot 2780
- 11) Tax Lot 5930
- 12) Greyhawk III Sub., Block 1, Lot 3
- 13) Tax Lot 6856
- 14) Tax Lots 3500 & 6048
- 15) Tax Lot 3502
- 16) Tax Lot 3498
- 17) Greyhawk II Sub., Block 2, Lot 16

NOTE: The legal descriptions for the Tax Lots as indicated are on file at the Office of the Blaine County Assessor.

# Blaine County Reappraisal Report

Code Area(s) : 000000 - 999999  
 Parcel(s) : RP04N180186930 ONLY  
 Reappr Year(s) : ALL YEARS  
 Category(s) : 00 - 0  
 Property Year(s) : 2010 ONLY  
 Parcel Type : ALL PARCEL TYPES  
 Location Code : ALL LOCATION CODES  
 Exemption Status : ALL  
 Appraiser : ALL APPRAISERS  
 Inspection Date : ALL DATES

Parcel Number	Name & Mailing Address	Reappr Year	Property Address	Legal Desc. / Parcel Type	Catg	Acres	Market Value
RP04N180186930	SUN VALLEY RESORTS BOX 10 SUN VALLEY, ID 83353	2008	ID 0	FR LOT 6 TL 1962, SEC 18 4N 18E (HOLD)	11	14.900 14.900	89,400 89,400

Parcel Type: Co S. of Ketchum to Zinc Spur  
 Location Code: 1500

Parcel Count: 1

# Blaine County Reappraisal Report

10/04/2010  
10:07 am

Code Area(s) : 000000 - 999999  
 Parcel(s) : RP04N17024662M ONLY  
 Reappr Year(s) : ALL YEARS  
 Category(s) : 00 - 0  
 Property Year(s) : 2010 ONLY  
 Parcel Type : ALL PARCEL TYPES  
 Location Code : ALL LOCATION CODES  
 Exemption Status : ALL  
 Exemption Code : ALL  
 Appraiser : ALL APPRAISERS  
 Inspection Date : ALL DATES

Parcel Number	Name & Mailing Address	Reappr Year	Property Address	Legal Desc. / Parcel Type	Catg	Acres	Market Value
RP04N17024662M	SUN VALLEY RESORTS	2008	500 SERENAIDE DR	NENE SEC 24 4N 17E	11	72.650	435,900
Prop Year: 2010	BOX 10		ID 80000	FR OF LOT 1, NWNW TL 696	13	10.000	3,600,000
Code Area: 051000	SUN VALLEY, ID 83353			LOT 2 SEC 19 4N 18E (HOLD)	18	42.680	64,020
				PLUS 100' RAILROAD ROW	35		7,024,016
						125.330	11,123,926
						Co S. of Ketchum to Zinc Spur	

Parcel Type: Location Code: 1500

Parcel Count: 1



**BLAINE COUNTY  
URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Beginning Date:	11/15/2006
Ending Date:	11/15/2030
Base Code Area:	003004
Increment Code Area:	003016

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000K0230	KNEELAND KORB COLLIER & LEGG	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	ATTORNEYS	59	COST	8,657		
						TOTAL:	8,657	\$0	\$8,657
RPK08230000000	KNEELAND CONDO OWNERS	BOX KETCHUM, ID 83340		KNEELAND CONDOS COMMON AREA SEC 7, 4N 18E	25	UR BASE	0		
					25	UR INCR	0		
						TOTAL:	0	\$0	\$0
RPK082300000010	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 1 SEC 7 4N 18E 20.42%	27	UR BASE	231,540		
					27	UR INCR	53,760		
						TOTAL:	285,300	\$0	\$285,300
RPK082300000020	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 2 SEC 7 4N 18E 20.28%	27	UR BASE	229,970		
					27	UR INCR	53,530		
						TOTAL:	283,500	\$0	\$283,500
RPK082300000030	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 3 SEC 7 4N 18E 8.81%	27	UR BASE	99,900		
					27	UR INCR	44,100		
						TOTAL:	144,000	\$0	\$144,000
RPK082300000040	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 4 SEC 7 4N 18E 8.73%	27	UR BASE	99,000		
					27	UR INCR	43,200		
						TOTAL:	142,200	\$0	\$142,200
RPK082300000050	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 5 SEC 7 4N 18E 20.71%	27	UR BASE	234,840		
					27	UR INCR	10,860		
						TOTAL:	245,700	\$0	\$245,700
RPK082300000060	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 6 SEC 7 4N 18E 10.16%	27	UR BASE	115,200		
					27	UR INCR	50,400		
						TOTAL:	165,600	\$0	\$165,600
RPK082300000070	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 7 SEC 7 4N 18E 9.01%	27	UR BASE	102,170		
					27	UR INCR	46,330		
						TOTAL:	148,500	\$0	\$148,500

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Market	Total HOE	Total Taxable
RPK08230000080	KORB ROBERT	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 8 SEC 7 4N 18E 1.88%	27	UR BASE	21,320		
					27	UR INCR	9,280		
RPK08230000080 TOTAL:							30,600	\$0	\$30,600

TOTAL PARCEL COUNT: 10

BASE MARKET GRAND TOTAL: 1,142,597  
 INCREMENT MARKET GRAND TOTAL: 311,460  
 TAXABLE GRAND TOTAL: \$1,454,057

Beginning Date: 11/15/2006  
 Ending Date: 11/15/2030  
 Base Code Area: 003002  
 Increment Code Area: 003015

BLAINE COUNTY  
 URBAN RENEWAL PARCEL LISTING  
 2010 KETCHUM URB RENEWAL

09/07/2010  
 10:50:18AM

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000K0210	KLINGERMAN MARK CHARLES	BOX 1312 SUN VALLEY, ID 83353	216 CEDAR DR KETCHUM, ID 83340	ARCHITECTURE	59	COST	1,413		
PP1P00000K0210 TOTAL:							1,413	\$0	\$1,413
RP1M0000000220	CARBON HILL HOT SPRINGS INC	BOX 976 KETCHUM, ID 83340	KETCHUM, ID 83340	FR CLIMAX MILL SUR 50 TL 3500 FR CARBON HILL MILL SUR 74B TL 6048 SEC 15 4N 17E (HOLD ON 6048)	7 7 9 9	UR BASE UR INCR UR BASE UR INCR	90 18 30 0		
RP1M0000000220 TOTAL:							138	\$0	\$138
RP1M0000000230	CARBON HILL HOT SPRINGS INC	BOX 976 KETCHUM, ID 83340	KETCHUM, ID 83340	FR HOT SPRING LODGE SUR 1090 TL 3502, SEC 15 4N 17E	9 9	UR BASE UR INCR	10 0		
RP1M0000000230 TOTAL:							10	\$0	\$10
RP1M0000000980	REGO FRANCISCO ALFREDO TRUSTEE	BOX 2338 SUN VALLEY, ID 83353	KETCHUM, ID 83340	FR CLIMAX MILL TL 3498, SEC 15 4N 17E	9 9	UR BASE UR INCR	10 0		
RP1M0000000980 TOTAL:							10	\$0	\$10
RPK0462000016B	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	KETCHUM, ID 83340	GREYHAWK II SUB FR LOT 16 BLK 2 INSIDE CITY	11 11 18 18	UR BASE UR INCR UR BASE UR INCR	59,940 0 27,750 0		
RPK0462000016B TOTAL:							87,690	\$0	\$87,690
RPK04640000030	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	319 PUCHNER LN KETCHUM, ID 83340	GREYHAWK III SUB LOT 3 BLK 1	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,875,000 325,000 311,260 0		
RPK04640000030 TOTAL:							2,511,260	\$0	\$2,511,260
RPK05060000010	WALKER DEBBIE	144 N FLETCHER AVE FAYETTEVILLE, AR 72701-4422	121 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 1 9,011SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	875,000 0 25,000 2,400,514		
RPK05060000010 TOTAL:							3,300,514	\$0	\$3,300,514
RPK05060000020	LOVE DAVIS M III	PO BOX 30959 SEA ISLAND, GA 31561	119 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 2 9,940SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	750,000 125,000 0 2,451,579		
RPK05060000020 TOTAL:							3,326,579	\$0	\$3,326,579



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK05060000030	PERLMAN ROBERT B	8 BEECHCROFT RD GREENWICH, CT 06830-0000	117 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 3 8,202SF	20 20	UR BASE UR INCR	875,000 0		875,000
RPK05060000030 TOTAL:							875,000	\$0	\$875,000
RPK05060000044	1960 LLC	C/O NIXON PEABODY LLP 100 SUMMER ST BOSTON, MA 02110-0000	115 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 4A 17,016SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,085,000 0 415,000 2,397,941		3,897,941
RPK05060000044 TOTAL:							3,897,941	\$0	\$3,897,941
RPK05060000070	RIDINI DAVID J	77 BROOKSIDE DR MANHASSET, NY 11030	104 HOWARD DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 7 8,040SF	20 20	UR BASE UR INCR	875,000 0		875,000
RPK05060000070 TOTAL:							875,000	\$0	\$875,000
RPK05060000080	SCHOENHERR CHARLES W TRUSTEE	41 BROAD BROOK LN STAMFORD, CT 06907-4000	106 HOWARD DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 8 8,581SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	875,000 0 25,000 2,395,925		3,295,925
RPK05060000080 TOTAL:							3,295,925	\$0	\$3,295,925
RPK05170000020	SCHERNTHANNER ANDREAS TRUSTEE	PO BOX 567 SUN VALLEY, ID 83353	260 FLOWER DR KETCHUM, ID 83340	SCHERNTHANNER ACRES SUB LOT 2 BLK 1	20 20	UR BASE UR INCR	960,000 0		960,000
RPK05170000020 TOTAL:							960,000	\$0	\$960,000
RPK05580010020	CAPITAL PARTNERS LLC	BOX 284 SUN VALLEY, ID 83353	111 EMERALD ST KETCHUM, ID 83340	TIMBERS SUB LOT 2 BLK 1 12,498SF	20 20	UR BASE UR INCR	575,000 0		575,000
RPK05580010020 TOTAL:							575,000	\$0	\$575,000
RPK05580010030	CAPITAL PARTNERS LLC	BOX 284 SUN VALLEY, ID 83353	121 EMERALD ST KETCHUM, ID 83340	TIMBERS SUB LOT 3 BLK 1 10,366SF	20 20	UR BASE UR INCR	575,000 0		575,000
RPK05580010030 TOTAL:							575,000	\$0	\$575,000
RPK05950010020	BALDY BASE CAMP	BOX 370 KETCHUM, ID 83340	106 PICABO ST KETCHUM, ID 83340	WARM SPRINGS VILL 2ND ADD REV AM LOT 2 BLK 1 20,037SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,085,000 0 5,000 0		1,090,000
RPK05950010020 TOTAL:							1,090,000	\$0	\$1,090,000
RPK09500000000	EMERALD STREET LLC	WESTLAKE OFFICE TOWER 1601 FIFTH AVE STE 2500 SEATTLE, WA 98101		TIMBERS CONDO COMMON AREA .730@	25 25	UR BASE UR INCR	0 0		0
RPK09500000000 TOTAL:							0	\$0	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catsg	Method	Values	
							Market	Total HOE Total Taxable
RPK095000101A0	CAPITAL PARTNERS LLC	PO BOX 2216 SUN VALLEY, ID 83353	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1A BLDG 1 6.25%	20 20	UR BASE UR INCR	252,000 0	\$0 \$252,000
RPK095000101A0 TOTAL: 252,000 \$0 \$252,000								
RPK095000101B0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1B BLDG 1 6.25%	26 26	UR BASE UR INCR	310,000 338,000	\$0 \$648,000
RPK095000101B0 TOTAL: 648,000 \$0 \$648,000								
RPK095000101C0	EXXEL LLC	323 TELEGRAPH RD BELLINGHAM, WA 98226	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1C BLDG 1 6.25%	20 20	UR BASE UR INCR	252,000 0	\$0 \$252,000
RPK095000101C0 TOTAL: 252,000 \$0 \$252,000								
RPK095000101D0	CHRISTIAN MICHAEL A	13338 211TH PL NE WOODINVILLE, WA 98077	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1D BLDG 1 6.25%	20 20	UR BASE UR INCR	252,000 0	\$0 \$252,000
RPK095000101D0 TOTAL: 252,000 \$0 \$252,000								
RPK095000102E0	ZECH RALPH K II	1695 W 10TH ST KIRKLAND, WA 98037	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2E BLDG 2 6.25%	26 26	UR BASE UR INCR	676,800 0	\$0 \$676,800
RPK095000102E0 TOTAL: 676,800 \$0 \$676,800								
RPK095000102F0	HANSEN MICHAEL	18035 NE 109TH CT REDMOND, WA 98052	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2F BLDG 2 6.25%	26 26	UR BASE UR INCR	230,000 319,000	\$0 \$549,000
RPK095000102F0 TOTAL: 549,000 \$0 \$549,000								
RPK095000102G0	DE LATEUR RICHARD A	48780 AMARILLO FREMONT, CA 94539	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2G BLDG 2 6.25%	20 20	UR BASE UR INCR	189,000 0	\$0 \$189,000
RPK095000102G0 TOTAL: 189,000 \$0 \$189,000								
RPK095000102H0	SCHIFFRIN DAVID W	14 BROOK BAY MERCER ISLAND, WA 98040-4622	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2H BLDG 2 6.25%	20 20	UR BASE UR INCR	189,000 0	\$0 \$189,000
RPK095000102H0 TOTAL: 189,000 \$0 \$189,000								
RPK09500010310	FOLEY KEVIN	507 LITTLE ROUNTOP RD KEMPTON, PA 19529	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3I BLDG 3 6.25%	20 20	UR BASE UR INCR	162,000 0	\$0 \$162,000
RPK09500010310 TOTAL: 162,000 \$0 \$162,000								

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK095000103J0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3J BLDG 3 6.25%	26	UR BASE	310,000	
					26	UR INCR	396,500	
					RPK095000103J0 TOTAL:		706,500	\$0
RPK095000103K0	KAPLAN THOMAS-TRUSTEE	9812 MOONRIDGE COURT LAS VEGAS, NV 89134	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3K BLDG 3 6.25%	26	UR BASE	981,000	
					26	UR INCR	0	
					RPK095000103K0 TOTAL:		981,000	\$0
RPK095000103L0	NAU GREGORY H	1020 DANIEL DR LINCOLN, CA 95648	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3L BLDG 3 6.25%	26	UR BASE	200,000	
					26	UR INCR	371,500	
					RPK095000103L0 TOTAL:		571,500	\$0
RPK095000104M0	SUNDALI WILLIAM C	PO BOX 1884 KETCHUM, ID 83340	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4M BLDG 4 6.25%	20	UR BASE	162,000	
					20	UR INCR	0	
					RPK095000104M0 TOTAL:		162,000	\$0
RPK095000104N0	CAPITAL PARTNERS LLC	PO BOX 2216 SUN VALLEY, ID 83353	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4N BLDG 4 6.25%	20	UR BASE	252,000	
					20	UR INCR	0	
					RPK095000104N0 TOTAL:		252,000	\$0
RPK095000104O0	EXXEL LLC	323 TELEGRAPH RD BELLINGHAM, WA 98226	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4O BLDG 4 6.25%	26	UR BASE	310,000	
					26	UR INCR	405,500	
					RPK095000104O0 TOTAL:		715,500	\$0
RPK095000104P0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4P BLDG 4 6.25%	26	UR BASE	200,000	
					26	UR INCR	304,000	
					RPK095000104P0 TOTAL:		504,000	\$0
RPK4N170140620	MOORE RICHARD E	2401 CLIFFVIEW WAY BOISE, ID 83702		KETCHUM FR NENW TL 4750 SEC 14 4N 17E	20	UR BASE	600,000	
					20	UR INCR	0	
					RPK4N170140620 TOTAL:		600,000	\$0
RPK4N170140630	SCHULER DORIN A TRUSTEE	PO BOX 99616 SEATTLE, WA 98139-0616	121 PICABO STREET LN KETCHUM, ID 83340	KETCHUM FR NENW TL 6357 SEC 14 4N 17E	20	UR BASE	850,000	
					20	UR INCR	0	
					41	UR BASE	220,988	
					41	UR BASE	94,210	
					41	UR INCR	0	
					41	UR INCR	0	
					RPK4N170140630 TOTAL:		1,165,198	\$0



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Cnig	Method	Values		
							Market	Total HOE	Total Taxable
RPK4N170140640	USFS	BOX 2356 KETCHUM, ID 83340		KETCHUM FR NE NW TL 5930 SEC 14 4N 17E EXCHANGE FOR TL 6451	81	UR BASE	0	0	0
RPK4N170140640 TOTAL:							0	0	0
RPK4N170140650	SUN VALLEY RESORTS	BOX 10 SUN VALLEY, ID 83353	201 PICABO STREET LN KETCHUM, ID 83340	KETCHUM FR SWSW TL 2035 SEC 11 FR NWNW TL 3425 SEC 14 4N 17E (2006 BOE CHANGE)	11 11 21 21	UR BASE UR INCR UR BASE UR INCR	1,000 0 2,430,000 0	0 0 0 0	0
RPK4N170140650 TOTAL:							4,527,257	0	\$4,527,257
RPK4N170140670	CIMINO ROBERT ANTHONY	BOX 363328 SAN JUAN, PR 93633	209 PICABO ST KETCHUM, ID 83340	KETCHUM FR NWNW TL 2780 SEC 14 4N 17E	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,700,000 0 222,925 0	0 0 0 0	0
RPK4N170140670 TOTAL:							1,922,925	0	\$1,922,925
RPK4N170140710	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	330 PICABO STREET LN KETCHUM, ID 83340	KETCHUM FR SWNW TL 6856 SEC 14 4N 17E	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	3,000,000 0 506,190 0	0 0 0 0	0
RPK4N170140710 TOTAL:							3,506,190	0	\$3,506,190

TOTAL PARCEL COUNT: 39

BASE MARKET GRAND TOTAL: 27,924,873  
INCREMENT MARKET GRAND TOTAL: 12,230,477  
TAXABLE GRAND TOTAL: \$40,155,350

**BLAINE COUNTY  
URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Beginning Date:** 11/15/2006  
**Ending Date:** 11/15/2030  
**Base Code Area:** 003001  
**Increment Code Area:** 003014

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Carg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000A003B	ATKINSONS	BOX 2088 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	KETCHUM STORE RPK0000025001AA	59 UR BASE 59 UR INCR 68 UR BASE 68 UR INCR 71 UR BASE 71 UR INCR		471,388 178,856 0 10,558 539 0		
PP1P00000A003B TOTAL:							661,341	\$0	\$661.3
PP1P00000A0140	A TOUCH OF CLASS HAIR STUDIO	BOX 1978 KETCHUM, ID 83340	200 S MAIN ST KETCHUM, ID 83340	COSMETOLOGY RPK00000830020A KETCHUM	59 UR BASE 59 UR INCR		1,185 0		\$1,185
PP1P00000A0140 TOTAL:							1,185	\$0	\$1,185
PP1P00000A0260	TANNING SERVICE INC	DBA THE ANSWERING SERVICE BOX 550 KETCHUM, ID 83340	500 N WASHINGTON AVE KETCHUM, ID 83340	TANNING SERVICE	59 COST		5,386		\$5,386
PP1P00000A0260 TOTAL:							5,386	\$0	\$5,386
PP1P00000A0610	ARCHITECTURA P A	BOX 419 SUN VALLEY, ID 83353	711 N WASHINGTON AVE KETCHUM, ID 83340	ARCHT & DESIGN RPK00000330040A	59 UR BASE 59 UR INCR		2,479 16,646		\$19,125
PP1P00000A0610 TOTAL:							19,125	\$0	\$19,125
PP1P00000A100A	ATLAS FINANCIAL SERVICES	BOX 988 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	PROPERTY MANAGEMENT BOOKKEEPING SERVICE	59 UR BASE 59 UR INCR		1,134 0		\$1,134
PP1P00000A100A TOTAL:							1,134	\$0	\$1,134
PP1P00000A1890	ARVIK LLC DBA	BOX 1189 SUN VALLEY, ID 83353	251 N 1ST AVE KETCHUM, ID 83340	REAL ESTATE RPK00000580030A	59 UR BASE 59 UR INCR		1,265 0		\$1,265
PP1P00000A1890 TOTAL:							1,265	\$0	\$1,265
PP1P00000A2120	ALPINE ENTERPRISES INC	BOX 2037 KETCHUM, ID 83340	280 E RIVER ST KETCHUM, ID 83340	SURVEYING RPK00000820010A	59 UR BASE 59 UR INCR 68 UR BASE 68 UR INCR		7,490 33,026 7,560 4,142		\$52,218
PP1P00000A2120 TOTAL:							52,218	\$0	\$52,218
PP1P00000A2750	ADA DISTRUBUTING CO INC	471 N CURTIS ROAD BOISE, ID 83706	511 N MAIN ST KETCHUM, ID 83340	CONVENIENCE STORE RPK00000150040A	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		35,711 62,816 1,351 0		\$99,878
PP1P00000A2750 TOTAL:							99,878	\$0	\$99,878

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values			
							Market	Total HOE	Total Taxable	
PPIP00000A2760	ALLISON PAIGE	BOX 6468 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	INTERIOR DESIGNER RPK0000005003AA	59	UR BASE	2,170			
					59	UR INCR	0			
					TOTAL:			2,170	\$0	\$2,170
PPIP00000B0010	BACKWOODS MOUNTAIN SPORTS	BOX 1508 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	SPORTING GOODS RPK08560000010A	59	UR BASE	13,496			
					59	UR INCR	0			
					TOTAL:			13,496	\$0	\$13,496
PPIP00000B0120	BOUISS MICHAEL J	BOX 251 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	CONSULTING ENGINEER STRUCTURAL ENGINEERS RPK07510000040A	59	UR BASE	2,133			
					59	UR INCR	384			
					TOTAL:			2,517	\$0	\$2,517
PPIP00000B0780	BATES DALE	PO BOX 8800 KETCHUM, ID 83340	131 W 4TH ST STE 320 KETCHUM, ID 83340	ARCHITECTURE	59	COST	33,847			
					TOTAL:			33,847	\$0	\$33,847
PPIP00000B1670	BOARD BIN INC &	BOX 4563 KETCHUM, ID 83340	180 E 4TH ST KETCHUM, ID 83340	RETAIL SHOP RPK00000370010A	59	UR BASE	5,924			
					59	UR INCR	0			
					TOTAL:			5,924	\$0	\$5,924
PPIP00000B170A	BRIGGS & WILLOWS-MUNRO	BOX 327 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	APPRAISAL RPK07700003020A	59	UR BASE	367			
					59	UR INCR	2,432			
					TOTAL:			2,799	\$0	\$2,799
PPIP00000B2160	BISTRO 44	BOX 7262 KETCHUM, ID 83340	200 E 6TH ST KETCHUM, ID 83340	RESTAURANT RPK000009150030A	59	UR BASE	4,750			
					59	UR INCR	0			
					TOTAL:			4,750	\$0	\$4,750
PPIP00000B2320	BOULDER FINANCIAL ALLIANCE LLC	BOX 3378 KETCHUM, ID 83340	320 E 2ND KETCHUM, ID 83340	FINANCIAL SERVICES RPK084100000A0A	59	AOR BASE	3,135			
					59	AOR INCR	1,568			
					TOTAL:			4,703	\$0	\$4,703
PPIP00000B2390	BUSINESS AS USUAL	BOX 3120 KETCHUM, ID 83340	151 N WASHINGTON AVE KETCHUM, ID 83340	RPK0000039001CA	59	UR BASE	1,825			
					59	UR INCR	0			
					TOTAL:			1,825	\$0	\$1,825
PPIP00000B2690	BISNETT INSURANCE	BOX 5567 KETCHUM, ID 83340	631 E 2ND ST KETCHUM, ID 83340	INSURANCE AGENCY RPK0395000002AA	59	UR BASE	27,988			
					59	UR INCR	0			
					TOTAL:			27,988	\$0	\$27,988
PPIP00000B2710	BELLISSIMO	PO BOX 539 SUN VALLEY, ID 83353	351 N LEADVILLE AVE KETCHUM, ID 83340	RETAIL	59	UR BASE	7,691			
					59	UR INCR	25,249			
					TOTAL:			32,940	\$0	\$32,940



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE
PP1P00000B3010	BOULDER DESIGN	BOX 5378 KETCHUM, ID 83340	320 E 2ND AVE KETCHUM, ID 83340	DESIGN/SERVICE/PROP DEV RPK084100000A0A	59	AOR BASE	991	
					59	AOR INCR	2,068	
					PP1P00000B3010 TOTAL:		3,059	\$0
PP1P00000C0180	DARSONS GROUP INC	PO BOX 9280 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	PHARMACY & DRY GOODS RPK0000025001AA	59	AOR BASE	22,475	
					59	AOR INCR	11,238	
					PP1P00000C0180 TOTAL:		33,713	\$0
PP1P00000C042A	CHAPTER ONE BOOK STORE	7182 E KAHUNA RD KAPAA, HI 96746	180 N MAIN ST KETCHUM, ID 83340	BOOK STORE RPK000002001AA	59	UR BASE	1,000	
					59	UR INCR	5,788	
					71	UR BASE	145	
					71	UR INCR	0	
					PP1P00000C042A TOTAL:		6,933	\$0
PP1P00000C1630	CRISTINA'S RESTAURANT	BOX 2111 KETCHUM, ID 83340	520 E 2ND ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	28,768	
					59	UR INCR	7,940	
					PP1P00000C1630 TOTAL:		36,708	\$0
PP1P00000C173A	BACI ITALIAN CAFE	C/O TRAIL CREEK FUND BOX 84 SUN VALLEY, ID 83353	240 S MAIN ST KETCHUM, ID 83340	RESTAURANT RPK00000830020A	59	UR BASE	17,964	
					59	UR INCR	0	
					PP1P00000C173A TOTAL:		17,964	\$0
PP1P00000C1770	CLARION INN OF SUN VALLEY	PO BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	HOTEL RPK04280000010A	59	UR BASE	94,897	
					59	UR INCR	971	
					71	UR BASE	5,447	
					71	UR INCR	0	
					PP1P00000C1770 TOTAL:		101,315	\$0
PP1P00000C177A	CLARION INN OF SUN VALLEY	PO BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	RESTAURANT RPK04280000010A	59	UR BASE	17,499	
					59	UR INCR	5,437	
					PP1P00000C177A TOTAL:		22,936	\$0
PP1P00000C307L	COX COMMUNICATIONS	ATTN PROPERTY TAX-PL MEEKINS 6205 PEACHTREE DUNWOODY RD-12 ATLANTA, GA 30328	811 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM OFFICE, EQUIPMENT, F&F RPK00000120040A TOOLS, STATION, HEADEND EQ	51	UR BASE	0	
					51	UR INCR	511,782	
					59	UR BASE	38,035	
					59	UR INCR	2,811	
					68	UR BASE	499,962	
					68	UR INCR	228,102	
					PP1P00000C307L TOTAL:		1,280,692	\$0
PP1P00000C3180	CRAZY SUSAN'S T-SHIRTS ETC	BOX 3120 KETCHUM, ID 83340	131 E SUN VALLEY RD KETCHUM, ID 83340	RETAIL RPK00000370080A	59	UR BASE	4,082	
					59	UR INCR	0	
					PP1P00000C3180 TOTAL:		4,082	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
PP1P00000C5500	CLEMENS ASSOCIATES INC	PO BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	LANDSCAPE PLANNING & DESIGN RPK09780000010A	59	UR BASE	4,629	
					59	UR INCR	0	
					PP1P00000C5500 TOTAL:		4,629	\$0
PP1P00000C7130	CIRO RESTAURANT & WINE BAR	PO BOX 8810 KETCHUM, ID 83340	230 WALNUT AVE KETCHUM, ID 83340	RESTAURANT & WINE BAR	59	COST	13,500	
					PP1P00000C7130 TOTAL:		13,500	\$0
PP1P00000C7160	CHICKEN LIPPS INC	PO BOX 1202 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	CHILDRENS WEAR	59	UR BASE	0	
					59	UR INCR	7,500	
					PP1P00000C7160 TOTAL:		7,500	\$0
PP1P00000D0230	DESPERADO'S	BOX 1644 KETCHUM, ID 83340	211 E 4TH ST KETCHUM, ID 83340	RESTAURANT RPK00000160080A	59	UR BASE	10,268	
					59	UR INCR	22,397	
					71	UR BASE	0	
					71	UR INCR	1,309	
					PP1P00000D0230 TOTAL:		33,974	\$0
PP1P00000D0830	MICHAEL DOTY ASSOC ARCHITECTS	BOX 2792 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	ARCHITECTURE	59	UR BASE	22,539	
					59	UR INCR	7,623	
					68	UR BASE	428	
					68	UR INCR	0	
					71	UR BASE	1,414	
					71	UR INCR	0	
					PP1P00000D0830 TOTAL:		32,004	\$0
PP1P00000D0860	DEMBERGH CONSTRUCTION INC	BOX 3006 KETCHUM, ID 83340	111 W 6TH ST KETCHUM, ID 83340	CONSTRUCTION RPK0000054003BA	56	UR BASE	97,743	
					56	UR INCR	0	
					PP1P00000D0860 TOTAL:		97,743	\$0
PP1P00000D0940	DURANCE CYCLEWORKS	BOX 6569 KETCHUM, ID 83340	131 E 2ND ST KETCHUM, ID 83340	BICYCLE RETAIL RPK00000370080A	56	UR BASE	140	
					56	UR INCR	347	
					59	UR BASE	5,442	
					59	UR INCR	928	
					71	UR BASE	459	
					71	UR INCR	0	
					PP1P00000D0940 TOTAL:		7,316	\$0
PP1P00000D3090	DENNIS KAVANAGH CONST LLC	BOX 5556 KETCHUM, ID 83340	200 E 8TH ST KETCHUM, ID 83340	CONSTRUCTION RPK00000130050A	56	UR BASE	29,900	
					56	UR INCR	0	
					59	UR BASE	3,049	
					59	UR INCR	5,395	
					PP1P00000D3090 TOTAL:		38,344	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Cmg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000D3730	DONUTS' LODGE LLC	PO BOX 4578 KETCHUM, ID 83340	380 N WASHINGTON AVE KETCHUM, ID 83340	DONUT SHOP	59 UR BASE 59 UR INCR		0 7,500	0 7,500	0 \$7,500
PP1P00000D3730 TOTAL:							7,500	0	\$7,500
PP1P00000E0100	EXPRESS PUBLISHING DBA	BOX 1013 KETCHUM, ID 83340	591 N 1ST AVE KETCHUM, ID 83340	NEWSPAPER RPK00000550010A	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		39,384 34,358 811 0	0	\$74,553
PP1P00000E0100 TOTAL:							74,553	0	\$74,553
PP1P00000E0720	ELLE ROSE	BOX 3103 KETCHUM, ID 83340	641 SUN VALLEY RD KETCHUM, ID 83340	RETAIL CLOTHING RPK0000004007AA	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		38,394 7,858 985 0	0	\$47,237
PP1P00000E0720 TOTAL:							47,237	0	\$47,237
PP1P00000E0870	EZMARALDA GORDON INC	C/O PATTY HOLLEY BOX 6472 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	WHOLESALE JEWELRY RPK0000005005AA	59 UR BASE 59 UR INCR		4,817 230	0	\$5,047
PP1P00000E0870 TOTAL:							5,047	0	\$5,047
PP1P00000E0950	ELIAS CONSTRUCTION INC.	BOX 6272 KETCHUM, ID 83340	111 W 4TH ST KETCHUM, ID 83340	CONSTRUCTION RPK0000056004AA	56 UR BASE 56 UR INCR 59 UR BASE 59 UR INCR		1,523 0 6,266 4,234	0	\$12,023
PP1P00000E0950 TOTAL:							12,023	0	\$12,023
PP1P00000E1270	ELEMENT SALON	BOX 4493 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	SALON RPK0428000010A	59 UR BASE 59 UR INCR		1,150 73	0	\$1,223
PP1P00000E1270 TOTAL:							1,223	0	\$1,223
PP1P00000F0260	FORMULASPORTS INC	BOX 4859 KETCHUM, ID 83340	460 N MAIN ST KETCHUM, ID 83340	SPORTING GOODS	59 UR BASE 59 UR INCR 68 UR BASE 68 UR INCR		13,740 0 7,007 0	0	\$20,747
PP1P00000F0260 TOTAL:							20,747	0	\$20,747
PP1P00000F0710	FELIX'S RESTAURANT	BOX 2945 KETCHUM, ID 83340	380 N 1ST AVE KETCHUM, ID 83340	RESTAURANT	59 AOR BASE 59 AOR INCR		12,792 19,188	0	\$31,980
PP1P00000F0710 TOTAL:							31,980	0	\$31,980
PP1P00000F110G	FINANCIAL PACIFIC LEASING LLC	PO BOX 4568 FEDERAL WAY, WA 98063	600 N MAIN ST KETCHUM, ID 83340	LEASED	59 UR BASE 59 UR INCR		0 10,958	0	\$10,958
PP1P00000F110G TOTAL:							10,958	0	\$10,958



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values			
							Market	Total HOE	Total Taxable	
PP1P00000F1290	FRENCHMAN'S GULCH LLC	BOX 3578 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	WINERY	59	UR BASE	6,426			
					59	UR INCR	10,197			
					PP1P00000F1290 TOTAL:			16,623	\$0	\$16,623
PP1P00000F1530	FAMILY MEDICINE & WELLNESS PC	BOX 1575 KETCHUM, ID 83340	380 N WASHINGTON AVE KETCHUM, ID 83340	MEDICAL OFFICE RPK0000042004AA	59	UR BASE	3,931			
					59	UR INCR	4,213			
					71	UR BASE	328			
					71	UR INCR	0			
					PP1P00000F1530 TOTAL:			8,472	\$0	\$8,472
PP1P00000F1540	FEAST LLC	PO BOX 4010 HAILEY, ID 83333	460 E 1ST ST KETCHUM, ID 83340	RPK00000210080A PERSONAL CHEF SERVICE	59	AOR BASE	1,399			
					59	AOR INCR	959			
					PP1P00000F1540 TOTAL:			2,358	\$0	\$2,358
PP1P00000G0070	GRUMPYS INC	BOX 1694 KETCHUM, ID 83340	860 WARM SPRINGS RD KETCHUM, ID 83340	BAR K0000009003A	59	UR BASE	5,542			
					59	UR INCR	1,657			
					PP1P00000G0070 TOTAL:			7,199	\$0	\$7,199
PP1P00000G0260	GARIEPY RICHARD N	P.O.BOX 3869 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	ATTORNEY	59	UR BASE	4,289			
					59	UR INCR	4,000			
					PP1P00000G0260 TOTAL:			8,289	\$0	\$8,289
PP1P00000G228C	MANUFACTURER SERVICES/AWELLS FARGO BANK NA	C/O ADVANCED PROPERTY TAX COMP 1611 N INTERSTATE 35E STE 428 CARROLLTON, TX 75006-8616		LEASED PROPERTY PETER LEWIS ENTERPRISES	59	UR BASE	0			
					59	UR INCR	5,886			
					PP1P00000G228C TOTAL:			5,886	\$0	\$5,886
PP1P00000H0690	HAIR HOUSE	BOX 1212 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	BEAUTY SHOP EQUIPMENT	59	UR BASE	2,335			
					59	UR INCR	356			
					PP1P00000H0690 TOTAL:			2,691	\$0	\$2,691
PP1P00000H1000	HODGE JAMES DDS	BOX 2273 KETCHUM, ID 83340	660 N 1ST AVE KETCHUM, ID 83340	DENTIST PRACTICE	59	UR BASE	2,903			
					59	UR INCR	4,128			
					71	UR BASE	379			
					71	UR INCR	0			
					PP1P00000H1000 TOTAL:			7,410	\$0	\$7,410
PP1P00000H1430	HOME MEDIA INC	BOX 5691 KETCHUM, ID 83340	111 LEWIS ST KETCHUM, ID 83340	CUSTOM A/V DESIGN, SALES, & INSTALLATION RPK00000130050	59	AOR BASE	3,518			
					59	AOR INCR	3,670			
					PP1P00000H1430 TOTAL:			7,188	\$0	\$7,188

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
PPIP00000H1460	HALLMARK MARKETING CORPORATION	2501 MCGEE BOX 419479 TAX #407 KANSAS CITY, MO 64141-6479	451 E 4TH ST KETCHUM, ID 83340	LEASED EQUIPMENT	59 UR BASE 59 UR INCR		0 2,169	\$0 \$2,169
PPIP00000H1460 TOTAL: 2,169 \$0 \$2,169								
PPIP00000H1880	HIGH COUNTRY RESORT PROPERTIES LLC	BOX 191 SUN VALLEY, ID 83353	251 S MAIN ST KETCHUM, ID 83340	PROPERTY RENTALS & MGMT	59 UR BASE 59 UR INCR		0 20,329	\$0 \$20,329
PPIP00000H1880 TOTAL: 20,329 \$0 \$20,329								
PPIP00000I0190	IKAUNIEKS HAIR DESIGN	BOX 1930 KETCHUM, ID 83340	491 N WASHINGTON AVE KETCHUM, ID 83340	HAIR SALON	59 CORR BASE		2,165	\$0
PPIP00000I0190 TOTAL: 2,165 \$0 \$2,165								
PPIP00000I0460	INNER-FLO MOVEMENT STUDIO	BOX 5041 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	FITNESS CONSULTING	59 UR BASE 59 UR INCR		4,229 0	\$0 \$4,229
PPIP00000I0460 TOTAL: 4,229 \$0 \$4,229								
PPIP00000I0580	ICONOCLAST BOOKS	PO BOX 806 KETCHUM, ID 83340	671 SUN VALLEY RD KETCHUM, ID 83340	USED BOOKSTORE KETCHUM STORE K0000018004B	59 UR BASE 59 UR INCR		11,821 46,357	\$0 \$58,178
PPIP00000I0580 TOTAL: 58,178 \$0 \$58,178								
PPIP00000I0830	IDAHO CONCRETE COMPANY	ACCOUNTS PAYABLE BOX 3429 OGDEN, UT 84409-1429	880 N WASHINGTON AVE KETCHUM, ID 83340	CONCRETE RPK0000012005AA	56 UR BASE 56 UR INCR 59 UR BASE 59 UR INCR		3,193 0 4,112 4,370	\$0 \$11,675
PPIP00000I0830 TOTAL: 11,675 \$0 \$11,675								
PPIP00000I0870	IDAHO CUSTOM PLUMBING INC	BOX 2775 KETCHUM, ID 83340	871 WARM SPRINGS RD KETCHUM, ID 83340	PLUMBING CONTRACTOR K00000120020	56 UR BASE 56 UR INCR 59 UR BASE 59 UR INCR		2,299 558 115 0	\$0 \$2,972
PPIP00000I0870 TOTAL: 2,972 \$0 \$2,972								
PPIP00000I1100	IL NASO RISTORANTE ITALIANO/	BOX 4510 KETCHUM, ID 83340		RESTAURANT	59 AOR BASE 59 AOR INCR		15,620 15,620	\$0 \$31,240
PPIP00000I1100 TOTAL: 31,240 \$0 \$31,240								
PPIP00000I1110	IDAHO INDEPENDANT BANK	8682 N GOVERNMENT WAY HAYDEN, ID 83835	491 N MAIN ST UNIT 100 KETCHUM, ID 83340	KETCHUM BRANCH RPK0000016001B	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		21,210 345,784 0 12,265	\$0 \$379,259
PPIP00000I1110 TOTAL: 379,259 \$0 \$379,259								

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE
PP1P000001121A	IDAHO HOLDING LLC C/O DUFF & PHELPS BOX 260968 PLANO, TX 75026-0968	620 E SUN VALLEY RD KETCHUM, ID 83340	TOWER & EQUIPMENT RPK00395000040	51 UR BASE 51 UR INCR	0 47,881			
PP1P000001121A TOTAL:					47,881	\$0	\$47,881	
PP1P0000010550	JENSEN & STERN	BOX 3419 KETCHUM, ID 83340	351 N LEADVILLE AVE KETCHUM, ID 83340	JEWELRY STORE	59 UR BASE 59 UR INCR	33,822 520		
PP1P0000010550 TOTAL:					34,342	\$0	\$34,342	
PP1P0000010630	JOHNNY G'S SUB SILOPPE	BOX 3613 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	SUB SHOP	59 UR BASE 59 UR INCR	5,990 7,037		
PP1P0000010630 TOTAL:					13,027	\$0	\$13,027	
PP1P0000010830	JIVA SALON LLC	PO BOX 324 KETCHUM, ID 83340	231 N WALNUT AVE KETCHUM, ID 83340	HAIR SALON K0000082003A	59 UR BASE 59 UR INCR	2,560 0		
PP1P0000010830 TOTAL:					2,560	\$0	\$2,560	
PP1P0000010830	KETCHUM KITCHENS	BOX 2197 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	KITCHEN STORE	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR	7,563 2,067 500 0		
PP1P0000010830 TOTAL:					10,130	\$0	\$10,130	
PP1P0000011000	KOTH SPORTS PHYS THERAPY P C	BOX 5232 KETCHUM, ID 83340	101 SADDLE RD KETCHUM, ID 83340	PHYSICAL THERAPY K00000550080	59 UR BASE 59 UR INCR	7,605 6,589		
PP1P0000011000 TOTAL:					14,194	\$0	\$14,194	
PP1P0000011110	PARKER GULCH LLC	PO BOX 1835 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	OFFICE CLUB K0000039001C	59 UR BASE 59 UR INCR	607 1,760		
PP1P0000011110 TOTAL:					2,367	\$0	\$2,367	
PP1P0000011200	KETCHUM BED & BATH LLC	BOX 6417 KETCHUM, ID 83340	351 N LEADVILLE AVE KETCHUM, ID 83340	RETAIL RPK0000004007AA	59 AOR BASE 59 AOR INCR	2,531 1,266		
PP1P0000011200 TOTAL:					3,797	\$0	\$3,797	
PP1P0000011530	LEE PESKY LEARNING CENTER	3324 ELDER ST BOISE, ID 83705	131 4TH ST RM 210 KETCHUM, ID 83340	NON-PROFIT EDUCATION EXEMPT APP REC 2010	59 UR BASE 59 UR INCR	0 0		
PP1P0000011530 TOTAL:					0	\$0	\$0	
PP1P0000011570	LA INDIA KETCHUM	200 MAIN ST S HAILEY, ID 83333	491 N LEADVILLE AVE KETCHUM, ID 83340	RESTAURANT	59 AOR BASE 59 AOR INCR	0 22,500		
PP1P0000011570 TOTAL:					22,500	\$0	\$22,500	



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Calc	Method	Values		
							Market	Total HOE Total Taxable	
PP1P00000M1020	MAIN STREET INC DBA	BOX 4318 KETCHUM, ID 83340	231 N MAIN ST KETCHUM, ID 83340	RESTAURANT AND BAR RPK0000018004AA	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		63,946 6,616 157 0	\$70,719	\$70,719
PP1P00000M1020 TOTAL:								\$0	\$70,719
PP1P00000M1120	MICHAEL BLASH & ASSOCIATES	PO BOX 2523 SUN VALLEY, ID 83353	180 E 7TH ST STE A KETCHUM, ID 83340	DRAFTING & BUILDING DESIGN	59 UR BASE 59 UR INCR		7,836 0	\$0	\$7,836
PP1P00000M1120 TOTAL:								\$0	\$7,836
PP1P00000M1200	MAGGIE'S OF SUN VALLEY	BOX 5299 KETCHUM, ID 83340	351 N LEADVILLE AVE UNIT 5 KETCHUM, ID 83340	RETAIL WOMENS CLOTHES	59 UR BASE 59 UR INCR		6,322 357	\$0	\$6,679
PP1P00000M1200 TOTAL:								\$0	\$6,679
PP1P00000M2020	MOUNTAIN WEST BANK	ATTN RON RICH BOX 1059 COEUR D'ALENE, ID 83816	331 LEADVILLE AVE # A KETCHUM, ID 83340	BANK KETCHUM/SUN VALLEY BRANCH	59 UR BASE 59 UR INCR		22,117 432,209	\$0	\$454,326
PP1P00000M2020 TOTAL:								\$0	\$454,326
PP1P00000M2780	MOUNTAIN DREAMWORKS	BOX 644 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	RPK00000560040A	59 AOR BASE 59 AOR INCR		0 15,000	\$0	\$15,000
PP1P00000M2780 TOTAL:								\$0	\$15,000
PP1P00000N0390	NATURAL NICHE THE	BOX 4210 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	HEALTH FOOD STORE	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		2,937 1,697 103 0	\$0	\$4,737
PP1P00000N0390 TOTAL:								\$0	\$4,737
PP1P00000O0350	OPEN ROOM	BOX 5680 KETCHUM, ID 83340	680 N WASHINGTON AVE KETCHUM, ID 83340	RETAIL-PATIO FURNITURE	59 COST 71 COST		17,936 68	\$0	\$18,004
PP1P00000O0350 TOTAL:								\$0	\$18,004
PP1P00000P0410	PAUL KENNYS SKI RENTALS	BOX 10010 KETCHUM, ID 83340	320 N LEADVILLE AVE KETCHUM, ID 83340	SKI RENTALS	59 UR BASE 59 UR INCR 68 UR BASE 68 UR INCR		10,000 0 8,250 20,370	\$0	\$38,620
PP1P00000P0410 TOTAL:								\$0	\$38,620
PP1P00000P1120	PERRYS	BOX 902 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	RESTAURANT	59 COST		80,695	\$0	\$80,695
PP1P00000P1120 TOTAL:								\$0	\$80,695
PP1P00000P1750	PIONEER WEST PROP MANAGEMENT LLC	PO BOX 1294 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	PROPERTY MANAGEMENT K07510000090	59 UR BASE 59 UR INCR		1,176 524	\$0	\$1,700
PP1P00000P1750 TOTAL:								\$0	\$1,700

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Ctg	Method	Values		
							Market	Total HOE	Total Taxable
PPIP00000R084A	ROLAND ART GLASS LLC	BOX 221 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	ART GALLERY	56	UR BASE	1,100		
					56	UR INCR	0		
					59	UR BASE	1,283		
					59	UR INCR	0		
					PPIP00000R084A TOTAL:		2,383	\$0	\$2,383
PPIP00000R1040	RLM INVESTMENT CO	BOX 106 KETCHUM, ID 83340	491 N LEADVILLE AVE KETCHUM, ID 83340	SHOE STORE	59	UR BASE	1,220		
					59	UR INCR	5,803		
					71	UR BASE	0		
					71	UR INCR	3,659		
					PPIP00000R1040 TOTAL:		10,682	\$0	\$10,682
PPIP00000R1770	REITINGER & ASSOCIATES INC	PO BOX 5433 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	BUILDING DESIGN AND CONSULTING RPK09160000030 25% FOR 2006	59	UR BASE	4,227		
					59	UR INCR	12,524		
					PPIP00000R1770 TOTAL:		16,751	\$0	\$16,751
PPIP00000R1870	RINCONCITO PERUANO	PO BOX 3053 SUN VALLEY, ID 83353	280 E 6TH ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	0		
					59	UR INCR	13,500		
					PPIP00000R1870 TOTAL:		13,500	\$0	\$13,500
PPIP00000S0680	SUN SUMMIT SKI & CYCLE	BOX 4361 KETCHUM, ID 83340	791 WARM SPRINGS RD KETCHUM, ID 83340	SKI & BICYCLE SHOP	59	UR BASE	7,479		
					59	UR INCR	0		
					PPIP00000S0680 TOTAL:		7,479	\$0	\$7,479
PPIP00000S0690	SUNSEAL ASPHALT	BOX 4257 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	ASPHALT MAINTENANCE	56	COST	25,882		
					59	COST	205		
					72	COST	4,800		
					PPIP00000S0690 TOTAL:		30,887	\$0	\$30,887
PPIP00000S1620	SUN VALLEY KETCHUM CHAMBER	BOX 2420 SUN VALLEY, ID 83353	491 E SUN VALLEY RD KETCHUM, ID 83340	CHAMBER OF COMMERCE	59	COST	35,590		
					PPIP00000S1620 TOTAL:		35,590	\$0	\$35,590
PPIP00000S1780	SCOTT USA	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1A KETCHUM, ID 83340	SKIS, GOGGLES	59	UR BASE	265,716		
					59	UR INCR	161,239		
					PPIP00000S1780 TOTAL:		426,955	\$0	\$426,955
PPIP00000S2510	SUSHI ON SECOND	BOX 326 KETCHUM, ID 83340	260 E 2ND ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	17,936		
					59	UR INCR	4,633		
					PPIP00000S2510 TOTAL:		22,569	\$0	\$22,569

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
PPIP0000052860	SKI TEK	ATTN: BRENT HANSEN BOX 934 KETCHUM, ID 83340		SPORTS STORE RETAIL & RENTAL K0000057005D	56	UR BASE	1,620	
					56	UR INCR	0	
					59	UR BASE	9,451	
					59	UR INCR	11,398	
					PPIP0000052860 TOTAL:		\$0	\$22,469
PPIP0000057740	SUN VALLEY PERFORMING ARTS CENTER, INC	PO BOX 3092 SUN VALLEY, ID 83353	120 S MAIN ST KETCHUM, ID 83340	EXEMPT APPLICATION RECEIVED 2010	81	UR BASE	0	
					81	UR INCR	0	
					PPIP0000057740 TOTAL:		\$0	\$0
PPIP0000057950	SCOTT'S FRAME & MAT LLC	BOX 2405 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	FRAMING EQUIPMENT	59	COST	1,539	
					68	COST	3,487	
					PPIP0000057950 TOTAL:		\$0	\$5,026
PPIP0000058120	SARA LEE COFFEE & TEA SERVICE	ATTN TAX DEPT 3470 RIDER TRAIL SOUTH EARTH CITY, MO 63045	600 N MAIN ST KETCHUM, ID 83340	LEASED EQUIPMENT	59	UR BASE	0	
					59	UR INCR	1,349	
					PPIP0000058120 TOTAL:		\$0	\$1,349
PPIP0000058170	STANDARD PROFESSIONAL SERVICES, LLC	ATTN MS JOANN WHALEN 707 SKOKIE BLVD STE 190 NORTHBROOK, IL 60062	400 N LEADVILLE ST KETCHUM, ID 83340	LEASED EQUIPMENT	59	UR BASE	0	
					59	UR INCR	19,580	
					PPIP0000058170 TOTAL:		\$0	\$19,580
PPIP0000070140	TOY STORE	BOX 1790 SUN VALLEY, ID 83353	380 N WASHINGTON AVE KETCHUM, ID 83340	TOY STORE	59	COST	7,108	
					PPIP0000070140 TOTAL:		\$0	\$7,108
PPIP0000070480	TAMARACK LODGE	BOX 7120 KETCHUM, ID 83340	291 N WALNUT AVE KETCHUM, ID 83340	MOTEL RPK000043006B	59	COST	74,539	
					71	COST	192	
					PPIP0000070480 TOTAL:		\$0	\$74,731
PPIP0000073030	TRANSFORMATIONAL BODY WORKS BY	BOX 818 HAILEY, ID 83333	260 N 1ST AVE KETCHUM, ID 83340	MASSAGE K00000380060	59	UR BASE	557	
					59	UR INCR	3,098	
					PPIP0000073030 TOTAL:		\$0	\$3,655
PPIP0000073060	TAYLORMADE POTTERY	BOX 3690 KETCHUM, ID 83340	760 N WASHINGTON AVE KETCHUM, ID 83340	POTTERY K00000130060	59	UR BASE	4,734	
					59	UR INCR	8,634	
					68	UR BASE	5,140	
					68	UR INCR	0	
					71	UR BASE	44	
					71	UR INCR	579	
					PPIP0000073060 TOTAL:		\$0	\$19,131



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values			
							Market	Total HOE	Total Taxable	
PP1P00000T325A	TIM JENESON	BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	INSURANCE AGENCY K07700002010	59	UR BASE	1,209			
					59	UR INCR	0			
					PP1P00000T325A TOTAL:			1,209	\$0	\$1,209
PP1P00000T3380	PAPA HEMIS HIDEWAY	PO BOX 7213 KETCHUM, ID 83340	310 S MAIN ST KETCHUM, ID 83340	RESTAURANT/PUB RPKJN180180510A	59	UR BASE	13,326			
					59	UR INCR	0			
					PP1P00000T3380 TOTAL:			13,326	\$0	\$13,326
PP1P00000T3490	THUNDERPAWS	BOX 1734 KETCHUM, ID 83340	151 S MAIN ST KETCHUM, ID 83340	RETAIL PET SUPPLIES RPK0000020001AA	59	UR BASE	1,783			
					59	UR INCR	1,893			
					PP1P00000T3490 TOTAL:			3,676	\$0	\$3,676
PP1P00000T3680	TS & TEMPTATIONS	PO BOX 4390 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	CLOTHING & ACCESSORIES	59	UR BASE	0			
					59	UR INCR	6,000			
					PP1P00000T3680 TOTAL:			6,000	\$0	\$6,000
PP1P00000U0410	UBS FINANCIAL SERVICES INC	8440 ALLISSION POINTE BLVD STE 300 INDIANAPOLIS, IN 46250	200 N EAST AVE KETCHUM, ID 83340	BROKERAGE FIRM	59	COST	24,487			
					PP1P00000U0410 TOTAL:			24,487	\$0	\$24,487
PP1P00000V0550	VINTAGE RESTAURANT	PO BOX 3034 HAILEY, ID 83333	231 N LEADVILLE AVE KETCHUM, ID 83340	RESTAURANT K0800003006A	59	UR BASE	5,629			
					59	UR INCR	1,383			
					71	UR BASE	605			
					71	UR INCR	0			
					PP1P00000V0550 TOTAL:			7,617	\$0	\$7,617
PP1P00000V0600	ROUDABUSH HOME ENTERTAINMENT	DBA VIDEO WEST PO BOX 4544 KETCHUM, ID 83340	560 N WASHINGTON AVE KETCHUM, ID 83340	VIDEO RENTAL KETCHUM	59	COST	79,073			
					71	COST	374			
					PP1P00000V0600 TOTAL:			79,447	\$0	\$79,447
PP1P00000W0270	WOOD RIVER JOINERS INC	BOX 1821 KETCHUM, ID 83340	471 N 1ST AVE KETCHUM, ID 83340	CABINETRY	56	UR BASE	18,701			
					56	UR INCR	17,257			
					59	UR BASE	101			
					59	UR INCR	646			
					71	UR BASE	47			
					71	UR INCR	0			
					PP1P00000W0270 TOTAL:			36,752	\$0	\$36,752
PP1P00000W0440	WHITE OTTER OUTDOOR ADV.	105 MOUNTAIN VIEW LN HAILEY, ID 83333	411 N LEADVILLE AVE KETCHUM, ID 83340	WHITEWATER FLOAT TRIPS	55	COST	24,160			
					59	COST	10,613			
					PP1P00000W0440 TOTAL:			34,773	\$0	\$34,773

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Calc	Method	Market	Values	
								Total HOE	Total Taxable
PP1P00000W051A	WEBB LANDSCAPE INC	162 GLENDALE ROAD BELLEVUE, ID 83313	831 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM STORE	59 UR BASE 59 UR INCR		8,134 0	0	58,134
PP1P00000W051A TOTAL: 8,134 50 58,134									
PP1P00000W121A	WAKE UP AND LIVE INC	BOX 1028 HAILEY, ID 83333	191 E 4TH ST KETCHUM, ID 83340	RESTAURANT RPK00000360040A	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		12,496 1,241 138 0	0	13,875
PP1P00000W121A TOTAL: 13,875 50 13,875									
PP1P00000W167A	WELLS FARGO BANK	C/O THOMSON TAX & ACCOUNTING BOX 2609 CARLSBAD, CA 92018	411 N MAIN ST KETCHUM, ID 83340	BANK KETCHUM BRANCH	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		0 278,384 0 21,605	0	299,989
PP1P00000W167A TOTAL: 299,989 50 299,989									
PP1P00000W2040	WORTH REPEATING	BOX 1732 KETCHUM, ID 83340	620 N MAIN ST KETCHUM, ID 83340	CONSIGNMENT - RETAIL	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		2,118 0 385 0	0	2,503
PP1P00000W2040 TOTAL: 2,503 50 2,503									
PP1P00000W300A	WABASHA LEASING LLC	386 N WABASHA STREET ST PAUL, MN 55102		LEASED EQUIPMENT KETCHUM	59 UR BASE 59 UR INCR		1,612 3,081	0	4,693
PP1P00000W300A TOTAL: 4,693 50 4,693									
PP1P00000W4090	WHOLE ENERGY SOLAR	PO BOX 7009 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	SOLAR ENERGY DESIGN & INSTALL	59 UR BASE 59 UR INCR 68 UR BASE 68 UR INCR		250 1,455 0 1,222	0	2,927
PP1P00000W4090 TOTAL: 2,927 50 2,927									
PP1P00000W5000	WONDERFUL HOUSE INC	PO BOX 6380 KETCHUM, ID 83340-6380	531 N MAIN ST KETCHUM, ID 83340	RESTAURANT	59 UR BASE 59 UR INCR 71 UR BASE 71 UR INCR		53,336 0 2,533 0	0	55,869
PP1P00000W5000 TOTAL: 55,869 50 55,869									
PP1P00000Z0090	ZIONS 1ST NAIONAL BANK #435	ATTN: ACCOUNTING 830-C PO BOX 30709 SALT LAKE CITY, UT 84130	291 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM BRANCH	59 COST 71 COST		184,210 9,148	0	193,358
PP1P00000Z0090 TOTAL: 193,358 50 193,358									

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK00000010040	SUN VALLEY PERFORMING ARTS CENTER INC	PO BOX 3092 SUN VALLEY, ID 83353	120 S MAIN ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 1 WEST 10' OF ALLEY EXEMPTION APP RECD FOR 2010	81	UR BASE	0	0	0
RPK00000010040 TOTAL:							0	0	0
RPK00000010080	SUN VALLEY PERFORMING ARTS CENTER INC	PO BOX 3092 SUN VALLEY, ID 83353	111 S LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 1 EAST 10' OF ALLEY EXEMPTION APP RECD FOR 2010	81	UR BASE	0	0	0
RPK00000010080 TOTAL:							0	0	0
RPK0000002001A	100 NORTH MAIN LLC	PO BOX 284 SUN VALLEY, ID 83353	100 N MAIN ST KETCHUM, ID 83340	KETCHUM FR LOT 1-6 TL 7660, TL 7661, TL 7662, TL 7663, TL 7664 TL 7665, BLK 2 26.6925F	21	UR BASE	2,700,000	378,000	228,260
RPK0000002001A TOTAL:							3,306,260	0	0
RPK0000002004B	ALFS FAMILY TRUST	BOX 2355 KETCHUM, ID 83340	340 E 2ND ST KETCHUM, ID 83340	KETCHUM LOTS E 22' X 24' OF 4 BLK 2 528 SQ FT	21	UR BASE	256,300	0	0
RPK0000002004B TOTAL:							58,670	0	0
RPK00000020070	MARIN MARY JANE	BOX 545 KETCHUM, ID 83340	171 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 2	42	UR INCR	315,170	0	0
RPK00000020070 TOTAL:							810,280	0	0
RPK00000020080	MARIN MARY JANE	BOX 545 KETCHUM, ID 83340	380 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 2 5500SF	20	UR BASE	470,250	0	0
RPK00000020080 TOTAL:							96,780	0	0
RPK0000003001A	CASINO INC	362 W CHARLWOOD CT BOISE, ID 83706	200 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 1, S 12 1/2 LOT 2 BLK 2 8250SF	21	UR BASE	1,179,900	0	0
RPK0000003001A TOTAL:							184,160	40,580	1,404,640
RPK0000003001A TOTAL:							1,404,640	0	0



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK0000030050	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353		KETCHUM LOT 5 BLK 3 5500SF	21 21	UR BASE UR INCR	786,600 0	\$0 \$786,600
RPK0000030050 TOTAL: 786,600 \$0 \$786,600								
RPK000003006A	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353	231 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOTS 6 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	737,438 0 55,560 0	\$0 \$737,438 \$55,560 \$792,998
RPK000003006A TOTAL: 792,998 \$0 \$792,998								
RPK000003007A	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353	271 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 3 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	737,438 0 236,260 0	\$0 \$737,438 \$236,260 \$973,698
RPK000003007A TOTAL: 973,698 \$0 \$973,698								
RPK000004002B	GREYHAWK PROPERTIES L L C	BOX 830 KETCHUM, ID 83340	340 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 30' OF 2 ALL OF 3 S 20' OF 4 BLK 4 10,500 SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,453,500 0 299,320 0	\$0 \$1,453,500 \$299,320 \$1,752,820
RPK000004002B TOTAL: 1,752,820 \$0 \$1,752,820								
RPK000004004A	GREYHAWK PROPERTIES L L C	BOX 830 KETCHUM, ID 83340	380 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 35' OF 4 3,500 SQ FT	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 134,360 0	\$0 \$684,000 \$134,360 \$818,360
RPK000004004A TOTAL: 818,360 \$0 \$818,360								
RPK0000050010	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566		KETCHUM LOT 1 5500SF	21 21	UR BASE UR INCR	786,600 0	\$0 \$786,600
RPK0000050010 TOTAL: 786,600 \$0 \$786,600								
RPK0000050020	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566		KETCHUM LOT 2 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 1,020 0	\$0 \$786,600 \$1,020 \$787,620
RPK0000050020 TOTAL: 787,620 \$0 \$787,620								
RPK000005003A	FORMULA INVESTMENT L.L.C	BOX 775 KETCHUM, ID 83340	460 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 3 & 4 11,000SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,573,200 0 162,450 0	\$0 \$1,573,200 \$162,450 \$1,735,650
RPK000005003A TOTAL: 1,735,650 \$0 \$1,735,650								

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

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								Total HOE	Total Taxable	
RPK0000005005A	CHC LLC	BOX 1835 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOTS 5 & 6 11,000SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,232,430 135,570 272,300 0		\$0	\$1,640,300
RPK0000005005A TOTAL: 1,640,300 \$0 \$1,640,300										
RPK00000050070	CRAZY HORSE PROPERTIES LLC	BOX 4642 KETCHUM, ID 83340	471 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 7 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 372,310 47,740		\$0	\$1,206,650
RPK00000050070 TOTAL: 1,206,650 \$0 \$1,206,650										
RPK00000050080	YACHO LLC	PO BOX 249 KETCHUM, ID 83340	491 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 8 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 42,730 0		\$0	\$829,330
RPK00000050080 TOTAL: 829,330 \$0 \$829,330										
RPK0000006001A	SILVER CREEK PARTNERS	BOX 418 KETCHUM, ID 83340	500 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1A 10,800 SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,368,000 0 784,580 0		\$0	\$2,152,580
RPK0000006001A TOTAL: 2,152,580 \$0 \$2,152,580										
RPK0000006007A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOT 7 BLK 6 PARKING LOT	81 81	UR BASE UR INCR	0 0		\$0	\$0
RPK0000006007A TOTAL: 0 \$0 \$0										
RPK00000060080	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 8 BLK 6 PARKING LOT	81 81	UR BASE UR INCR	0 0		\$0	\$0
RPK00000060080 TOTAL: 0 \$0 \$0										
RPK0000007002A	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	620 N MAIN ST KETCHUM, ID 83340	KETCHUM LOTS 2, S 2' OF 3 3179SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	577,125 0 78,059 0		\$0	\$655,184
RPK0000007002A TOTAL: 655,184 \$0 \$655,184										
RPK0000008003A	THOMAS VERN O	2811 S 1050 E HAGERMAN, ID 83332	780 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM 65' LOT 3, LOT 4, BLK 8 SW1/2 8TH ST 150X30	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,026,080 0 164,100 0		\$0	\$1,190,100
RPK0000008003A TOTAL: 1,190,100 \$0 \$1,190,100										

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Ctg	Method	Values		
							Market	Total HOE	Total Taxable
RPK000009001A	TROTT HOWARD GENE	5443 106TH AVE NE KIRKLAND, WA 98033	808 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM AM LOT 1AA 8,514SF	21	UR BASE	619,875		
					21	UR INCR	0		
					42	UR BASE	259,080		
					42	UR INCR	10,830		
					RPK000009001A TOTAL:			889,785	\$0
RPK0000090020	LEVY MIKE	BOX 2075 KETCHUM, ID 83340	820 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	158,880		
					42	UR INCR	0		
					RPK0000090020 TOTAL:			558,593	\$0
RPK0000090030	G & G ENTERPRISES GRUMPY'S LLC	BOX 82 KETCHUM, ID 83340	860 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	73,540		
					42	UR INCR	0		
					RPK0000090030 TOTAL:			473,253	\$0
RPK0000090040	GARRETT GRADY L	BOX 52 KETCHUM, ID 83340	880 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	142,060		
					42	UR INCR	0		
					RPK0000090040 TOTAL:			541,773	\$0
RPK00000120010	FISHER MARK	121 CLOVERLY LN HAILEY, ID 83333	891 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 1 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	23,450		
					42	UR INCR	0		
					RPK00000120010 TOTAL:			423,163	\$0
RPK00000120020	SHOLTIS JACK	BOX 45 KETCHUM, ID 83340	871 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	76,550		
					42	UR INCR	0		
					RPK00000120020 TOTAL:			476,263	\$0
RPK00000120030	ACKER LLC	BOX 177 KETCHUM, ID 83340-0177	831 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	95,600		
					42	UR INCR	0		
					RPK00000120030 TOTAL:			495,313	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Carg	Method	Values	
							Market	Total HOE Total Taxable
RPK00000120040	SUN VALLEY CABLEVISION INC	C/O DELOTTIE TAX LLP 191 PEACHTREE ST STE 1500 ATLANTA, GA 30303	811 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		399,713 0 142,110 0	\$0 \$541,823
RPK00000120040 TOTAL:							\$0	\$541,823
RPK0000012005A	OLDCASTLE MMG INC	C/O STAKER & PARSONS MAXFIELD BOX 3429 OGDEN, UT 84409-1429	880 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOTS 5 & 6 11,000SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		799,425 0 11,380 0	\$0 \$810,805
RPK0000012005A TOTAL:							\$0	\$810,805
RPK00000120070	OLDCASTLE MMG INC	C/O STAKER & PARSON D MAXFIELD BOX 3429 OGDEN, UT 84409-1429	KETCHUM, ID 83340	KETCHUM LOT 7 5500SF	21 UR BASE 21 UR INCR		399,713 0	\$0 \$399,713
RPK00000120070 TOTAL:							\$0	\$399,713
RPK00000120080	WIRTH MICHAEL J	BOX 4113 KETCHUM, ID 83340	231 E 8TH ST KETCHUM, ID 83340	KETCHUM LOT 8 5500SF	20 UR BASE 20 UR INCR 21 UR BASE 21 UR INCR 41 UR BASE 41 UR INCR 42 UR BASE 42 UR INCR		164,588 0 196,650 0 100,410 31,780 7,080 0	\$-101,153 \$399,355
RPK00000120080 TOTAL:							\$-101,153	\$399,355
RPK00000130010	DEFFE MARK A	BOX 4361 KETCHUM, ID 83340	791 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 1	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		564,300 0 68,580 0	\$0 \$632,880
RPK00000130010 TOTAL:							\$0	\$632,880
RPK00000130020	RIVER TRAIL HAILEY LLC	401 CANYON RD HAILEY, ID 83333	771 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 5500SF	21 UR BASE 21 UR INCR		564,300 0	\$0 \$564,300
RPK00000130020 TOTAL:							\$0	\$564,300
RPK00000130030	PIAZZA NAVONA LLC	5348 INSTITUTE LN HOUSTON, TX 77005	731 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		470,250 0 112,755 0	\$0 \$583,005
RPK00000130030 TOTAL:							\$0	\$583,005



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							Market	Total HOE	Total Taxable
RPK00000130040	PIAZZA NAVONA LLC	5348 INSTITUTE LN HOUSTON, TX 77005	271 7TH ST KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	564,300 0 86,860 0	\$0	\$651,160
RPK00000130040 TOTAL:							651,160	\$0	\$651,160
RPK00000130050	KAVANAGH DENNIS P	BOX 1604 KETCHUM, ID 83340	200 E 8TH ST KETCHUM, ID 83340	KETCHUM LOT 5 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	564,300 0 327,270 0	\$0	\$891,57
RPK00000130050 TOTAL:							891,570	\$0	\$891,57
RPK00000130060	TAYLOR ELMER	BOX 3690 KETCHUM, ID 83340	760 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 5500SF	20 20 21 21 41 41 42 42	UR BASE UR INCR UR BASE UR INCR UR BASE UR INCR UR BASE UR INCR	225,000 57,150 225,000 57,150 57,280 0 9,237 0	\$-101,153	\$529,684
RPK00000130060 TOTAL:							630,837	\$-101,153	\$529,684
RPK00000130070	URLS LLC	C/O THOMAS & CHARLOTTE UNGER PO BOX 417 KETCHUM, ID 83340		KETCHUM LOT 7 5500SF	21 21	UR BASE UR INCR	564,300 0	\$0	\$564,300
RPK00000130070 TOTAL:							564,300	\$0	\$564,300
RPK00000130080	URLS LLC	C/O THOMAS & CHARLOTTE UNGER PO BOX 417 KETCHUM, ID 83340	700 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 8 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	564,300 0 122,280 0	\$0	\$686,580
RPK00000130080 TOTAL:							686,580	\$0	\$686,580
RPK0000014001A	KETCHUM HORTICULTURE LLC	ATTN: GREG MOSS BOX 239 KETCHUM, ID 83340	631 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOTS 1,2,3 16,500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,881,000 0 117,950 0	\$0	\$1,998,950
RPK0000014001A TOTAL:							1,998,950	\$0	\$1,998,950
RPK00000140040	ROSENFELD JAMES L TRUSTEE	BOX 1195 KETCHUM, ID 83340	291 E 6TH ST KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	634,838 0 21,810 0	\$0	\$656,648
RPK00000140040 TOTAL:							656,648	\$0	\$656,648

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							Market	Total HOE Total Taxable
RPK0000014006A	KETCHUM HORTICULTURE LLC	BOX 239 KETCHUM, ID 83340	680 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5, AM LOT 6A BLK 14 13.755SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,581,750 0 267,530 36,000	\$0 \$1,885,280
RPK0000014006A TOTAL:							\$0	\$1,885,280
RPK0000014007A	DOLPHIN PROPERTIES L L C	BOX 1436 KETCHUM, ID 83340	231 E 6TH ST KETCHUM, ID 83340	KETCHUM S 1/2 OF 7, ALL 8 BLK 14 8.250 SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	634,838 0 68,090 0	\$0 702,928
RPK0000014007A TOTAL:							\$0	\$702,928
RPK0000015001A	HARTLING WARREN GUY JR	512 1/2 FERLEAF AVE CORONA DEL MAR, CA 92625-2907	280 E 6TH ST KETCHUM, ID 83340	KETCHUM LOTS 1 & 2 11.090SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,282,500 0 24,380 0	\$0 1,307,880
RPK0000015001A TOTAL:							\$0	\$1,307,880
RPK00000150030	PARKER GULCH LLC	BOX 1835 KETCHUM, ID 83340	531 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	540,788 0 63,050 0	\$0 603,838
RPK00000150030 TOTAL:							\$0	\$603,838
RPK00000150040	LAWRENCE SARAH F	C/O NORTHWEST LAND & CATTLE CO 471 N CURTIS RD BOISE, ID 83706	511 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 129,580 0	\$0 813,580
RPK00000150040 TOTAL:							\$0	\$813,580
RPK00000150050	BAUWENS SUSAN JANE TRUSTEE	BOX 3489 KETCHUM, ID 83340	200 E 6TH ST KETCHUM, ID 83340	KETCHUM LOTS 5 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 180,950 0	\$0 864,950
RPK00000150050 TOTAL:							\$0	\$864,950
RPK00000150060	BAUWENS SUSAN JANE TRUSTEE	BOX 3489 KETCHUM, ID 83340	560 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 5,500 SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 255,940 0	\$0 939,940
RPK00000150060 TOTAL:							\$0	\$939,940

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000015007A	SEABOARD INVESTMENTS INC	BOX 3510 KETCHUM, ID 83340	520 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOTS 7 BLK 15 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 58,460 0	\$0	\$742,460
RPK0000015007A TOTAL:							742,460	\$0	\$742,460
RPK00000150080	SEABOARD INVESTMENTS INC	BOX 3510 KETCHUM, ID 83340	500 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 15 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	684,000 0 61,320 0	\$0	\$745,320
RPK00000150080 TOTAL:							745,320	\$0	\$745,320
RPK0000016003A	WELLS FARGO BANK NA	C/O THOMSON PROPERTY TAX SERV PO BOX 2609 CARLSBAD, CA 92018	411 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 3A BLK 16 11,010SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,573,200 0 26,800 2,609,078	\$0	\$4,209,078
RPK0000016003A TOTAL:							4,209,078	\$0	\$4,209,078
RPK0000016005A	480 N WASHINGTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	480 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 623,190 0	\$0	\$1,409,790
RPK0000016005A TOTAL:							1,409,790	\$0	\$1,409,790
RPK00000160060	460 N WASHINGTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	460 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 5500 SQ.FT	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 55,380 0	\$0	\$841,980
RPK00000160060 TOTAL:							841,980	\$0	\$841,980
RPK00000160070	440 N WASHINGTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	440 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 7 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 216,220 0	\$0	\$1,002,820
RPK00000160070 TOTAL:							1,002,820	\$0	\$1,002,820
RPK00000160080	FUNK JAMES	BOX 1644 KETCHUM, ID 83340	211 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 8 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 178,150 0	\$0	\$964,750
RPK00000160080 TOTAL:							964,750	\$0	\$964,750

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Marker	Total HOE Total Taxable
RPK00000170050	WASHINGTON AVENUE PLAZA L L C	C/O EAGAN REAL ESTATE INC PO BOX 84 SUN VALLEY, ID 83353	380 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5,6,7 BLK 17 16,500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		2,351,250 0 424,250 0	
					RPK00000170050 TOTAL:		2,775,500	\$0
RPK0000017008A	GREENSIDE SUN VALLEY I LLC	C/O GERARD CAPPELLO 3501 CROSS CREEK LN MALIBU, CA 90265	231 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT E 75' OF LOT 8 BLK 17 4,125 SQ FT	21 UR BASE 21 UR INCR		726,750 0	
					RPK0000017008A TOTAL:		726,750	\$0
RPK00000180010	MOUNTAIN PATH INVEST LLC	BOX 873 KETCHUM, ID 83340	291 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 18 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 17 UR INCR		786,600 0 159,640 0	
					RPK00000180010 TOTAL:		946,240	\$0
RPK0000018002A	ORE HOUSE L L C	BOX 4380 KETCHUM, ID 83340	271 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 2, N 1' OF 3 BLK 18 5,600 SQ FT	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		786,600 0 10,000 0	
					RPK0000018002A TOTAL:		796,600	\$0
RPK0000018003A	MARTIN KARIN TROEDSSON	PO BOX 6720 KETCHUM, ID 83340	251 N MAIN ST KETCHUM, ID 83340	KETCHUM S 54' OF LOT 3 BLK 18 5,400 SQ FT WHISKEY JACQUES	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		769,500 0 95,500 927,218	
					RPK0000018003A TOTAL:		1,792,218	\$0
RPK0000018004A	SAWTOOTH CLUB LLC	PO BOX 4318 KETCHUM, ID 83340	231 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 27'7 1/2" OF 4 BLK 18 2,762.5 SQ FT	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		684,000 0 346,750 62,739	
					RPK0000018004A TOTAL:		1,093,489	\$0
RPK0000018004B	WESTCORNER REALTY VENTURES LLC	C/O ALLSTAR MANAGEMENT 5803 15TH ST E BRADENTON, FL 34203	211 N MAIN ST KETCHUM, ID 83340	KETCHUM LOTS 27- 4 1/2" OF 4 BLK 18	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		759,514 0 225,232 0	
					RPK0000018004B TOTAL:		984,746	\$0



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catsg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000018005A	GUMBO LIMITED	BOX 714 SUN VALLEY, ID 83353	200 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM AM LOT 5A BLK 18 6,380	21 CORR BASE 21 UR INCR 42 CORR BASE 42 UR INCR		880,000	0	129,264
RPK0000018005A TOTAL:							1,009,264	\$0	\$1,009,264
RPK0000018006A	FERRIES JUDITH V. TRUSTEE	BOX 1315 SUN VALLEY, ID 83353	220 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM AM LOT 6A BLK 18 7,121	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		983,250	0	189,370
RPK0000018006A TOTAL:							1,172,620	\$0	\$1,172,620
RPK0000018007B	TROTT HOWARD	5543 106TH AVE NE KIRKLAND, WA 98033	200 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM S 30' OF 7, ALL 8 BLK 18 8,509SF	21 UR BASE 21 UR INCR		1,197,000	0	0
RPK0000018007B TOTAL:							1,197,000	\$0	\$1,197,000
RPK0000019001A	KETCHUM KORNER LLC	C/O ENGEL & ASSOC 101 E BULLION ST STE 2C HAILEY, ID 83333	191 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BK 19 11,020 SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		1,573,200	0	344,600
RPK0000019001A TOTAL:							1,917,800	\$0	\$1,917,800
RPK0000019005B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 5 BLK 19 PARKING LOT	81 UR BASE 81 UR INCR		0	0	0
RPK0000019005B TOTAL:							0	\$0	\$0
RPK0000019006B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 6 BLK 19 PARKING LOT	81 UR BASE 81 UR INCR		0	0	0
RPK0000019006B TOTAL:							0	\$0	\$0
RPK00000190070	KETCHUM URBAN RENEWAL AGENCY	BOX 2315 KETCHUM, ID 83340	211 E 1ST ST KETCHUM, ID 83340	KETCHUM LOTS 7,8 BLK 19 11,000SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		0	0	0
RPK00000190070 TOTAL:							0	\$0	\$0
RPK0000020001A	BALD MOUNTAIN LLC	11980 NE 24TH ST UNIT 200 BELLEVUE, WA 98005-1516	151 S MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1A BLK 20	21 UR BASE 21 UR INCR		5,386,500	0	0
RPK0000020001A TOTAL:							5,386,500	\$0	\$5,386,500

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values			
							Market	Total HOE	Total Taxable	
RPK0000021005B	MC CONVILLE LAWRENCE	703 N BAYFRONT BALBOA ISLAND, CA 92662	451 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 5 BLK 21 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 62,586 0	\$0	\$532,836	\$532,836
RPK0000021005B TOTAL: \$0										
RPK00000210060	HERTEL DAVID A	BOX 3495 KETCHUM, ID 83340	151 S EAST AVE KETCHUM, ID 83340	KETCHUM LOTS 6 BLK 21 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	448,875 0 102,483 0	\$0	\$101,153	\$450,205
RPK00000210060 TOTAL: \$0										
RPK00000210070	MC CONVILLE LAWRENCE	703 N BAYFRONT BALBOA ISLAND, CA 92662	420 E 1ST ST KETCHUM, ID 83340	KETCHUM LOTS 7 BLK 21 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 24,074 0	\$0	\$192,324	\$492,324
RPK00000210070 TOTAL: \$0										
RPK00000210080	STUDIO GRAY LLC	PO BOX 4016 HAILEY, ID 83333	460 E 1ST ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 21 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 388,677 0	\$0	\$858,927	\$858,927
RPK00000210080 TOTAL: \$0										
RPK00000220010	FREHLING ANNETTE	BOX 6486 KETCHUM, ID 83340	100 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 22 5500SF	20 20 21 21 41 41 42 42	UR BASE UR INCR UR BASE UR INCR UR BASE UR INCR UR BASE UR INCR	342,000 0 342,000 0 374,592 0 32,910 0	\$0	\$1,091,502	\$1,091,502
RPK00000220010 TOTAL: \$0										
RPK00000220020	BOULDER PROPERTIES	BOX 699 HAILEY, ID 83333	120 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 22 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 332,770 0	\$0	\$1,119,370	\$1,119,370
RPK00000220020 TOTAL: \$0										
RPK00000220030	SABEL ANDREW C	BOX 3910 KETCHUM, ID 83340	140 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 22 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 27,040 0	\$0	\$813,640	\$813,640
RPK00000220030 TOTAL: \$0										

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK00000220040	SABEL ANDREW C	BOX 3910 KETCHUM, ID 83340	180 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 4 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 96,400 0	\$0 \$0 \$0 \$0
RPK00000220040 TOTAL:							883,000	\$0 5883,000
RPK0000022005A	REDHAWK LANDING LLC	C/O KOWALLIS & MACKAY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	111 N EAST AVE KETCHUM, ID 83340	KETCHUM AM LOT 5A 22,009SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,368,000 0 148,980 0	\$0 \$0 \$0 \$0
RPK0000022005A TOTAL:							1,516,980	\$0 51,516.9
RPK00000240050	KETCHUM URBAN RENEWAL AGENCY	BOX 2315 KETCHUM, ID 83340	491 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT 5 & 6 11,000SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	0 0 0 0	\$0 \$0 \$0 \$0
RPK00000240050 TOTAL:							0	\$0 50
RPK0000024007A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	480 E 4TH ST KETCHUM, ID 83340	KETCHUM LOTS 7 & 8 11,000SF	81 81	UR BASE UR INCR	0 0	\$0 \$0
RPK0000024007A TOTAL:							0	\$0 50
RPK0000025001A	GIACOBBI SQUARE L L C	C/O ENGEL & ASSOCIATES, LLC 101 BULLION ST E STE 3C HAILEY, ID 83333	451 E 4TH ST KETCHUM, ID 83340	KETCHUM ALL OF BLOCK 25 48,400 SQ FT	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	5,130,000 0 3,350,210 0	\$0 \$0 \$0 \$0
RPK0000025001A TOTAL:							8,480,210	\$0 88,480,210
RPK0000032001B	DAVINA & HOLLY LTD PTNSHIP	PO BOX 744 KETCHUM, ID 83340	891 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM AM LOT 1 11,000	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	750,000 49,425 414,260 46,470	\$0 \$0 \$0 \$0
RPK0000032001B TOTAL:							1,260,155	\$0 51,260,155
RPK00000330010	ANDERSON JACQUELINE A	BOX 71 KETCHUM, ID 83340	791 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 107,657 0	\$0 \$0 \$0 \$0
RPK00000330010 TOTAL:							577,907	\$-101,153 5476,754

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK00000330020	SLANETZ JAMES C	BOX 4563 KETCHUM, ID 83340	771 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 5500SF	20 20	UR BASE UR INCR	470,250 0	0
					41 41	UR BASE UR INCR	376,132 0	0
					RPK00000330020 TOTAL:		846,382	\$0
RPK00000330030	MULLINS ROBERT PAUL	PO BOX 3212 KETCHUM, ID 83340	731 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	20 20	UR BASE UR INCR	470,250 0	0
					41 41	UR BASE UR INCR	107,521 0	0
					RPK00000330030 TOTAL:		577,771	\$-101,153
RPK00000330040	R/L/B PARTNERS	BOX 419 SUN VALLEY, ID 83353	711 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 4 5,500 SF	21 21	UR BASE UR INCR	564,300 0	0
					42 42	UR BASE UR INCR	247,160 0	0
					RPK00000330040 TOTAL:		811,460	\$0
RPK00000330050	SAYIA RICHARD TRUSTEE	900 "A" INDUSTRIAL RD SAN CARLOS, CA 94070	780 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 5 5500SF	21 21	UR BASE UR INCR	534,375 0	0
					RPK00000330050 TOTAL:		534,375	\$0
RPK00000330060	CHRISTIAN SCIENCE SOCIETY KETCHUM/SUN VALLEY INC	C/O HAL MC NEE PO BOX 2028 SUN VALLEY, ID 83353	760 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 5500SF	81 81	UR BASE UR INCR	0 0	0
					RPK00000330060 TOTAL:		0	\$0
RPK00000330070	HOLT CHARLES W	BOX 2083 KETCHUM, ID 83340	720 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 7 5500SF	20 20	UR BASE UR INCR	470,250 0	0
					41 41	UR BASE UR INCR	55,250 54,182	0
					41 41	UR INCR UR INCR	0 0	0
					RPK00000330070 TOTAL:		579,682	\$0
RPK00000330080	GRIMES RALPH E III	BOX 121 KETCHUM, ID 83340	111 E 7TH ST KETCHUM, ID 83340	KETCHUM LOT 8 5500F	20 20	UR BASE UR INCR	470,250 0	0
					41 41	UR BASE UR INCR	183,290 0	0
					RPK00000330080 TOTAL:		653,540	\$-101,153
					TOTAL:		\$-101,153	\$476,618



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Csig	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000034005B	DONALDSON CARLA A	BOX 1322 KETCHUM, ID 83340	KETCHUM, ID 83340	KETCHUM LOTS 5 BLK 34 5500SF	21 UR BASE 21 UR INCR		634,838 0	634,838 0	\$634,838
RPK0000034005B TOTAL:							634,838	\$0	\$634,838
RPK0000034006A	DONALDSON CARLA STEWART	PO BOX 4541 HAILEY, ID 83333	660 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		634,838 0 125,100 0	634,838 0 125,100 0	\$634,838
RPK0000034006A TOTAL:							759,938	\$0	\$759,938
RPK00000340070	NASH WESLEY K TRUSTEE	PO BOX 797 KETCHUM, ID 83340	610 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 7 5500SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		470,250 0 776,656 0	470,250 0 776,656 0	\$1,145,753
RPK00000340070 TOTAL:							1,246,906	\$-101,153	\$1,145,753
RPK00000340080	GRUMPY CHUTE PRODUCTIONS LLC	BOX 4938 KETCHUM, ID 83340	600 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 8 5500SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		634,838 0 304,762 240,274	634,838 0 304,762 240,274	\$1,179,874
RPK00000340080 TOTAL:							1,179,874	\$0	\$1,179,874
RPK00000350010	FULTON JANIS	BOX 4173 KETCHUM, ID 83340	591 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 5500SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		470,250 0 172,877 0	470,250 0 172,877 0	\$643,127
RPK00000350010 TOTAL:							643,127	\$0	\$643,127
RPK00000350020	NEELY JOHN MEEHAN	BOX 776 SUN VALLEY, ID 83353	571 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 35 5500SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		470,250 0 65,465 0	470,250 0 65,465 0	\$434,562
RPK00000350020 TOTAL:							535,715	\$-101,153	\$434,562
RPK00000350030	WALNUT SHELL LLC	C/O ENGEL & ASSOCIATES LLC 101 BULLION E STE 3C HAILEY, ID 83333	531 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		684,000 0 42,010 0	684,000 0 42,010 0	\$726,010
RPK00000350030 TOTAL:							726,010	\$0	\$726,010
RPK00000350040	SUN VALLEY CENTER FOR ARTS-HUMANITIES	PO BOX 656 SUN VALLEY, ID 83353	191 E 5TH ST KETCHUM, ID 83340	KETCHUM LOT 4 5500SF EXEMPTION APP RECD FOR 2010	81 UR BASE 81 UR INCR		0 0	0 0	\$0
RPK00000350040 TOTAL:							0	\$0	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Market	Values	
								Total HOE	Total Taxable
RPK00000350050	MOWAT PETER THOMPSON	PO BOX 1336 KETCHUM, ID 83340	100 E 6TH ST KETCHUM, ID 83340	KETCHUM LOT 5 5900SF	20 20 41 41 41 41	UR BASE UR INCR UR BASE UR BASE UR INCR UR INCR	470,250 0 181,343 49,332 0 0		
RPK00000350050 TOTAL:							700,925	\$-101,153	\$599,772
RPK00000350060	HITSON JAMES HENRY	317 S 7TH ST BELLEVUE, ID 83313-5098	560 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 5900SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 69,798 0		
RPK00000350060 TOTAL:							540,048	\$-101,153	\$438,895
RPK00000360010	GOITIANDIA MIGUEL	BOX 591 KETCHUM, ID 83340	491 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 5900SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 67,720 0		
RPK00000360010 TOTAL:							854,320	\$0	\$854,320
RPK00000360020	BUNCE JACK L JR	BOX 222 KETCHUM, ID 83340	471 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 5900SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	598,426 228,174 70,134 0		
RPK00000360020 TOTAL:							856,734	\$0	\$856,734
RPK00000360030	TATSUNO ROD	BOX 796 SUN VALLEY, ID 83353	431 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 5900SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 67,941 0		
RPK00000360030 TOTAL:							538,191	\$-101,153	\$437,038
RPK00000360040	SMITH HAROLD WILLIAM TRUSTEE	BOX 1545 SUN VALLEY, ID 83353	171 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 4 5900SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 155,590 0		
RPK00000360040 TOTAL:							942,190	\$0	\$942,190
RPK0000036005A	MAISON DE FRAISE LLC	601 108TH AVE NE STE 1900 BELLEVUE, WA 98004	140 E 5TH ST KETCHUM, ID 83340	KETCHUM LOT E 60' X 55' OF 5 BLK 36 3,300 SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	282,150 0 23,773 0		
RPK0000036005A TOTAL:							305,923	\$0	\$305,923

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000036005B	HOLLEY LISA	BOX 3 SUN VALLEY, ID 83353	100 E 5TH ST KETCHUM, ID 83340	KETCHUM W 40' X 55' OF LOT 5 BLK 36 2,200SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	333,230 51,520 115,540 0	\$0	\$500,290
RPK0000036005B TOTAL:							500,290	\$0	\$500,290
RPK00000360060	JANCIK DYANA L CO TRUSTEE	1092 SHEARWATER LN EAGLE, ID 83616-5584	460 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 36 5500SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	470,250 0 130,238 0	\$0	\$600,41
RPK00000360060 TOTAL:							600,488	\$0	\$600,41
RPK00000370010	SLANETZ JAMES C	BOX 4563 KETCHUM, ID 83340	180 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 37 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 243,496 0	\$0	\$1,030,096
RPK00000370010 TOTAL:							1,030,096	\$0	\$1,030,096
RPK00000370050	GONZALEZ FELIX	BOX 476 KETCHUM, ID 83340	380 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 5 BLK 37 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 166,130 0	\$0	\$952,730
RPK00000370050 TOTAL:							952,730	\$0	\$952,730
RPK00000370080	W BEAR LLC	BOX 249 KETCHUM, ID 83340	131 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT 8 BLK 37 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 27,990 0	\$0	\$814,590
RPK00000370080 TOTAL:							814,590	\$0	\$814,590
RPK0000038005A	260 FIRST LLC	512 2ND AVE STE 200 SEATTLE, WA 98104	260 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOT 5A BLK 38 16,501SF	21 21	UR BASE UR INCR	2,359,800 0	\$0	\$2,359,800
RPK0000038005A TOTAL:							2,359,800	\$0	\$2,359,800
RPK00000380080	BLACK BEAR INC	BOX 2396 KETCHUM, ID 83340	200 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 38 5500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 168,190 7,103	\$0	\$961,893
RPK00000380080 TOTAL:							961,893	\$0	\$961,893

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

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							Market	Total HOE Total Taxable	
RPK0000039001C	PARKER GULCH LLC	BOX 1835 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BLK 39 11,000SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		1,573,200 0 476,800 60,324	\$0	\$2,110,324
RPK0000039001C TOTAL:							2,110,324	\$0	\$2,110,324
RPK00000390030	KETCHUM TREE LLC	C/O EDGAR M BRONFMAN 375 PARK AVENUE 17TH FL NEW YORK, NY 10152		KETCHUM LOT 3 BLK 39 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		786,600 0 13,400 1,228,740	\$0	\$2,028,740
RPK00000390030 TOTAL:							2,028,740	\$0	\$2,028,740
RPK00000390040	SOLA VIE PROPERTIES LLC	23801 CALABASAS RD STE 2026 CALABASAS, CA 91302-1664	111 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 4 BLK 39 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		786,600 0 499,512 0	\$0	\$1,286,112
RPK00000390040 TOTAL:							1,286,112	\$0	\$1,286,112
RPK0000040001A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	131 E RIVER ST KETCHUM, ID 83340	KETCHUM LOTS 1 THRU 8 BLK 40	81 UR BASE 81 UR INCR		0 0	\$0	\$0
RPK0000040001A TOTAL:							0	\$0	\$0
RPK00000410010	PFAEFFLE SHERRY R	BOX 405 SUN VALLEY, ID 83353	511 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BLK 41 8250SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		705,375 0 315,604 0	\$0	\$919,826
RPK00000410010 TOTAL:							1,020,979	\$-101,153	\$919,826
RPK00000410020	JACOBSEN SUE ANN	BOX 773 SUN VALLEY, ID 83353	531 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 2 BLK 41 8250SF DUPLEX	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		391,875 313,500 183,348 99,117	\$0	\$886,687
RPK00000410020 TOTAL:							987,840	\$-101,153	\$886,687
RPK00000410030	DL EVANS BANK	PO BOX 9120 KETCHUM, ID 83340	KETCHUM, ID 83340	KETCHUM LOT 3 BLK 41	20 UR BASE 20 UR INCR		705,375 0	\$0	\$705,375
RPK00000410030 TOTAL:							705,375	\$0	\$705,375
RPK00000410040	SHOCH FAMILY LP	400 HAMILTON AVE STE 400 PALO ALTO, CA 94301	KETCHUM, ID 83340	KETCHUM LOT 4 BLK 41	20 UR BASE 20 UR INCR		705,375 0	\$0	\$705,375
RPK00000410040 TOTAL:							705,375	\$0	\$705,375



**URBAN RENEWAL PARCEL LISTING  
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							Market	Total HOE Total Taxable	
RPK0000041006A	RUSSELL GORDON - TRUSTEE	297 MAPACHE DRIVE PORTOLA VALLEY, CA 94025	571 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 6A BLK 41 14,549SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		1,197,000 0 432,984 0	\$0	\$1,629,984
RPK0000041006A TOTAL: \$0									
RPK0000041007A	RUSSELL GORDON	297 MAPACHE DRIVE PORTOLA VALLEY, CA 94025	591 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 7A BLK 41 8015SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		684,000 0 113,601 0	\$0	\$797,601
RPK0000041007A TOTAL: \$0									
RPK00000410080	RUSSELL GORDON W	297 MAPACHE DR PORTOLA VALLEY, CA 94028	580 E 1ST ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 41 8,250 SF	20 UR BASE 20 UR INCR 30 UR BASE 30 UR INCR		705,375 0 51,150 0	\$0	\$756,525
RPK00000410080 TOTAL: \$0									
RPK00000420010	ENGL MICHAEL S	BOX 2500 SUN VALLEY, ID 83353		KETCHUM LOT 1 BLK 42 8250SF	21 UR BASE 21 UR INCR		1,175,625 0	\$0	\$1,175,625
RPK00000420010 TOTAL: \$0									
RPK00000420020	ENGL MICHAEL S TRUSTEE	BOX 2500 SUN VALLEY, ID 83353	120 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 42 8250SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		1,175,625 0 418,233 0	\$0	\$1,593,858
RPK00000420020 TOTAL: \$0									
RPK00000420030	DESERT PINE 101 LLC	BOX 6343 KETCHUM, ID 83340	160 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 42 8250SF	21 UR BASE 21 UR INCR		1,175,625 0	\$0	\$1,175,625
RPK00000420030 TOTAL: \$0									
RPK0000042004A	S & C III L L C	BOX 2111 KETCHUM, ID 83340	180 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT W 75' X 55' OF 4 BLK 42 4125SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		726,750 0 78,440 8,048	\$0	\$805,238
RPK0000042004A TOTAL: \$0									
RPK0000042004B	CRISTINA'S INC	BOX 2111 KETCHUM, ID 83340	520 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT E 75' X 55' OF 4 BLK 42 4125SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		726,750 0 133,667 0	\$0	\$860,417
RPK0000042004B TOTAL: \$0									

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							Market	Total HOE	Total Taxable
RPK00000420080	GLOVER GLENNA A	BOX 565 KETCHUM, ID 83340	560 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 42 8250SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	705,375 0 93,630 0	\$0	\$799,005
RPK00000420080 TOTAL:							799,005	\$0	\$799,005
RPK0000043001B	CAMPION THOMAS B JR	BOX 538 KETCHUM, ID 83340	200 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 43 8250SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,175,625 0 229,797 0	\$0	\$1,405,422
RPK0000043001B TOTAL:							1,405,422	\$0	\$1,405,422
RPK00000430020	CAMPION THOMAS B JR	BOX 538 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 43 8250SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,175,625 0 361,616 0	\$0	\$1,537,241
RPK00000430020 TOTAL:							1,537,241	\$0	\$1,537,241
RPK0000043005A	SIEGEL INC	C/O DON SIEGEL PMB 25175 BOX 20060 JACKSON, WY 83001-7000	571 E 2ND ST KETCHUM, ID 83340	KETCHUM LOTS S W 55' X 75' OF 5 19' X 75' OF 6 BLK 43 5550SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	786,600 0 70,089 0	\$0	\$856,689
RPK0000043005A TOTAL:							856,689	\$0	\$856,689
RPK0000043005B	C&D OF IDAHO INC	C/O DONALD G SIEGEL PO BOX 25175 JACKSON, WY 83001	591 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT NE 55' X 75' OF 5 BLK 43 4125SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	412,500 15,000 116,740 0	\$0	\$544,240
RPK0000043005B TOTAL:							544,240	\$0	\$544,240
RPK0000043006A	C&D OF IDAHO INC	C/O DONALD G SIEGEL PO BOX 25175 JACKSON, WY 83001	231 N WALNUT AVE KETCHUM, ID 83340	KETCHUM LOT NE 55' X 75' OF 6 BLK 43 4,125 SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	440,573 286,177 86,147 0	\$0	\$812,897
RPK0000043006A TOTAL:							812,897	\$0	\$812,897
RPK0000043006B	ROAD RUNNER HOSPITALITY L L C	BOX 7120 KETCHUM, ID 83340	291 N WALNUT AVE KETCHUM, ID 83340	KETCHUM LOTS NW 36' X 75' OF 6 ALL OF 7 & 8 BLK 43 19,200SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,394,000 0 535,950 181,669	\$0	\$3,111,619
RPK0000043006B TOTAL:							3,111,619	\$0	\$3,111,619

**URBAN RENEWAL PARCEL LISTING  
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							Market	Total HOE	Total Taxable
RPK0000045003A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	480 N EAST AVE KETCHUM, ID 83340	KETCHUM AM LOT 3A CITY HALL	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000045003A TOTAL:		0	\$0	\$0
RPK0000045007A	DE LONG ESTELLE ALICE TRUSTEE	137 PASEO DE LA CONCHA APT B REDONDO BEACH, CA 90277	580 E 5TH ST KETCHUM, ID 83340	KETCHUM LOTS E 75' OF 7 & 8 BLK 45 8250SF	20	UR BASE	705,375		
					20	UR INCR	0		
					41	UR BASE	254,274		
					41	UR INCR	0		
					RPK0000045007A TOTAL:		959,649	\$0	\$959,649
RPK0000045007B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS W 75' OF 7 & 8 BLK 45 PARKING LOT 8250SF	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000045007B TOTAL:		0	\$0	\$0
RPK00000460010	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	500 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 1 MUSEUM	81	UR BASE	0		
					81	UR INCR	0		
					RPK00000460010 TOTAL:		0	\$0	\$0
RPK0000046005B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS W 1/2 OF 5 & 6 BLK 46 PARK	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000046005B TOTAL:		0	\$0	\$0
RPK00000530050	BLAINE COUNTY SCHOOLS	118 W BULLION ST HAILEY, ID 83333		KETCHUM LOT 5 THRU 8 BLK 53	81	UR BASE	0		
					81	UR INCR	0		
					RPK00000530050 TOTAL:		0	\$0	\$0
RPK0000054003B	DRIVEWAY PARTNERS	BOX 1503 KETCHUM, ID 83340	111 W 6TH ST KETCHUM, ID 83340	KETCHUM LOTS E 1/2 OF 3 & 4 BLK 54	21	UR BASE	940,500		
					21	UR INCR	0		
					42	UR BASE	126,178		
					42	UR INCR	0		
					RPK0000054003B TOTAL:		1,066,678	\$0	\$1,066,678
RPK00000550010	EXPRESS PUBLISHING INC.	BOX 1013 KETCHUM, ID 83340	591 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 1 8250SF	21	CORR BASE	940,500		
					21	UR INCR	0		
					42	UR BASE	360,089		
					42	UR INCR	0		
					RPK00000550010 TOTAL:		1,300,589	\$0	\$1,300,589
RPK00000550020	KETCHUM FIRST L L C	C/O DOUG MCPHERSON PO BOX 4412 ASPEN, CO 81612		KETCHUM LOT 2 8250SF	21	CORR BASE	940,500		
					21	UR INCR	0		
					RPK00000550020 TOTAL:		940,500	\$0	\$940,500

**URBAN RENEWAL PARCEL LISTING  
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							Market	Total HOE	Total Taxable
RPK00000550030	KETCHUM FIRST L L C	C/O DOUG MCPHERSON PO BOX 4412 ASPEN, CO 81612	551 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 8250SF	21 21	CORR BASE UR INCR	940,500	0	940,500
RPK00000550030 TOTAL:							940,500	\$0	\$940,500
RPK00000550050	SIXTH STREET KETCHUM L L C	401 CANYON RD HAILEY, ID 83333	180 W 6TH ST KETCHUM, ID 83340	KETCHUM LOT 5 8250SF	21 21 42 42	CORR BASE CORR INCR UR BASE UR INCR	940,500	0	223,170
RPK00000550050 TOTAL:							1,163,670	\$0	\$1,163,670
RPK00000560020	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566	471 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 2 8250SF	21 21	UR BASE UR INCR	1,175,625	0	1,175,625
RPK00000560020 TOTAL:							1,175,625	\$0	\$1,175,625
RPK0000056003A	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566	431 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOT 3A 8,335SF	21 21	UR BASE UR INCR	1,175,625	0	1,175,625
RPK0000056003A TOTAL:							1,175,625	\$0	\$1,175,625
RPK0000056004A	HARRY INVESTMENTS LLC	BOX 902 KETCHUM, ID 83340	111 W 4TH ST KETCHUM, ID 83340	KETCHUM AM LOT 4A 8,147	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,162,800	0	605,154
RPK0000056004A TOTAL:							1,767,954	\$0	\$1,767,954
RPK0000057001A	WHITEHORSE PROPERTIES LLC	PO BOX 4450 KETCHUM, ID 83340	391 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOTS 1 & 2 16,500SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,351,250	0	377,892
RPK0000057001A TOTAL:							2,729,142	\$0	\$2,729,142
RPK0000057003A	CAROL B LLC	PO BOX 5852 KETCHUM, ID 83340	331 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 8250SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,175,625	0	95,570
RPK0000057003A TOTAL:							1,271,195	\$0	\$1,271,195
RPK00000570040	311 FIRST AVENUE LLC	PO BOX 673 KETCHUM, ID 83340	311 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 4 8250SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,175,625	0	291,285
RPK00000570040 TOTAL:							1,505,585	\$0	\$1,505,585



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RPK0000057005B	HOLT & JOHNSON L L C	BOX 2133 KETCHUM, ID 83340	160 W 4TH ST KETCHUM, ID 83340	KETCHUM LOT E 50' OF 5 & 6 BLK 57 5500SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		684,000 0 207,511 0	\$0	\$891,511
RPK0000057005B TOTAL:							891,511	\$0	\$891,511
RPK0000057005D	UNITED STATES POSTAL SERVICE	160 W INVERNESS DR STE 400 ENGELWOOD, CO 80112		KETCHUM AM LOT 5A & 8A BLK 57 21,997SF	81 UR BASE 81 UR INCR		0 0	\$0	\$0
RPK0000057005D TOTAL:							0	\$0	\$0
RPK0000057007A	311 FIRST AVENUE LLC	PO BOX 673 KETCHUM, ID 83340	171 W SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT E 55' X 50' OF 7 & 8 5500SF BLK 57	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		641,250 0 11,230 0	\$0	\$652,480
RPK0000057007A TOTAL:							652,480	\$0	\$652,480
RPK0000058001A	DRAKE LYMAN M TRUSTEE	PO BOX 4080 KETCHUM, ID 83340	140 W SUN VALLEY RD KETCHUM, ID 83340	KETCHUM W 55' X 75' OF LOT 1, BLK 58	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		726,750 0 629,982 0	\$0	\$1,356,732
RPK0000058001A TOTAL:							1,356,732	\$0	\$1,356,732
RPK0000058001B	RIVER RUN GALLERY	BOX 1293 KETCHUM, ID 83340	291 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT E 55' X 75' OF 1 BLK 58 4125SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		726,750 0 95,030 13,342	\$0	\$835,122
RPK0000058001B TOTAL:							835,122	\$0	\$835,122
RPK00000580020	SUN VALLEY TITLE CO	DRAWER 2365 KETCHUM, ID 83340	271 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 58 8250SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		1,026,000 0 779,055 0	\$0	\$1,805,055
RPK00000580020 TOTAL:							1,805,055	\$0	\$1,805,055
RPK00000580030	MARY JOE	BOX 2659 KETCHUM, ID 83340	251 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 58 8250SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		1,175,625 0 117,288 0	\$0	\$1,292,913
RPK00000580030 TOTAL:							1,292,913	\$0	\$1,292,913

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RPK0000059001A	GALENA LAND & CATTLE L.L.C	101 E BULLION ST STE 3C HAILEY, ID 83333	181 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOTS N 105' X 55' OF 1 NE 55' X 105' OF 2, BLK 59 11.550SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,600,000 24,500 271,500 94,689	\$0 \$1,990,689
RPK0000059001A TOTAL:							\$0	\$1,990,689
RPK0000059001B	BRADLEY ROCHELLE	3355 N FIVE MILE RD # 314 BOISE, ID 83713	140 W 2ND ST KETCHUM, ID 83340	KETCHUM AM LOT 1A BLK 59 49%6SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	400,000 0 163,261 0	\$0 \$563,261
RPK0000059001B TOTAL:							\$0	\$563,261
RPK0000059005A	SECOND AVENUE SUITES LLC	101 E BULLION ST STE 3C HAILEY, ID 83333-6000	180 W 2ND ST KETCHUM, ID 83340	KETCHUM LOT W 1/2 OF 5 BLK 59 4125SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	375,000 0 150,190 0	\$0 \$525,190
RPK0000059005A TOTAL:							\$0	\$525,190
RPK0000067001C	HIGGINS ALEX	BOX 552 KETCHUM, ID 83340		KETCHUM LOT 1,2,3,4, BLK 67 PLUS W 35' & E35' OF RAILROAD 18.450SF	20 20	UR BASE UR INCR	1,282,500 0	\$0 \$1,282,500
RPK0000067001C TOTAL:							\$0	\$1,282,500
RPK00000670060	AGS PROPERTIES LP	999 MAIN ST BOISE, ID 83702		KETCHUM LOT 6 BLK 67 8250SF	20 20	UR BASE UR INCR	598,500 0	\$0 \$598,500
RPK00000670060 TOTAL:							\$0	\$598,500
RPK00000670070	GCS PROPERTIES LP	999 MAIN ST BOISE, ID 83702		KETCHUM LOT 7 & 8 BLK 67	20 20	UR BASE UR INCR	1,197,000 0	\$0 \$1,197,000
RPK00000670070 TOTAL:							\$0	\$1,197,000
RPK00000820010	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	280 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 82 5466SF	21 21 42 42	CORR BASE UR INCR CORR BASE UR INCR	399,000 0 145,116 0	\$0 \$544,116
RPK00000820010 TOTAL:							\$0	\$544,116
RPK0000082002A	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	260 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 2 BLOCK 82 10' X 100' OF ALLEY 6466SF	21 21 42 42	CORR BASE UR INCR CORR BASE UR INCR	473,770 0 64,923 0	\$0 \$38,693
RPK0000082002A TOTAL:							\$0	\$38,693

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								Total HOE	Total Taxable
RPK0000082003A	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	251 S MAIN ST KETCHUM, ID 83340	KETCHUM LOTS 3, 21, FR 22 BLK 82 N 10' X 110' OF ALLEY S 20' X 230' OF ALLEY	21 CORR BASE 21 UR INCR 42 CORR INCR 42 UR BASE		2,461,200 0 139,021 301,580	\$0	\$2,901,801
RPK0000082003A TOTAL:							2,901,801	\$0	\$2,901,801
RPK0000082022A	KEMP CURTIS P	BOX 699 SUN VALLEY, ID 83340	280 S MAIN ST KETCHUM, ID 83340	KETCHUM E FR PART LOT 22 BLK 82 & TL 7561 6750SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		256,500 0 114,261 0	\$-101,153	\$269,000
RPK0000082022A TOTAL:							370,761	\$-101,153	\$269,000
RPK00000830020	TRAIL CREEK FUND LLC	C/O EAGAN REAL ESTATE PO BOX 84 SUN VALLEY, ID 83353	200 S MAIN ST KETCHUM, ID 83340	KETCHUM REPLAT BLK 83 LOT 2 40.631SF	21 UR BASE 21 UR INCR 42 UR BASE 42 UR INCR		2,565,000 0 415,613 0	\$0	\$2,980,613
RPK00000830020 TOTAL:							2,980,613	\$0	\$2,980,613
RPK02780000000	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE KETCHUM, ID 83340	POWDER CREEK TOWNHOMES #4 COMMON AREA-ALL PHASES	25 UR BASE 25 UR INCR		0 0	\$0	\$0
RPK02780000000 TOTAL:							0	\$0	\$0
RPK02780000040	FERN ROBERTS MACKENZIE-TRUSTEE	BOX 2502 SUN VALLEY, ID 83353	300 S 2ND AVE # 4 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES #1 SUBLOT 4 1479SF	20 UR BASE 20 UR INCR 41 UR BASE 41 UR INCR		700,000 0 183,333 1,063,698	\$0	\$1,947,031
RPK02780000040 TOTAL:							1,947,031	\$0	\$1,947,031
RPK02780020020	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 2 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES FUTURE PHASE II LOT 2	20 UR BASE 20 UR INCR		491,667 308,333	\$0	\$800,000
RPK02780020020 TOTAL:							800,000	\$0	\$800,000
RPK02780020030	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 3 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES PHASE II LOT 3	20 UR BASE 20 UR INCR		491,667 308,333	\$0	\$800,000
RPK02780020030 TOTAL:							800,000	\$0	\$800,000
RPK02780030000	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 3 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES #3 FUTURE PHASE 3-LOT 1	20 UR BASE 20 UR INCR		800,000 0	\$0	\$800,000
RPK02780030000 TOTAL:							800,000	\$0	\$800,000
RPK02840000000	SKI VIEW DEVELOPMENT LLC	BOX 5 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES COMMON AREA & SPA SEC 18 4N 18E	25 UR BASE 25 UR INCR		0 0	\$0	\$0
RPK02840000000 TOTAL:							0	\$0	\$0

**URBAN RENEWAL PARCEL LISTING  
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE
RPK02840000010	STERLING ZANE R	1901 MOUNTAIN VIEW DR BOISE, ID 83706	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 1 764SF	20	UR BASE	325,000	
					20	UR INCR	0	
					41	CORR BASE	225,000	
					41	CORR INCR	105,222	
				RPK02840000010 TOTAL:			655,222	\$0
RPK02840000020	KENDLER ERNEST A	118 NEPTUNE LN HOLMES BEACH, FL 34217	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 2 695SF	20	UR BASE	300,000	
					20	UR INCR	0	
					41	CORR BASE	309,929	
					41	UR INCR	0	
				RPK02840000020 TOTAL:			609,929	\$0
RPK02840000030	DEITCH MICHAEL	4613 LAKE WASHINGTON BLVD NE KIRKLAND, WA 98033	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 3 764SF	20	UR BASE	325,000	
					20	UR INCR	0	
					41	CORR BASE	330,222	
					41	UR INCR	0	
				RPK02840000030 TOTAL:			655,222	\$0
RPK02840000040	BREIMEISTER SCOTT	2201 BRUN ST HOUSTON, TX 77019	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 4 1,097SF	20	CORR BASE	375,000	
					20	UR INCR	0	
					41	CORR BASE	399,658	
					41	CORR INCR	0	
				RPK02840000040 TOTAL:			774,658	\$0
RPK02840000050	BITTKER ALLAN	C/O ALPHI INC 6960 ORCHARD LAKE RD STE 303 WEST BLOOMFIELD, MI 48322	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 5 1,101SF	20	CORR BASE	375,000	
					20	UR INCR	0	
					41	CORR BASE	389,500	
					41	UR INCR	0	
				RPK02840000050 TOTAL:			764,500	\$0
RPK02840000060	MC DONALD PETER	BOX 5 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 6 1,054SF	20	CORR BASE	375,000	
					20	UR INCR	0	
					41	CORR BASE	362,301	
					41	UR INCR	0	
				RPK02840000060 TOTAL:			737,301	\$0
RPK02840000070	RAHIM SUN VALLEY L.L.C	444 HOSPITAL WAY STE 607 POCATELLO, ID 83201	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 7 1,034SF	20	CORR BASE	375,000	
					20	UR INCR	0	
					41	CORR BASE	362,301	
					41	UR INCR	0	
				RPK02840000070 TOTAL:			737,301	\$0



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RPK02840000080	SWOPE MICHAEL	223 N 6TH ST, SUITE 425 BOISE, ID 83702	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 8 I,041SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	375,000 0 362,301 0	\$0 \$0 \$0 \$0	\$737,301
RPK02840000080 TOTAL:							737,301	\$0	\$737,301
RPK02840000090	OFF INTO THE SUNSET LLC	PO BOX 63 MEDINA, WA 98039	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 9 I,034SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	425,000 0 360,329 0	\$0 \$0 \$0 \$0	\$785,3
RPK02840000090 TOTAL:							785,329	\$0	\$785,3
RPK02840000100	CAINE SHAWN E	1221 CAMINO DEL MAR DEL MAR, CA 92014	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 10 I,038SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	425,000 0 360,661 0	\$0 \$0 \$0 \$0	\$785,661
RPK02840000100 TOTAL:							785,661	\$0	\$785,661
RPK02840000110	TJARKSEN MICHAEL	W207N6922 CLUB CIRCLE E HARTLAND, WI 53029	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 11 I,038SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	425,000 0 360,661 0	\$0 \$0 \$0 \$0	\$785,661
RPK02840000110 TOTAL:							785,661	\$0	\$785,661
RPK02840000120	4 PAR LLC	BOX 5090 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 12 I,042SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	425,000 0 360,661 0	\$0 \$0 \$0 \$0	\$785,661
RPK02840000120 TOTAL:							785,661	\$0	\$785,661
RPK02840000130	SLIGAR JEANNIE	3550 E 4500 N KIMBERLY, ID 83341	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 13 I,039SF	20 20 41 41	CORR BASE UR INCR CORR BASE UR INCR	425,000 0 360,248 0	\$0 \$0 \$0 \$0	\$785,248
RPK02840000130 TOTAL:							785,248	\$0	\$785,248
RPK02840000140	MULHERN GEORGE J	671 DREYFUS LN MERIDIAN, ID 83646	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 14	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	325,000 0 255,222 75,000	\$0 \$0 \$0 \$0	\$655,222
RPK02840000140 TOTAL:							655,222	\$0	\$655,222

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RPK02840000150	DINEEN MARISSA	48 BURNHAM COURT MOSCOW ROAD LONDON W2 4SW ENGLAND	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 15 693SF	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	300,000 0 110,264 200,000	\$0	\$610,264	\$610,264
RPK02840000150 TOTAL:							\$0	\$0	\$610,264	
RPK02840000160	US BANK NATIONAL ASSOCIATION	400 COUNTRYWIDE WAY SV-35 SIMI VALLEY, CA 93065	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 16 785SF	20 20	UR BASE UR INCR	325,000 0	\$0	\$325,000	\$325,000
RPK02840000160 TOTAL:							\$0	\$0	\$325,000	
RPK02840000170	GIROUARD DAVID J	849 CALIFORNIA WAY EMERALD HILLS, CA 94062	409 S MAIN ST # 5A KETCHUM, ID 83340	SKI VIEW TOWNHOMES #5 SUBLOT 17 764SF	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	325,000 0 171,982 150,000	\$0	\$646,982	\$646,982
RPK02840000170 TOTAL:							\$0	\$0	\$646,982	
RPK02840000180	TEDESCO JOHN A	1450 PURLSINIA CREEK RD HALF MOON BAY, CA 94019	409 S MAIN ST # 5B KETCHUM, ID 83340	SKI VIEW TOWNHOMES #5 SUBLOT 18	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	325,000 0 321,982 0	\$0	\$646,982	\$646,982
RPK02840000180 TOTAL:							\$0	\$0	\$646,982	
RPK02840000190	H2K LLC	2186 E 4200 N FILER, ID 83328	409 S MAIN ST # 6A KETCHUM, ID 83340	SKI VIEW TOWNHOMES #6 SUBLOT 19	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	325,000 0 323,491 0	\$0	\$648,491	\$648,491
RPK02840000190 TOTAL:							\$0	\$0	\$648,491	
RPK02840000200	JENSEN PER SYLVESTER	PO BOX 508 LAKEHILLS, TX 78063	S MAIN ST # 6B KETCHUM, ID 83340	SKI VIEW TOWNHOMES #6 SUBLOT 20 764SF	20 20 41 41	UR BASE UR INCR CORR INCR UR BASE	325,000 0 173,491 150,000	\$0	\$648,491	\$648,491
RPK02840000200 TOTAL:							\$0	\$0	\$648,491	
RPK02930000010	LODGES ON TRAIL CREEK L L C	BOX 1766 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 1 OCCUPIED FEB THRU DEC FULL VALUE \$1,898,974	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,402,500 47,500 0 1,737,691	\$0	\$3,187,691	\$3,187,691
RPK02930000010 TOTAL:							\$0	\$0	\$3,187,691	

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RPK02930000020	PETERSON BROOKE	PO BOX 654 SUN VALLEY, ID 83353	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 2 OCCUPIED JAN THRU DEC FULL VALUE \$1,873,880	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,275,000 50,000 0 1,873,880	3,198,880	\$0	\$3,198,880
RPK02930000020 TOTAL:							\$0			
RPK02930000030	GARDINER TONI SMITH TRUSTEE	1251 AVENIDA DE APRISA CAMARILLO, CA 93010	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 3 SEC 18, 4N 18E 4,570SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,190,000 10,000 310,000 1,426,175	2,936,175	\$0	\$2,936,175
RPK02930000030 TOTAL:							\$0			
RPK02930000040	ROHL KENNETH S TRUSTEE	PO BOX 4338 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 4 SEC 18, 4N 18E 5,400SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,100,000 0 1,624,395 0	2,724,395	\$0	\$2,724,395
RPK02930000040 TOTAL:							\$0			
RPK02930000050	COROLYN W THOMAS DECLARATION OF TRUST	PO BOX 9265 MC LEAN, VA 22102	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 5 SEC 18, 4N 18E 6,020SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	1,000,000 0 230,000 1,515,730	2,745,730	\$0	\$2,745,730
RPK02930000050 TOTAL:							\$0			
RPK02930010000	LODGES ON TRAIL CREEK L L C	BOX 1766 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. BLOCK 1 COMMON AREA SEC 18, 4N 18E	25 25	UR BASE UR INCR	0 0	0	\$0	\$0
RPK02930010000 TOTAL:							\$0			
RPK0395000002A	KETCHUM CENTER JOINT VENTURE	BOX 598 SUN VALLEY, ID 83353	631 E 2ND ST KETCHUM, ID 83340	WALNUT AVENUE MALL TH AM LOT 2A 17,790 U S CELLULAR SITE	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,100,000 0 825,000 105,286	3,030,286	\$0	\$3,030,286
RPK0395000002A TOTAL:							\$0			
RPK03950000030	KETCHUM CENTER JOINT VENTURE	C/O SOMMERWIND GRP INC 200 NE PACIFIC ST STE 102 SEATTLE, WA 98105	660 E SUN VALLEY RD KETCHUM, ID 83340	WALNUT AVENUE MALL LOT 3 11,883	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,400,000 50,000 325,000 64,902	1,839,902	\$0	\$1,839,902
RPK03950000030 TOTAL:							\$0			

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							Market	Total HOE	Total Taxable
RPK03950000040	KETCHUM CENTER JOINT VENTURE	C/O CHIP FISHER PO BOX 598 SUN VALLEY, ID 83353	600 E SUN VALLEY RD KETCHUM, ID 83340	WALNUT AVENUE MALL LOT 4 12.367	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	1,400,000 50,000 200,000 324,874	\$0	\$1,974,874
RPK03950000040 TOTAL:							\$0	\$0	\$1,974,874
RPK04280000010	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	BOULDER MTN VILLAGE SUB LOT 1 53.3175F	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	3,200,000 300,000 1,241,785 656,657	\$0	\$5,398,442
RPK04280000010 TOTAL:							\$0	\$0	\$5,398,442
RPK04280000020	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	700 N MAIN ST KETCHUM, ID 83340	BOULDER MTN VILLAGE SUB LOT 2 1.669SF	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	203,240 96,760 268,980 0	\$0	\$568,980
RPK04280000020 TOTAL:							\$0	\$0	\$568,980
RPK043600000B0	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	100 SADDLE RD KETCHUM, ID 83340	CHURCH OF BIG WOOD SUB PARCEL B	81 81	UR BASE UR INCR	0 0	\$0	\$0
RPK043600000B0 TOTAL:							\$0	\$0	\$0
RPK0447000004A	3 STORY LLC	C/O AUSTIN BATES 14415 N 73RD ST # 100 SCOTTSDALE, AZ 85260	131 W 5TH ST KETCHUM, ID 83340	FIREHOLE SUB LOT 4A 4510 SF	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	300,000 0 21,246 0	\$0	\$321,246
RPK0447000004A TOTAL:							\$0	\$0	\$321,246
RPK0447000004B	HOSPICE OF WOOD RIVER VALLEY	BOX 4320 KETCHUM, ID 83340	511 N 1ST AVE KETCHUM, ID 83340	FIREHOLE SUB LOT 4B 3.740SF EXEMPT APP REC 2010	81 81	UR BASE UR INCR	0 0	\$0	\$0
RPK0447000004B TOTAL:							\$0	\$0	\$0
RPK047200000A0	WOOD RIVER LAND TRUST COMPANY	119 E BULLION ST HAILEY, ID 83333		LOGGES ON TRAIL CREEK SUB PARCEL A 18.120SF	18 18	UR BASE UR INCR	1,500 0	\$0	\$1,500
RPK047200000A0 TOTAL:							\$0	\$0	\$1,500
RPK047600000A0	KETCHUM CEMETERY MAINT DIST	BOX 224 KETCHUM, ID 83340		KINDERHORN SUB PARCEL A 46,173 SF	81 81	UR BASE UR INCR	0 0	\$0	\$0
RPK047600000A0 TOTAL:							\$0	\$0	\$0



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RPK0498000000A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	100 PARK CIR KETCHUM, ID 83340	NORTHWOOD PUD SUB PARCEL A-PARK	81	UR BASE	0	0	0
					81	UR INCR	0	0	0
					RPK0498000000A TOTAL:		0	0	0
RPK05000000010	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	1177 WARM SPRINGS RD KETCHUM, ID 83340	PARKWOOD SUB LOT 1 PARK AREA	81	UR BASE	0	0	0
					81	UR INCR	0	0	0
					RPK05000000010 TOTAL:		0	0	0
RPK0500000002A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		PARKWOOD SUB LOTS 2 & 3 PARK AREA	81	UR BASE	0	0	0
					81	UR INCR	0	0	0
					RPK0500000002A TOTAL:		0	0	0
RPK05010000020	MILLER STEVEN H	C/O SAILOR MUSIC BOX 12680 SEATTLE, WA 98111-4680	160 LINDSAY CIR KETCHUM, ID 83340	NORTHWOOD PARK #1 LOT 2 19209 SF	21	UR BASE	739,575	0	0
					21	UR INCR	0	0	0
					42	UR BASE	661,120	0	0
					42	UR INCR	0	0	0
					RPK05010000020 TOTAL:		1,400,695	0	0
RPK05190010010	SUN VALLEY CENTER FOR THE ARTS INC	C/O WILLIAMS RYBERG PO BOX 656 SUN VALLEY, ID 83353	411 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 1 BLK 1 EXEMPT APP REC 2009	20	UR BASE	0	0	0
					20	UR INCR	0	0	0
					RPK05190010010 TOTAL:		0	0	0
RPK05190010020	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	491 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 2 BLK 1	20	UR BASE	1,275,000	0	0
					20	UR INCR	0	0	0
					RPK05190010020 TOTAL:		1,275,000	0	0
RPK05190010030	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	521 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 3 BLK 1	20	UR BASE	2,000,000	0	0
					20	UR INCR	0	0	0
					RPK05190010030 TOTAL:		2,000,000	0	0
RPK05190010040	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	510 N 3RD AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 4 BLK 1	20	UR BASE	4,100,000	0	0
					20	UR INCR	0	0	0
					RPK05190010040 TOTAL:		4,100,000	0	0
RPK05410000010	SARGENT PRESTON R	THE HIGHLANDS SEATTLE, WA 98177	121 N WALNUT AVE KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 1	20	UR BASE	900,000	0	0
					20	UR INCR	0	0	0
					41	UR BASE	200,000	0	0
					41	UR INCR	1,411,832	0	0
					RPK05410000010 TOTAL:		2,511,832	0	0

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RPK05410000020	ELLISON W J TRUSTEE	323 SAN VICENTE BLVD #19 SANTA MONICA, CA 90402	571 E 1ST ST KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 2	20	UR BASE	900,000	
					20	UR INCR	0	
					41	UR BASE	100,000	
					41	UR INCR	1,561,524	
					RPK05410000020 TOTAL:		2,561,524	\$0
RPK05410000030	GARDNER CURTIS S	2261 JACKSON ST SAN FRANCISCO, CA 94115	111 N WALNUT AVE KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 3	20	UR BASE	900,000	
					20	UR INCR	0	
					41	UR BASE	100,000	
					41	UR INCR	1,561,524	
					RPK05410000030 TOTAL:		2,561,524	\$0
RPK05410000040	ROBERTS PETER	PO BOX 7119 KETCHUM, ID 83340	573 E 1ST ST KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 4	20	UR BASE	900,000	
					20	UR INCR	0	
					41	UR BASE	1,612,111	
					41	UR INCR	0	
					RPK05410000040 TOTAL:		2,512,111	\$0
RPK07210000000	SUN VALLEY EQUITY INVESTMENTS	BOX 770 SUN VALLEY, ID 83353		BIG FISH CONDO COMMON AREA	25	UR BASE	0	
					25	UR INCR	0	
					RPK07210000000 TOTAL:		0	\$0
RPK07210000010	GREAT DAY GROUP LLC	BOX 8890 KETCHUM, ID 83340	211 E SUN VALLEY RD KETCHUM, ID 83340	BIGFISH CONDOS UNIT 1 43%	27	UR BASE	432,105	
					27	UR INCR	0	
					RPK07210000010 TOTAL:		432,105	\$0
RPK07210000020	GREAT DAY GROUP LLC	BOX 8890 KETCHUM, ID 83340	211 E SUN VALLEY RD KETCHUM, ID 83340	BIGFISH CONDOS UNIT 2 57%	26	UR BASE	403,569	
					26	UR INCR	40,357	
					RPK07210000020 TOTAL:		443,926	\$0
RPK07410000010	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 1 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 1 7.7%	27	UR BASE	282,150	
					27	UR INCR	0	
					RPK07410000010 TOTAL:		282,150	\$0
RPK07410000020	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 2 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 2 7.0%	27	UR BASE	256,500	
					27	UR INCR	0	
					RPK07410000020 TOTAL:		256,500	\$0
RPK07410000030	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 3 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 3 11.5%	27	UR BASE	326,294	
					27	UR INCR	101,206	
					RPK07410000030 TOTAL:		427,500	\$0

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							Market	Total HOE	Total Taxable
RPK07410000040	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 4 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 4 11.5%	27	UR BASE UR INCR	326,294 131,131	\$0	\$457,425
RPK07410000040 TOTAL:							457,425	\$0	\$457,425
RPK07410000050	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 5 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 5 7.8%	27	UR BASE UR INCR	286,425 0	\$0	\$286,425
RPK07410000050 TOTAL:							286,425	\$0	\$286,425
RPK07410000060	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 6 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 6 5.3%	27	UR BASE UR INCR	196,650 0	\$0	\$196,650
RPK07410000060 TOTAL:							196,650	\$0	\$196,650
RPK07410000070	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 7 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 7 25.5%	27	UR BASE UR INCR	326,294 357,706	\$0	\$684,000
RPK07410000070 TOTAL:							684,000	\$0	\$684,000
RPK07410000080	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 8 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 8 25.5%	27	UR BASE UR INCR	326,294 38,456	\$0	\$384,750
RPK07410000080 TOTAL:							384,750	\$0	\$384,750
RPK07410000090	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 9 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 9 11.2%	27	UR BASE UR INCR	326,294 41,356	\$0	\$367,650
RPK07410000090 TOTAL:							367,650	\$0	\$367,650
RPK07420000000	WATERS OF SUN VALLEY LLC	C/O FRONTIER BANK STEVE ARRIVEY 332 S.W. EVERETT MALL WAY PO BOX 2215 EVERETT, WA 98213	222 N 2ND AVE KETCHUM, ID 83340	CHILALI CONDO COMMON AREA	25	UR BASE UR INCR	0 0	\$0	\$0
RPK07420000000 TOTAL:							0	\$0	\$0
RPK07420000010	HOPPER JOSEPH JR	PO BOX 6883 KETCHUM, ID 83340	222 N 2ND AVE UNIT 1 KETCHUM, ID 83340	CHILALI CONDO UNIT 1 .0028% DEED RESTRICTED	26	UR BASE UR INCR	146,570 0	\$-73,285	\$73,285
RPK07420000010 TOTAL:							146,570	\$-73,285	\$73,285
RPK07420000020	HAMILTON CHASE	PO BOX 1108 KETCHUM, ID 83340	222 N 2ND AVE UNIT 2 KETCHUM, ID 83340	CHILALI CONDO UNIT 2 .0028% DEED RESTRICTED	26	UR BASE UR INCR	107,692 0	\$-53,846	\$53,846
RPK07420000020 TOTAL:							107,692	\$-53,846	\$53,846

**URBAN RENEWAL PARCEL LISTING  
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Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE Total Taxable	
RPK07420000030	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 3 KETCHUM, ID 83340	CHILALI CONDO UNIT 3 .0219%	20	UR BASE 20 UR INCR	145,000 0	\$145,000	
RPK07420000030 TOTAL:							145,000	\$0	\$145,000
RPK07420000040	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 4 KETCHUM, ID 83340	CHILALI CONDO UNIT 4 .0371%	20	UR BASE 20 UR INCR	160,000 115,000	\$275,000	
RPK07420000040 TOTAL:							275,000	\$0	\$275,000
RPK07420000050	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 5 KETCHUM, ID 83340	CHILALI CONDO UNIT 5 .0544%	20	UR BASE 20 UR INCR	160,000 140,000	\$300,000	
RPK07420000050 TOTAL:							300,000	\$0	\$300,000
RPK07420000060	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 6 KETCHUM, ID 83340	CHILALI CONDO UNIT 6 .0379%	20	UR BASE 20 UR INCR	160,000 115,000	\$275,000	
RPK07420000060 TOTAL:							275,000	\$0	\$275,000
RPK07420000070	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 7 KETCHUM, ID 83340	CHILALI CONDO UNIT 7 .0317%	20	UR BASE 20 UR INCR	160,000 85,000	\$245,000	
RPK07420000070 TOTAL:							245,000	\$0	\$245,000
RPK07420000080	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 8 KETCHUM, ID 83340	CHILALI CONDO UNIT 8 .0418%	20	UR BASE 20 UR INCR	160,000 140,000	\$300,000	
RPK07420000080 TOTAL:							300,000	\$0	\$300,000
RPK07420000090	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 9 KETCHUM, ID 83340	CHILALI CONDO UNIT 9 .0416%	20	UR BASE 20 UR INCR	160,000 140,000	\$300,000	
RPK07420000090 TOTAL:							300,000	\$0	\$300,000
RPK07420000100	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 10 KETCHUM, ID 83340	CHILALI CONDO UNIT 10 .0352%	20	UR BASE 20 UR INCR	160,000 115,000	\$275,000	
RPK07420000100 TOTAL:							275,000	\$0	\$275,000
RPK07420000110	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 11 KETCHUM, ID 83340	CHILALI CONDO UNIT 11 .0486%	20	UR BASE 20 UR INCR	160,000 230,000	\$390,000	
RPK07420000110 TOTAL:							390,000	\$0	\$390,000



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							Market	Total HOE Total Taxable	
RPK07420000120	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 12 KETCHUM, ID 83340	CHILALI CONDO UNIT 12 .0333%	20	UR BASE UR INCR	160,000 85,000		
RPK07420000120 TOTAL:							245,000	\$0	\$245,000
RPK07420000130	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 13 KETCHUM, ID 83340	CHILALI CONDO UNIT 13 .0516%	20	UR BASE UR INCR	160,000 230,000		
RPK07420000130 TOTAL:							390,000	\$0	\$390,000
RPK07420000140	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 14 KETCHUM, ID 83340	CHILALI CONDO UNIT 14 .0441%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000140 TOTAL:							360,000	\$0	\$360,000
RPK07420000150	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 15 KETCHUM, ID 83340	CHILALI CONDO UNIT 15 .0444%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000150 TOTAL:							360,000	\$0	\$360,000
RPK07420000160	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 16 KETCHUM, ID 83340	CHILALI CONDO UNIT 16 .0463%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000160 TOTAL:							360,000	\$0	\$360,000
RPK07420000170	WORTHY JAMES K TRUSTEE	2406 MEADOW BROOK RD SE DECATUR, AL 35601	222 N 2ND AVE UNIT 17 KETCHUM, ID 83340	CHILALI CONDO UNIT 17 .0464%	26	UR BASE UR INCR	160,000 546,500		
RPK07420000170 TOTAL:							706,500	\$0	\$706,500
RPK07420000180	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 18 KETCHUM, ID 83340	CHILALI CONDO UNIT 18 .0465%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000180 TOTAL:							360,000	\$0	\$360,000
RPK07420000190	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 19 KETCHUM, ID 83340	CHILALI CONDO UNIT 19 .0465%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000190 TOTAL:							360,000	\$0	\$360,000
RPK07420000200	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 20 KETCHUM, ID 83340	CHILALI CONDO UNIT 20 .0452%	20	UR BASE UR INCR	160,000 200,000		
RPK07420000200 TOTAL:							360,000	\$0	\$360,000

**URBAN RENEWAL PARCEL LISTING  
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK07420000210	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 21 KETCHUM, ID 83340	CHILALI CONDO UNIT 21 .0442%	20 20	UR BASE UR INCR	160,000 200,000	\$0 \$360,000
RPK07420000210 TOTAL: \$0 \$360,000								
RPK07420000220	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 22 KETCHUM, ID 83340	CHILALI CONDO UNIT 22 .0444%	20 20	UR BASE UR INCR	160,000 200,000	\$0 \$360,000
RPK07420000220 TOTAL: \$0 \$360,000								
RPK07420000230	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 23 KETCHUM, ID 83340	CHILALI CONDO UNIT 23 .0468%	20 20	UR BASE UR INCR	160,000 200,000	\$0 \$360,000
RPK07420000230 TOTAL: \$0 \$360,000								
RPK07420000240	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 24 KETCHUM, ID 83340	CHILALI CONDO UNIT 24 .0452%	20 20	UR BASE UR INCR	160,000 200,000	\$0 \$360,000
RPK07420000240 TOTAL: \$0 \$360,000								
RPK07420000250	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 25 KETCHUM, ID 83340	CHILALI CONDO UNIT 25 .0593%	20 20	UR BASE UR INCR	160,000 230,000	\$0 \$360,000
RPK07420000250 TOTAL: \$0 \$390,000								
RPK07510000000	COHO OFFICE CONDO OWNERS	BOX KETCHUM, ID 83340		COHO OFFICE CONDOS COMMON AREA	25 25	UR BASE UR INCR	0 0	\$0 \$0
RPK07510000000 TOTAL: \$0 \$0								
RPK07510000010	OLSON ROGER A	640 BUCKHORN DR HAILEY, ID 83333	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 1 1/6	27 27	UR BASE UR INCR	254,210 42,790	\$0 \$297,000
RPK07510000010 TOTAL: \$0 \$297,000								
RPK07510000020	CURD LAURA REISS TRUSTEE	BOX 4969 KETCHUM, ID 83340-4969	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDOS UNIT 2 1/6	27 27	UR BASE UR INCR	254,210 42,790	\$0 \$297,000
RPK07510000020 TOTAL: \$0 \$297,000								
RPK07510000030	DAVIDSON JOHN C	BOX 1618 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDOS UNIT 3 1/6	27 27	UR BASE UR INCR	254,210 42,790	\$0 \$297,000
RPK07510000030 TOTAL: \$0 \$297,000								
RPK07510000040	BOUISS MICHAEL J	BOX 251 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 4 1/6	27 27	UR BASE UR INCR	254,210 42,790	\$0 \$297,000
RPK07510000040 TOTAL: \$0 \$297,000								

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							Market	Total HOE Total Taxable
RPK07510000050	COOK STEVEN E	PO BOX 909 HAILEY, ID 83333	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 5 2/6	27	UR BASE	508,420	
					27	UR INCR	67,580	
					TOTAL:		576,000	\$0
RPK07600000000	D - K CONDO OWNERS	BOX KETCHUM, ID 83340		D - K CONDOS COMMON AREA	25	UR BASE	0	
					25	UR INCR	0	
					TOTAL:		0	\$0
RPK07600000010	HANNAH ROBERT	22499 CHANNEL RD CALDWELL, ID 83605	160 W 5TH ST KETCHUM, ID 83340	D - K CONDO UNIT 1 .50%	27	UR BASE	280,854	
					27	UR INCR	0	
					TOTAL:		280,854	\$0
RPK07600000020	HANNAH ROBERT	22499 CHANNEL RD CALDWELL, ID 83605	160 W 5TH ST KETCHUM, ID 83340	D - K CONDO UNIT 2 .50%	27	UR BASE	280,854	
					27	UR INCR	0	
					TOTAL:		280,854	\$0
RPK07620000000	EIGHT & WASHINGTON BLDG CONDO	KETCHUM, ID 83340	KETCHUM, ID 83340	EIGHT & WASHINGTON BLDG CONDO COMMON AREA	25	UR BASE	0	
					25	UR INCR	0	
					TOTAL:		0	\$0
RPK076200000A0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT A .25%	27	UR BASE	333,153	
					27	UR INCR	0	
					TOTAL:		333,153	\$0
RPK076200000B0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT B .25%	27	UR BASE	330,966	
					27	UR INCR	0	
					TOTAL:		330,966	\$0
RPK076200000C0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT C .25%	27	UR BASE	319,302	
					27	UR INCR	0	
					TOTAL:		319,302	\$0
RPK076200000D0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT D .25%	27	UR BASE	306,180	
					27	UR INCR	0	
					TOTAL:		306,180	\$0

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0763000000	ERICKSON CONDO OWNERS	BOX KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07630000000 TOTAL:		0	\$0	\$0
RPK0763000001A	QUILLAGE	BOX 857 SUN VALLEY, ID 83353	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1A .13	27	UR BASE	406,179		
					27	UR INCR	54,000		
					RPK0763000001A TOTAL:		460,179	\$0	\$460,179
RPK0763000001B	LEVITT ZANE W	3422 ROWENA AVE LOS ANGELES, CA 90027-2209	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1B .14	26	UR BASE	249,350		
					26	UR INCR	70,150		
					RPK0763000001B TOTAL:		319,500	\$0	\$319,500
RPK0763000001C	WHITCOMB JOAN M	PO BOX 437144 KAMEHULA, HI 96743	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1C .07	26	CORR INCR	75,330		
					26	UR BASE	124,670		
					RPK0763000001C TOTAL:		200,000	\$0	\$200,000
RPK0763000001D	SPACKMAN DENIS	BOX 1212 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1D .20	26	UR BASE	475,200		
					26	UR INCR	0		
					RPK0763000001D TOTAL:		475,200	\$0	\$475,200
RPK0763000001E	TROTTER WAHNETA	BOX 5242 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1E .12	26	UR BASE	213,730		
					26	UR INCR	74,270		
					RPK0763000001E TOTAL:		288,000	\$0	\$288,000
RPK0763000002A	KELLY NANCY A	BOX 4474 KETCHUM, ID 83340	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2A .13	27	UR BASE	460,179		
					27	UR INCR	0		
					RPK0763000002A TOTAL:		460,179	\$0	\$460,179
RPK0763000002B	GORTNER MARJOE	BOX 356 SUN VALLEY, ID 83353	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2B .14	26	UR BASE	249,350		
					26	UR INCR	65,650		
					RPK0763000002B TOTAL:		315,000	\$0	\$315,000
RPK0763000002C	KENNY PAUL	BOX 5102 KETCHUM, ID 83340	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2C .07	26	CORR INCR	75,330		
					26	UR BASE	124,670		
					RPK0763000002C TOTAL:		200,000	\$0	\$200,000
RPK07640000000	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07640000000 TOTAL:		0	\$0	\$0



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RPK07640000010	O'NEIL PROPERTIES LP PO BOX 210545 SAN FRANCISCO, CA 94121	C/O ROOBIAN & CO PO BOX 210545 SAN FRANCISCO, CA 94121	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 1 8.02%	26 26	UR BASE UR INCR	263,500 1,486,500	\$0 \$1,750,000	
RPK07640000010 TOTAL:							1,750,000	\$0	\$1,750,000
RPK07640000020	MC RORY EDWIN & IRENE SUN VALLEY LLC	5425 ELLERY LN NE SEATTLE, WA 98105	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 2 6.89%	26 26	UR BASE UR INCR	236,600 1,463,400	\$0 \$1,700,000	
RPK07640000020 TOTAL:							1,700,000	\$0	\$1,700,000
RPK07640000030	CHRISTENSEN LIMITED PARTNSHIP	ATTN:TODD WADSWORTH PO BOX 5798 TWIN FALLS, ID 83303-5798	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 3 7.80%	26 26	UR BASE UR INCR	268,200 1,481,800	\$0 \$1,750,000	
RPK07640000030 TOTAL:							1,750,000	\$0	\$1,750,000
RPK07640000040	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 4 9.55%	20 20	UR BASE UR INCR	279,000 0	\$0 \$1,900,000	
RPK07640000040 TOTAL:							279,000	\$0	\$279,000
RPK07640000050	DIMARE THOMAS F TRUSTEE	PMB166 PO BOX 14001 KETCHUM, ID 83340	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 5 9.31%	26 26	UR BASE UR INCR	310,300 1,589,700	\$0 \$1,900,000	
RPK07640000050 TOTAL:							1,900,000	\$0	\$1,900,000
RPK07640000060	SKOTDAL QUALITY INVESTMENTS LLC	PO BOX 5267 EVERETT, WA 98206-5267	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 6 6.98%	26 26	UR BASE UR INCR	225,800 1,424,200	\$0 \$1,650,000	
RPK07640000060 TOTAL:							1,650,000	\$0	\$1,650,000
RPK07640000070	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 7 7.70%	26 26	UR BASE UR INCR	160,000 0	\$0 \$160,000	
RPK07640000070 TOTAL:							160,000	\$0	\$160,000
RPK07640000010	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-1 7.78%	27 27	UR BASE UR INCR	821,601 0	\$0 \$821,601	
RPK07640000010 TOTAL:							821,601	\$0	\$821,601
RPK07640000020	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-2 5.18%	27 27	UR BASE UR INCR	719,046 0	\$0 \$719,046	
RPK07640000020 TOTAL:							719,046	\$0	\$719,046

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RPK0764000C030	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-3 3.12%	27	UR BASE	260,100	0	\$260,100
RPK0764000C030 TOTAL:							260,100	\$0	\$260,100
RPK0764000C040	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-4 2.04%	27	UR BASE	159,300	0	\$159,300
RPK0764000C040 TOTAL:							159,300	\$0	\$159,300
RPK0764000C050	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-5 5.04%	27	UR BASE	696,987	0	\$696,987
RPK0764000C050 TOTAL:							696,987	\$0	\$696,987
RPK0764000C060	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-6 5.56%	27	UR BASE	713,880	0	\$713,880
RPK0764000C060 TOTAL:							713,880	\$0	\$713,880
RPK0764000C070	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-7 2.24%	27	UR BASE	306,117	0	\$306,117
RPK0764000C070 TOTAL:							306,117	\$0	\$306,117
RPK0764000C080	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-8 2.23%	27	UR BASE	304,569	0	\$304,569
RPK0764000C080 TOTAL:							304,569	\$0	\$304,569
RPK0764000C090	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-9 2.88%	27	UR BASE	362,160	0	\$362,160
RPK0764000C090 TOTAL:							362,160	\$0	\$362,160
RPK0764000C100	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-10 2.96%	27	UR BASE	366,480	0	\$366,480
RPK0764000C100 TOTAL:							366,480	\$0	\$366,480
RPK0764000C110	KGf DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-11 2.38%	27	UR BASE	300,240	0	\$300,240
RPK0764000C110 TOTAL:							300,240	\$0	\$300,240

**URBAN RENEWAL PARCELLISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK0764000C120	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-12 2.34%	27	UR BASE UR INCR	295,920 0	295,920 0
RPK0764000C120 TOTAL:							\$0	\$295,920
RPK07700000000	FOXX BUILDING CONDO OWNERS	BOX KETCHUM, ID 83340		FOXX BUILDING CONDOS COMMON AREA	25	UR BASE UR INCR	0 0	0 0
RPK07700000000 TOTAL:							\$0	\$0
RPK07700001010	NURGE WILLIAM	BOX 2468 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 101 .1111	27	UR BASE UR INCR	180,000 0	180,000 0
RPK07700001010 TOTAL:							\$0	\$180,000
RPK07700001020	BRIGGS GORDEAN	PO BOX 327 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 102 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700001020 TOTAL:							\$0	\$171,000
RPK07700001030	EVERITT JAMES R	PO BOX 145 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 103 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700001030 TOTAL:							\$0	\$171,000
RPK07700002010	JENESON TIM	PO BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDOS UNIT 201 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700002010 TOTAL:							\$0	\$171,000
RPK07700002020	JENESON TIM	BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 202 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700002020 TOTAL:							\$0	\$171,000
RPK07700002030	STUMPH MARY JANICE TRUSTEE	232 NE SPRING CREEK COURT ALBUQUERQUE, NM 87122	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 203 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700002030 TOTAL:							\$0	\$171,000
RPK07700003010	HARRIS SCOTT M	BOX 1990 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDOS UNIT 301 .1112	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700003010 TOTAL:							\$0	\$171,000
RPK07700003020	LINDEN STEVEN	BOX 5186 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 302 .1111	27	UR BASE UR INCR	171,000 0	171,000 0
RPK07700003020 TOTAL:							\$0	\$171,000

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK07700003030	FIRST RESORT INC	PO BOX 245 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 303 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700003030 TOTAL:		171,000	\$0	\$171,000
RPK07720001000	IDAHO INDEPENDENT BANK	PO BOX 2950 HAYDEN, ID 83835	491 N MAIN ST UNIT 100 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 100 24.91%	27	CORR INCR	1,508,124		
					27	UR BASE	123,076		
					RPK07720001000 TOTAL:		1,631,200	\$0	\$1,631,200
RPK07720001010	IDAHO INDEPENDENT BANK	PO BOX 2950 HAYDEN, ID 83835	491 N MAIN ST UNIT 101 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 101 11.25%	27	CORR INCR	668,484		
					27	UR BASE	123,076		
					RPK07720001010 TOTAL:		791,560	\$0	\$791,560
RPK07720002000	LAS ALAMANDAS LLC	BOX 3639 KETCHUM, ID 83340	491 N MAIN ST UNIT 200 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 200 19.53%	27	UR BASE	123,076		
					27	UR INCR	840,054		
					RPK07720002000 TOTAL:		963,130	\$0	\$963,130
RPK07720002010	LAS ALAMANDAS LLC	BOX 3639 KETCHUM, ID 83340	491 N MAIN ST UNIT 201 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 201 10.53%	27	UR BASE	123,076		
					27	UR INCR	464,440		
					RPK07720002010 TOTAL:		587,516	\$0	\$587,516
RPK07720002020	RYAN DEREK G	PO BOX 6966 KETCHUM, ID 83340	491 N MAIN ST UNIT 202 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 202 4.83% DEED RESTRICTED	26	UR BASE	123,076		
					26	UR INCR	55,840		
					RPK07720002020 TOTAL:		178,916	\$-89,458	\$89,458
RPK07720002030	WILLIAMS BRETT	PO BOX 2448 KETCHUM, ID 83340	491 N MAIN ST UNIT 203 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 203 3.51% DEED RESTRICTED	26	UR BASE	91,326		
					26	UR INCR	0		
					RPK07720002030 TOTAL:		91,326	\$-45,663	\$45,663
RPK07720003000	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 300 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 300 4.81%	27	CORR INCR	200,924		
					27	UR BASE	123,076		
					RPK07720003000 TOTAL:		324,000	\$0	\$324,000



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Cafg	Method	Values			
							Market	Total HOE	Total Taxable	
RPK07720003010	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 301 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 301 4.68%	27	CORR INCR	178,924			
					27	UR BASE	123,076			
					RPK07720003010 TOTAL:			302,000	\$0	\$302,000
RPK07720003020	CRYSTAL CASCADES LP	1301 FIFTH AVE FL 40 SEATTLE, WA 98101	491 N MAIN ST UNIT 302 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 302 4.15%	27	CORR INCR	193,551			
					27	UR BASE	123,076			
					RPK07720003020 TOTAL:			316,627	\$0	\$316,627
RPK07720003030	CRYSTAL CASCADES LP	1301 FIFTH AVE FL 40 SEATTLE, WA 98101	491 N MAIN ST UNIT 303 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 303 1.26%	27	UR BASE	103,500			
					27	UR INCR	0			
					RPK07720003030 TOTAL:			103,500	\$0	\$103,500
RPK07720003040	MERCER INVESTMENTS II LLC	C/O LIBERTY DIALYSIS 7650 SE 27TH ST STE 200 MERCER ISLAND, WA 98040	491 N MAIN ST UNIT 304 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 304 3.37%	27	CORR INCR	132,884			
					27	UR BASE	123,076			
					RPK07720003040 TOTAL:			255,960	\$0	\$255,960
RPK0772000305A	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 305A KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 305A 2.52%	27	CORR INCR	22,924			
					27	UR BASE	123,076			
					RPK0772000305A TOTAL:			146,000	\$0	\$146,000
RPK0772000305B	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 305B KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 305B 4.65%	27	CORR INCR	167,924			
					27	UR BASE	123,076			
					RPK0772000305B TOTAL:			291,000	\$0	\$291,000
RPK07830000010	OGDEN JEFF	6443 E IONA RD IDAHO FALLS, ID 83401	500 N 1ST AVE UNIT 1 KETCHUM, ID 83340	FIFTH STREET CONDO UNIT 1 50%	26	UR BASE	400,000			
					26	UR INCR	603,475			
					RPK07830000010 TOTAL:			1,003,475	\$0	\$1,003,475
RPK07830000020	RUSCITTO JAMES	PO BOX 419 SUN VALLEY, ID 83353	500 N 1ST AVE UNIT 2 KETCHUM, ID 83340	FIFTH STREET CONDO UNIT 2 50%	26	UR BASE	400,000			
					26	UR INCR	714,972			
					RPK07830000020 TOTAL:			1,114,972	\$-101,153	\$1,013,819

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK08200000000	JENKINS HOMEOWNERS ASSOC	BOX KETCHUM, ID 83340		JENKINS CONDOS COMMON AREA	25	UR BASE	0	0	0
					25	UR INCR	0	0	0
					RPK08200000000	TOTAL:	0	0	0
RPK08200000010	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 1 SEC 18 4N 18E .11	26	UR BASE	141,729	141,729	141,729
					26	UR INCR	28,371	28,371	28,371
					RPK08200000010	TOTAL:	170,100	170,100	170,100
RPK08200000020	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 2 SEC 18 4N 18E .11	26	UR BASE	141,729	141,729	141,729
					26	UR INCR	28,371	28,371	28,371
					RPK08200000020	TOTAL:	170,100	170,100	170,100
RPK08200000030	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 3 SEC 18 4N 18E .11	26	UR BASE	141,729	141,729	141,729
					26	UR INCR	28,371	28,371	28,371
					RPK08200000030	TOTAL:	170,100	170,100	170,100
RPK08200000040	LONGLEY BEATRICE B	PO BOX 635 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 4 SEC 18 4N 18E .14	26	UR BASE	219,143	219,143	219,143
					26	UR INCR	16,297	16,297	16,297
					RPK08200000040	TOTAL:	235,440	235,440	235,440
RPK08200000050	LONGLEY BEATRICE B	PO BOX 635 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 5 14 SEC 18 4N 18E .14	26	UR BASE	219,143	219,143	219,143
					26	UR INCR	16,297	16,297	16,297
					RPK08200000050	TOTAL:	235,440	235,440	235,440
RPK08200000060	HATCHELSON MICHAEL	BOX 1472 KETCHUM, ID 83340	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 6 SEC 18 4N 18E .14	26	UR BASE	219,143	219,143	219,143
					26	UR INCR	16,297	16,297	16,297
					RPK08200000060	TOTAL:	235,440	235,440	235,440
RPK08200000070	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 7 SEC 18 4N 18E .11	26	UR BASE	141,729	141,729	141,729
					26	UR INCR	28,371	28,371	28,371
					RPK08200000070	TOTAL:	170,100	170,100	170,100
RPK08200000080	NORTHWEST SEC L& INSURANCE INC	BOX 24 KETCHUM, ID 83340	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 8 SEC 18 4N 18E .14	26	UR BASE	219,143	219,143	219,143
					26	UR INCR	16,297	16,297	16,297
					RPK08200000080	TOTAL:	235,440	235,440	235,440
RPK08390000010	CLEVELAND BRADLEY E	PMB 420 PO BOX 14001 KETCHUM, ID 83340-4991	291 S LEADVILLE AVE KETCHUM, ID 83340	LA RESIDENCE CONDOS UNIT 1 A .54 SEC 18 4N 18E	26	CORR INCR	4,992	4,992	4,992
					26	UR BASE	895,008	895,008	895,008
					RPK08390000010	TOTAL:	900,000	900,000	899,999

**URBAN RENEWAL PARCEL LISTING  
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catef	Method	Values	
							Market	Total HOE Total Taxable
RPK08390000020	GREGORY RITA ANN	6449 RAINBOW HEIGHTS RD FALLBROOK, CA 92028	291 S LEADVILLE AVE KETCHUM, ID 83340	LA RESIDENCE CONDOS UNIT 2 A .46 SEC 18 4N 18E	26 26	CORR BASE CORR INCR	740,000 0	\$0 \$740,000
RPK08390000020 TOTAL:							740,000	\$0
RPK084100000A0	HAZLETT SUZANNE M	BOX 5378 KETCHUM, ID 83340	320 E 2ND AVE KETCHUM, ID 83340	LEWIS BANK CONDO UNIT A PENTHOUSE 34.37% SEC 18 4N 18E	26 26	UR BASE UR INCR	514,875 25,125	\$0 \$540,000
RPK084100000A0 TOTAL:							540,000	\$0
RPK084100000B0	VHS LLC	BOX 2397 SUN VALLEY, ID 83353	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS UNIT B COMMERCIAL 41.45% SEC 18, 4N 18E	27 27	UR BASE UR INCR	936,295 0	\$0 \$936,295
RPK084100000B0 TOTAL:							936,295	\$0
RPK084100000C0	OSHO LLC	7182-E KAHUNA RD KAPAA, HI 96746	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS UNIT C COMMERCIAL 24.18% SEC 18 4N 18E	27 27	UR BASE UR INCR	738,584 0	\$0 \$738,584
RPK084100000C0 TOTAL:							738,584	\$0
RPK084100000D0	HASTINGS ROBERT C	425 PORTLOCK ROAD HONOLULU, HI 96825	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS COMMON AREA SEC 18, 4N 18E	25 25	UR BASE UR INCR	0 0	\$0 \$0
RPK084100000D0 TOTAL:							0	\$0
RPK08480000000	MC NEES CONDO OWNERS	BOX KETCHUM, ID 83340		MC NEES CONDOS COMMON AREA SEC 18, 4N 18E	25 25	UR BASE UR INCR	0 0	\$0 \$0
RPK08480000000 TOTAL:							0	\$0
RPK08480000010	371 WASHINGTON AVE NORTH LLC	PO BOX 2792 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	MCNEES CONDO UNIT 1 SEC 18 4N 18E 73.5% FIRST AMERICAN BLD	27 27	UR BASE UR INCR	702,000 0	\$0 \$702,000
RPK08480000010 TOTAL:							702,000	\$0
RPK08480000020	GORHAM JOHN L JR	PO BOX 1266 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	MCNEES CONDOS UNIT 2 SEC 18 4N 18E 26.5% DR MCNEES OFFICE OPTOMETRIST	27 27	UR BASE UR INCR	251,550 0	\$0 \$251,550
RPK08480000020 TOTAL:							251,550	\$0
RPK08560000000	NORTHWAY CONDO OWNERS	BOX KETCHUM, ID 83340		NORTHWAY CONDOS COMMON AREA SEC 13, 4N 17E	25 25	UR BASE UR INCR	0 0	\$0 \$0
RPK08560000000 TOTAL:							0	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE
RPK08560000010	NOWELL ALTON G	1901 INVERNESS LANE WILMINGTON, NC 28405	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS UNIT 1 SEC 13 4N 17E	26	UR BASE	195,591	\$195,591
					26	UR INCR	0	\$0
					TOTAL:		195,591	\$195,591
RPK08560000020	KELLOGG G BERKSHIRE	3309 OCEAN BLVD CORONA DEL MAR, CA 92625	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS UNIT 2 SEC 13 4N 17E	26	UR BASE	191,573	\$191,573
					26	UR INCR	0	\$0
					TOTAL:		191,573	\$191,573
RPK08560000030	MUNTER ANDY	PO BOX 4 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS UNIT 3 SEC 13 4N 17E	27	UR BASE	362,610	\$362,610
					27	UR INCR	0	\$0
					TOTAL:		362,610	\$362,610
RPK08560000040	MUNTER ANDREW	PO BOX 4 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS UNIT 4 SEC 13 4N 17E	27	UR BASE	379,233	\$379,233
					27	UR INCR	0	\$0
					TOTAL:		379,233	\$379,233
RPK0869000001A	CRAWFORD JONATHAN S	BOX 6446 KETCHUM, ID 83340-3122	631 N WASHINGTON AVE UNIT 1A KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 1A 5.30% SEC 13 4N 17E	26	UR BASE	9,250	\$9,250
					26	UR INCR	312,750	\$312,750
					TOTAL:		322,000	\$322,000
RPK08690000020	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 101 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 2 3.88%	26	UR BASE	9,250	\$9,250
					26	UR INCR	256,330	\$256,330
					TOTAL:		265,580	\$265,580
RPK08690000030	OLYMPIC TERRACE LLC	C/O MIKE HALL 398 S 9TH ST STE 260 BOISE, ID 83702	631 N WASHINGTON AVE UNIT 203 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 3 4.11%	26	UR BASE	9,250	\$9,250
					26	UR INCR	264,170	\$264,170
					TOTAL:		273,420	\$273,420
RPK08690000040	HUIUS ERIC C	PO BOX 1971 SUN VALLEY, ID 83353	631 N WASHINGTON AVE UNIT 202 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 4 .94% SEC 13 4N 17E DEED RESTRICTED	26	UR BASE	9,250	\$9,250
					26	UR INCR	99,229	\$99,229
					TOTAL:		108,479	\$108,479
RPK08690000050	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 201 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 5 5.38%	26	UR BASE	9,250	\$9,250
					26	UR INCR	314,150	\$314,150
					TOTAL:		323,400	\$323,400



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Categ	Method	Values		
							Market	Total HOE	Total Taxable
RPK08690000060	OLYMPIC TERRACE LLC 398 S 9TH ST STE 260 BOISE, ID 83702-7156	C/O KOWALLIS & MACKAY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 106 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 6 4.61%	26	UR BASE UR INCR	9,250 288,670	297,920	\$0 \$297,920
RPK08690000070							TOTAL:	297,920	\$0
RPK08690000070	STANSBERRY CHAD W KETCHUM, ID 83340	PO BOX 2808 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 105 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 7 .94% SEC 13 4N 17E DEED RESTRICTED	26 26	UR BASE UR INCR	9,250 99,229	108,479	\$-54,240 \$54,239
RPK08690000080							TOTAL:	108,479	\$-54,240
RPK08690000080	VALLANCE JOSEPH R KETCHUM, ID 83340	PO BOX 3362 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 104 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 8 .94% SEC 13 4N 17E DEED RESTRICTED	26 26	UR BASE UR INCR	9,250 138,266	147,516	\$-73,758 \$73,758
RPK08690000090							TOTAL:	147,516	\$-73,758
RPK08690000100	OLYMPIC TERRACE LLC 398 S 9TH ST STE 260 BOISE, ID 83702-7156	C/O KOWALLIS & MACKAY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 103 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 9 5.52%	26 26	UR BASE UR INCR	9,250 317,090	326,340	\$0 \$326,340
RPK08690000100							TOTAL:	326,340	\$0
RPK08690000110	OLYMPIC TERRACE LLC 398 S 9TH ST STE 260 BOISE, ID 83702-7156	C/O KOWALLIS & MACKAY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 301 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 10 8.04%	26 26	UR BASE UR INCR	9,250 496,430	505,680	\$0 \$505,680
RPK08690000110							TOTAL:	505,680	\$0
RPK08690000110	OLYMPIC TERRACE LLC 398 S 9TH ST STE 260 BOISE, ID 83702-7156	C/O KOWALLIS & MACKAY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 403 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 11 4.11%	26 26	UR BASE UR INCR	9,250 288,670	297,920	\$0 \$297,920
RPK08690000120							TOTAL:	297,920	\$0
RPK08690000120	COX CATHERINE NEW YORK, NY 10012	176 ELIZABETH ST # 2A NEW YORK, NY 10012	631 N WASHINGTON AVE UNIT 402 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 12 3.37%	26 26	UR BASE UR INCR	9,250 211,250	220,500	\$0 \$220,500
RPK08690000130							TOTAL:	220,500	\$0
RPK08690000130	TRIUMPH MINERAL COMPANY INC NASHVILLE, TN 37215	C/O CARL MASSARO 305 CHATEAU GLEN PL NASHVILLE, TN 37215	631 N WASHINGTON AVE UNIT 401 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 13 5.37% SEC 13 4N 17E	26 26	UR BASE UR INCR	9,250 338,750	348,000	\$0 \$348,000
RPK08690000140							TOTAL:	348,000	\$0
RPK08690000140	OLYMPIC TERRACE LLC 398 S 9TH ST STE 260 BOISE, ID 83702	C/O MIKE HALL 398 S 9TH ST STE 260 BOISE, ID 83702	631 N WASHINGTON AVE UNIT 304 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 14 4.61%	26 26	UR BASE UR INCR	9,250 316,110	325,360	\$0 \$325,360
RPK08690000140							TOTAL:	325,360	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK08690000150	GILCHRIST JAMES B TRUSTEE	7430 SE 40TH ST MERCER ISLAND, WA 98040	631 N WASHINGTON AVE UNIT 303 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 15 6.33% SEC 13 4N 17E	26 26	UR BASE UR INCR	9,250 352,750	\$0 \$362,000	\$9,250 \$362,000
RPK08690000160	GOMEZ ANTONIO D TRUSTEE	PO BOX 2084 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 302 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 16 5.52%	26 26	UR BASE UR INCR	9,250 340,610	\$0 \$349,860	\$9,250 \$348,707
RPK08690000170	UNGER THOMAS G	PO BOX 417 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 501 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 17 8.60% SEC 13 4N 17E	26 26	UR BASE UR INCR	9,250 685,750	\$0 \$695,000	\$9,250 \$593,847
RPK08690000180	HONAN STEPHANIE L KEETON	3445 MAGNOLIA BLVD W SEATTLE, ID 98199	631 N WASHINGTON AVE UNIT 601 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 18 7.66%	26 26	UR BASE UR INCR	9,250 672,750	\$0 \$682,000	\$9,250 \$682,000
RPK08690000190	DONDERO KRISTOPHER	PO BOX 739 SUN VALLEY, ID 83353	631 N WASHINGTON AVE UNIT 503 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 19 6.68% SEC 13 4N 17E	26 26	UR BASE UR INCR	9,250 657,750	\$0 \$667,000	\$9,250 \$667,000
RPK08690000200	MBKG LLC	348 DOGWOOD TRAIL COPPELL, TX 75019	631 N WASHINGTON AVE UNIT 502 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 20 8.09%	26 26	UR BASE UR INCR	9,250 678,750	\$0 \$688,000	\$9,250 \$688,000
RPK09020000010	STEVENSON KETCHUM FUND LLC	700 EMERSON ST PALO ALTO, CA 94301	600 2ND ST UNIT 1 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 1 11.01%	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	480,000 60,000 5,000 0	\$0 \$480,000	\$480,000 \$60,000 \$5,000 \$0
RPK09020000020	BOARDMAN LLC	PO BOX 4642 KETCHUM, ID 83340	600 E 2ND ST UNIT 2 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 2 10.73%	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	480,000 60,000 5,000 0	\$0 \$480,000	\$480,000 \$60,000 \$5,000 \$0
RPK09020000030	HOOK REA K TRUSTEE	BOX 262 SUN VALLEY, ID 83353	600 E 2ND ST UNIT 3 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 3 9.57%	26 26	UR BASE UR INCR	485,000 1,554,400	\$0 \$2,039,400	\$485,000 \$1,938,247

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE Total Taxable	
RPK09020000040	BARITEAU JACK E JR	PO BOX 84 SUN VALLEY, ID 83353	600 E 2ND ST UNIT 4 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 4 9.49%	26	UR BASE UR INCR	485,000 1,504,000		
RPK09020000040 TOTAL:							1,989,000	\$-101,153	\$1,887,847
RPK09020000050	PARKER JOHN M	C/O KENNEDY ASSOCIATES 1215 FOURTH AVE STE 2400 SEATTLE, WA 98161	600 E 2ND ST UNIT 5 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 5 11.37%	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	480,000 60,000 5,000 0		
RPK09020000050 TOTAL:							545,000	\$0	\$545,000
RPK09020000060	BLEWETT DAVE	PO BOX 1318 EUGENE, OR 97440	600 E 2ND ST UNIT 6 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 6 11.10%	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	480,000 60,000 5,000 0		
RPK09020000060 TOTAL:							545,000	\$0	\$545,000
RPK09020000070	STEVENSON KETCHUM FUND LLC	700 EMERSON ST PALO ALTO, CA 94301	600 E 2ND ST UNIT 7 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 7 4.17%	26 26	BOE BASE BOE INCR	142,505 0		
RPK09020000070 TOTAL:							142,505	\$0	\$142,505
RPK09020000080	QUINNEY DAVID E JR	423 E BROADWAY SALT LAKE CITY, UT 84111	600 E 2ND ST UNIT 8 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 8 11.01%	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	480,000 120,000 5,000 0		
RPK09020000080 TOTAL:							605,000	\$0	\$605,000
RPK09020000090	PRICE EARL W	36795 S DESERT SKY LN TUCSON, AZ 85739	600 E 2ND ST UNIT 9 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 9 10.73%	26 26	UR BASE UR INCR	485,000 1,775,000		
RPK09020000090 TOTAL:							2,260,000	\$0	\$2,260,000
RPK09020000100	SPIEKER COMARTIN KETCHUM LLC	2180 SAND HILL RD STE 100 MENLO PARK, CA 94025	600 E 2ND ST UNIT 10 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 10 10.82%	26 26	UR BASE UR INCR	485,000 1,945,000		
RPK09020000100 TOTAL:							2,430,000	\$0	\$2,430,000
RPK09160000000	FRENCHMANS PLACE LLC	C/O KOWALLIS & MACKLEY 398 S 9TH ST STE 260 BOISE, ID 83702	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMAN PLACE CONDO LOT 1 COMMON AREA SEC 13 4N 17E	25 25	UR BASE UR INCR	0 0		
RPK09160000000 TOTAL:							0	\$0	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0916000001A	FREEMAN ROBERT	PO BOX 6244 KETCHUM, ID 83340	360 E 9TH ST UNIT 101 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 1A 5.39%	27	UR BASE UR INCR	429,519	0	
RPK0916000001A TOTAL:							429,519	\$0	\$429,519
RPK0916000002A	BINDER LESLIE TRUSTEE	18400 OVERLOOK RD UNIT 13 LOS GATOS, CA 95030-5855	360 E 9TH ST UNIT 102 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 2A 3.74%	27	UR BASE UR INCR	293,430	0	
RPK0916000002A TOTAL:							293,430	\$0	\$293,430
RPK0916000003A	STELLAALPINA LLC	PO BOX 5433 KETCHUM, ID 83340	360 E 9TH ST UNIT 103 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 3A 2.46%	27	UR BASE UR INCR	216,270	0	
RPK0916000003A TOTAL:							216,270	\$0	\$216,270
RPK09160000040	BAKER JOHN	PO BOX 6294 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 4 2.70% SEC 13 4N 17E	27	UR BASE UR INCR	206,598	0	
RPK09160000040 TOTAL:							206,598	\$0	\$206,598
RPK09160000050	KINGBEAR LLC	PO BOX 6570 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 5 5.83% SEC 13 4N 17E	27	UR BASE UR INCR	447,104	0	
RPK09160000050 TOTAL:							447,104	\$0	\$447,104
RPK09160000060	SV RESERVE LLC	PO BOX 2173 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 6 5.63% SEC 13 4N 17E	27	UR BASE UR INCR	398,130	0	
RPK09160000060 TOTAL:							398,130	\$0	\$398,130
RPK0916000007A	SHUM MICHAEL S	PO BOX 1403 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 7A 5.42% SEC 13 4N 17E	27	UR BASE UR INCR	383,940	0	
RPK0916000007A TOTAL:							383,940	\$0	\$383,940
RPK0916000007B	SHUM MICHAEL S	PO BOX 1403 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 7B 5.07% SEC 13 4N 17E	26	UR BASE UR INCR	540,000	0	
RPK0916000007B TOTAL:							540,000	\$-101,153	\$438,847



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE Total Taxable	
RPK09160000080	STEVENS DAVE C	PO BOX 3052 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 8 3.35% SEC 13 4N 17E	27	UR BASE UR INCR	237,168 0	237,168	
RPK09160000080 TOTAL:							237,168	\$0	\$237,168
RPK09160000090	SMTM LLC	PO BOX 5592 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 9 5.66% SEC 13 4N 17E	27	UR BASE UR INCR	432,734 0	432,734	
RPK09160000090 TOTAL:							432,734	\$0	\$432,734
RPK091600000A0	FRENCHMANS PLACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702	KETCHUM, ID 83340	SHUM'S FRENCHMAN PLACE CONDO PARCEL A 186SF SEC SEC 13 4N 17E	20	UR BASE UR INCR	1,000 0	1,000	
RPK091600000A0 TOTAL:							1,000	\$0	\$1,000
RPK09160000100	SMTM LLC	PO BOX 5592 KETCHUM, ID 83340	380 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO AM LOT 10 4.45%	27	UR BASE UR INCR	100,000 308,594	408,594	
RPK09160000100 TOTAL:							408,594	\$0	\$408,594
RPK09160000110	LYNN ETHAN	824 N BRAGAW ST ANCHORAGE, AK 99508	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 11 3.86% SEC 13 4N 17E	26	UR BASE UR INCR	70,500 329,500	400,000	
RPK09160000110 TOTAL:							400,000	\$0	\$400,000
RPK09160000120	BUSMAN JOHN R	PO BOX 5211 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 12 2.38% SEC 13 4N 17E	26	UR BASE UR INCR	275,000 0	275,000	
RPK09160000120 TOTAL:							275,000	\$-101,153	\$173,847
RPK09160000130	MAGEE JAMES P	679 N BEAU CHENE DR MANDEVILLE, LA 70471	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 13 4.56%	26	CORR INCR UR BASE	351,900 83,100	435,000	
RPK09160000130 TOTAL:							435,000	\$0	\$435,000
RPK09160000140	FINEGAN CASEY P	BOX 2765 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 14 4.58% SEC 13 4N 17E	26	CORR INCR UR BASE	351,900 83,100	435,000	
RPK09160000140 TOTAL:							435,000	\$-101,153	\$333,847

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK09160000150	HASKELL RICHARD L	BOX 1237 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 15 2.38% SEC 13 4N 17E	26 26	UR BASE UR INCR	275,000 0	\$0	\$275,000
RPK09160000150 TOTAL:							275,000	\$0	\$275,000
RPK09160000160	JACOBS EDWARD	1925 JONES RD RICHLAND, WA 99354	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 16 3.39% SEC 13 4N 17E	26 26	UR BASE UR INCR	415,000 0	\$0	\$415,000
RPK09160000160 TOTAL:							415,000	\$0	\$415,000
RPK09160000170	PRIOR MALLAM J	BOX 5494 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 17 .69% SEC 13 4N 17E DEED RESTRICTED	26 26	UR BASE UR INCR	38,500 86,450	\$-62,475	\$62,475
RPK09160000170 TOTAL:							124,950	\$-62,475	\$62,475
RPK09160000180	SAWYER MACLEOD	PO BOX 6407 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 18 .69% SEC 13 4N 17E DEED RESTRICTED	26 26	CORR BASE CORR INCR	105,250 28,649	\$-66,950	\$66,949
RPK09160000180 TOTAL:							133,899	\$-66,950	\$66,949
RPK09160000190	DRIVER MARC A	PO BOX 3452 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 19 .69% SEC 13 4N 17E DEED RESTRICTED	26 26	UR BASE UR INCR	101,020 0	\$-50,510	\$50,510
RPK09160000190 TOTAL:							101,020	\$-50,510	\$50,510
RPK09160000200	GRIFFITHS IAN S	PO BOX 5111 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 20 .69% SEC 13 4N 17E DEED RESTRICTED	26 26	UR BASE UR INCR	111,380 0	\$0	\$111,380
RPK09160000200 TOTAL:							111,380	\$0	\$111,380
RPK09160000210	LAWLER J KEVIN	281 FLAMINGO DR WEST PALM BEACH, FL 33401	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 21 3.85% SEC 13 4N 17E	26 26	UR BASE UR INCR	70,200 334,800	\$0	\$405,000
RPK09160000210 TOTAL:							405,000	\$0	\$405,000

**URBAN RENEWAL PARCELLISTING  
2010 KETCHUM URB RENEWAL**

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Categ	Method	Values	
							Market	Total HOE Total Taxable
RPK09160000220	GOODELL STUART ELLIOTT TRUSTEE	PO BOX 4034 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 22 2.38% SEC 13 4N 17E	26 26	UR BASE UR INCR	280,000 0	\$280,000
RPK09160000220 TOTAL:							\$0	\$280,000
RPK09160000230	CHRISTIAN JEFFERY TRUSTEE	PO BOX 761 DIABLO, CA 94528	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 23 4.60%	26 26	CORR INCR UR BASE	376,500 83,500	\$460,000
RPK09160000230 TOTAL:							\$0	\$460,000
RPK09160000240	KARDHOUSE LLC	BOX 4803 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 24 4.56% SEC 13 4N 17E	26 26	CORR INCR UR BASE	377,000 83,000	\$460,000
RPK09160000240 TOTAL:							\$0	\$460,000
RPK09160000250	WALNUT STREET PROPERTIES LLC	PO BOX 4443 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 25 2.39%	26 26	UR BASE UR INCR	43,350 236,650	\$280,000
RPK09160000250 TOTAL:							\$0	\$280,000
RPK09160000260	MC COMAS LILLIAN D	PO BOX 14001 220 EAST AVE # 410 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 26 3.35% SEC 13 4N 17E	26 26	UR BASE UR INCR	61,600 358,400	\$420,000
RPK09160000260 TOTAL:							\$0	\$420,000
RPK09160000270	BENNER ALLEN R	BOX 4303 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 27 2.10% SEC 13 4N 17E	26 26	UR BASE UR INCR	270,000 0	\$270,000
RPK09160000270 TOTAL:							\$-101,153	\$168,847
RPK09160000280	POTTER MARK	BOX 31 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 28 .69% SEC 13 4N 17E DEED RESTRICTED	26 26	CORR BASE CORR INCR	105,130 69,820	\$174,950
RPK09160000280 TOTAL:							\$0	\$174,950
RPK09160000290	DUNN JOLIE HELENE KATZ	BOX 3352 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 29 3.00% SEC 13 4N 17E	26 26	UR BASE UR INCR	54,600 240,400	\$295,000
RPK09160000290 TOTAL:							\$0	\$295,000

**URBAN RENEWAL PARCEL LISTING  
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							Market	Total HOE Total Taxable
RPK09160000300	BOGUE MATTHEW	BOX 1904 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE CONDO UNIT 30 2.46% SEC 13 4N 17E	26 26	UR BASE UR INCR	275,000 0	\$173,847
RPK09160000300 TOTAL:							275,000	\$101,153
RPK09260000010	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 1 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 1 8.39%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000010 TOTAL:							74,700	\$0
RPK09260000020	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 2 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 2 8.31%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000020 TOTAL:							74,700	\$0
RPK09260000030	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 3 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 3 8.74%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000030 TOTAL:							74,700	\$0
RPK09260000040	CALUGAR DANIEL G	4080 PARADISE RD # 15-9901 LAS VEGAS, NV 89169	331 LEADVILLE AVE # 4 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 4 8.98%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000040 TOTAL:							74,700	\$0
RPK09260000050	ARCH COMMUNITY HOUSING TRUST INC	PO BOX 1292 KETCHUM, ID 83340	331 LEADVILLE AVE # 5 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 5 7.61% EXEMPT APP REC 2010	20 20	UR BASE UR INCR	0 0	\$0
RPK09260000050 TOTAL:							0	\$0
RPK09260000060	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 6 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 6 7.76%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000060 TOTAL:							74,700	\$0
RPK09260000070	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 7 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 7 7.01%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000070 TOTAL:							74,700	\$0
RPK09260000080	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 8 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 8 8.02%	20 20	UR BASE UR INCR	74,700 0	\$74,700
RPK09260000080 TOTAL:							74,700	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Cmg	Method	Values		
							Market	Total HOE	Total Taxable
RPK09260000090	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 9 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 9 2.95%	20	UR BASE UR INCR	74,700 0		\$74,700
RPK09260000090 TOTAL:							74,700	\$0	\$74,700
RPK092600000C10	MOUNTAIN WEST BANK	BOX 1059 COEUR D'ALENE, ID 83816	331 LEADVILLE AVE # A KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT C1 23.38%	27	UR BASE UR INCR	145,457 1,924,543		
RPK092600000C10 TOTAL:							2,070,000	\$0	\$2,070,000
RPK092600000C20	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # B KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT C2 8.92%	27	UR BASE UR INCR	83,000 357,255		
RPK092600000C20 TOTAL:							440,255	\$0	\$440,255
RPK09350000000A	SUNDANCE CONDO HOMEOWNERS ASSO	BOX KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDOS COMMON AREA	25	UR BASE UR INCR	0 0		\$0
RPK09350000000A TOTAL:							0	\$0	\$0
RPK093500000010	JACOBSEN KAREN	BOX 3403 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 1 .25 SEC 13 4N 17E	26	UR BASE UR INCR	134,330 50,350		\$184,680
RPK093500000010 TOTAL:							184,680	\$0	\$184,680
RPK093500000020	BAILEY CURT R	BOX 1879 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 2 .25 SEC 13 4N 17E	26	UR BASE UR INCR	134,330 50,350		\$184,680
RPK093500000020 TOTAL:							184,680	\$0	\$184,680
RPK093500000030	MEYER MARRON C	BOX 1879 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 3 .25 SEC 13 4N 17E	26	UR BASE UR INCR	134,330 50,350		\$184,680
RPK093500000030 TOTAL:							184,680	\$0	\$184,680
RPK093500000040	JACOBSEN KAREN	BOX 3403 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 4 .25 SEC 13 4N 17E	26	UR BASE UR INCR	134,330 50,350		\$184,680
RPK093500000040 TOTAL:							184,680	\$0	\$184,680
RPK094600001A0	SCOTT USA INC	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1A KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1A 36%	27	UR BASE UR INCR	104,839 6,592,691		\$6,697,530
RPK094600001A0 TOTAL:							6,697,530	\$0	\$6,697,530
RPK094600001B0	SCOTT USA INC	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1B KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1B 5.5%	27	UR BASE UR INCR	104,839 845,893		\$950,732
RPK094600001B0 TOTAL:							950,732	\$0	\$950,732



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE Total Taxable
RPK09460001C0	MC GOWAN ROBERT	PO BOX 3433 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1C KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1C 3.2%	27	UR BASE UR INCR	104,839 415,161	\$0 \$520,000
RPK09460001C0 TOTAL: \$0								
RPK09460002A0	FORGEAT VERONIQUE N	PO BOX 6906 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2A KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2A .8% DEED RESTRICTED	26	UR BASE UR INCR	104,839 33,477	\$0 \$69,158
RPK09460002A0 TOTAL: \$-69,158								
RPK09460002B0	HEMMINGS PRUDENCE J	PO BOX 5836 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2B KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2B 1.4% DEED RESTRICTED	26	UR BASE UR INCR	20,000 234,000	\$0 \$152,847
RPK09460002B0 TOTAL: \$-101,153								
RPK09460002C0	JIMENEZ SANDRA J	PO BOX 5884 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2C KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2C 1.0% DEED RESTRICTED	26	UR BASE UR INCR	104,839 33,161	\$0 \$69,000
RPK09460002C0 TOTAL: \$-69,000								
RPK09460002D0	WILSON CONSTRUCTION LLC	PO BOX 6770 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2D KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2D 2.1%	26	UR BASE UR INCR	104,839 619,161	\$0 \$724,000
RPK09460002D0 TOTAL: \$0								
RPK09460002E0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2E KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2E 2.0%	20	UR BASE UR INCR	45,000 0	\$0 \$45,000
RPK09460002E0 TOTAL: \$0								
RPK09460002F0	SMITH MATTHEW D	250 E PEARSON ST APT 1406 CHICAGO, IL 60611	110 LINDSAY CIR UNIT 2F KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2F 2.0%	26	UR BASE UR INCR	104,839 614,161	\$0 \$719,000
RPK09460002F0 TOTAL: \$0								
RPK09460002G0	RENICK LUD	PO BOX 2640 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2G KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2G 2.0%	26	UR BASE UR INCR	50,000 679,000	\$0 \$627,847
RPK09460002G0 TOTAL: \$-101,153								
RPK09460002H0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2H KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2H 1.5%	20	UR BASE UR INCR	45,000 0	\$0 \$45,000
RPK09460002H0 TOTAL: \$0								

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK09460000210	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2I KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2-I 2.0%	20	UR BASE UR INCR	45,000 0		
RPK09460000210 TOTAL:							45,000	\$0	\$45,000
RPK09460000210	SODERBERG GAYLE P	PO BOX 1709 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2J KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2J 1.3% DEED RESTRICTED EMPLOYEE UNIT	26	UR BASE UR INCR	104,839 318,654		
RPK09460000210 TOTAL:							423,493	\$0	\$423,493
RPK094600002K0	O'DONNELL TINA A	PO BOX 1625 HAILEY, ID 83333	110 LINDSAY CIR UNIT 2K KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2K 1.3% DEED RESTRICTED	26	UR BASE UR INCR	104,839 318,654		
RPK094600002K0 TOTAL:							423,493	\$0	\$423,493
RPK094600002L0	CIMINO JAMES	PO BOX 448 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2L KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2L 1.2%	20	UR BASE UR INCR	45,000 0		
RPK094600002L0 TOTAL:							45,000	\$0	\$45,000
RPK094600002M0	LEVY LANCE B	PO BOX 760 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2M KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2M 1.2% DEED RESTRICTED	26	UR BASE UR INCR	104,839 111,087		
RPK094600002M0 TOTAL:							215,926	\$-101,153	\$114,773
RPK094600002N0	STANSBERRY BRAD M	PO BOX 2808 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2N KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2N .8% DEED RESTRICTED	26	UR BASE UR INCR	104,839 33,161		
RPK094600002N0 TOTAL:							138,000	\$-69,000	\$69,000
RPK094600002O0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2O KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2-O 1.2%	20	UR BASE UR INCR	20,000 25,000		
RPK094600002O0 TOTAL:							45,000	\$0	\$45,000
RPK094600002P0	RAY NANCY L	PO BOX 6971 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2P KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2P 1.0% DEED RESTRICTED	26	UR BASE UR INCR	104,839 72,209		
RPK094600002P0 TOTAL:							177,048	\$-88,524	\$88,524
RPK094600002Q0	JENSEN DOUGLAS P	PO BOX 1954 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2Q KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2Q 1.0% DEED RESTRICTED	26	UR BASE UR INCR	104,839 74,209		
RPK094600002Q0 TOTAL:							179,048	\$-89,524	\$89,524

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK094600002R0	COUGHLIN ELIZABETH HARRISON	PO BOX 1892 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2R KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2R 1.1% DEED RESTRICTED	20	UR BASE UR INCR	20,000 0	\$0	\$20,000
RPK094600002R0 TOTAL:							20,000	\$0	\$20,000
RPK094600002S0	SCHUMACHER MATTHIAS K	PO BOX 834 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2S KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2S 1.0% DEED RESTRICTED	26	UR BASE UR INCR	104,839 72,209	\$-88,524	\$88,524
RPK094600002S0 TOTAL:							177,048	\$-88,524	\$88,524
RPK094600002T0	FILLMORE JODI	PO BOX 6522 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2T KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2T 1.0% DEED RESTRICTED	26	UR BASE UR INCR	104,839 72,209	\$-88,524	\$88,524
RPK094600002T0 TOTAL:							177,048	\$-88,524	\$88,524
RPK094600002U0	MORSE KATHERINE W	PO BOX 2703 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2U KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2U 1.0% DEED RESTRICTED	26	UR BASE UR INCR	20,000 157,048	\$-88,524	\$88,524
RPK094600002U0 TOTAL:							177,048	\$-88,524	\$88,524
RPK094600002V0	TIMMONS D RIAN	PO BOX 1913 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2V KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2V .8% DEED RESTRICTED	26	UR BASE UR INCR	104,839 1,031	\$-52,935	\$52,935
RPK094600002V0 TOTAL:							105,870	\$-52,935	\$52,935
RPK094600003A0	WILSON DAVID F TRUSTEE	PO BOX 6770 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3A KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3A 5.1%	26	UR BASE UR INCR	100,000 1,811,000	\$0	\$1,911,000
RPK094600003A0 TOTAL:							1,911,000	\$0	\$1,911,000
RPK094600003B0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3B KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3B 4.4%	20	UR BASE UR INCR	90,000 0	\$0	\$90,000
RPK094600003B0 TOTAL:							90,000	\$0	\$90,000
RPK094600003C0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3C KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3C 4.4%	20	UR BASE UR INCR	90,000 0	\$0	\$90,000
RPK094600003C0 TOTAL:							90,000	\$0	\$90,000
RPK094600003D0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3D KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3D 4.4%	20	UR BASE UR INCR	90,000 0	\$0	\$90,000
RPK094600003D0 TOTAL:							90,000	\$0	\$90,000

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catsg	Method	Values			
							Market	Total HOE	Total Taxable	
RPK094600003E0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3E KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3E 4.4%	20	UR BASE	90,000		90,000	\$90,000
					20	UR INCR			0	
					RPK094600003E0 TOTAL:		90,000	\$0		\$90,000
RPK094600003F0	NORTHWOOD LIGHT INDUSTRIAL LLC	BOX 62 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 3F KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3F 4.4%	20	UR BASE	90,000		0	
					20	UR INCR			0	
					RPK094600003F0 TOTAL:		90,000	\$0		\$90,000
RPK095200000I0	COX JAN MCFARLAND	PO BOX 1209 BELLEVUE, ID 83313-1209	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 1 BLK 2 .13	26	UR BASE	402,110		0	
					26	UR INCR			0	
					RPK095200000I0 TOTAL:		402,110	\$0		\$402,110
RPK095200000J0	WALTERS MARIANNE M	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 2 BLK 2 .12 SEC 18 4N 18E	26	UR BASE	353,723		0	
					26	UR INCR			0	
					RPK095200000J0 TOTAL:		353,723	\$0		\$353,723
RPK095200000K0	SHIELDS ROBERT M JR	500 E 77TH #335 NEW YORK, NY 10162	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 3 BLK 2 .19 SEC 18 4N 18E	26	UR BASE	542,354		0	
					26	UR INCR			0	
					RPK095200000K0 TOTAL:		542,354	\$0		\$542,354
RPK095200000L0	NORTON DAVID M & BRENDA-TRUSTEES	BOX 1535 KETCHUM, ID 83340	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 4 BLK 2 .17 SEC 18 4N 18E	26	UR BASE	509,491		0	
					26	UR INCR			0	
					RPK095200000L0 TOTAL:		509,491	\$-101,153		\$408,338
RPK095200000M0	BLASER AARON	PO BOX 7205 KETCHUM, ID 83340	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 5 BLK 2 .16 SEC 18 4N 18E	26	UR BASE	421,511		0	
					26	UR INCR			0	
					RPK095200000M0 TOTAL:		421,511	\$0		\$421,511
RPK095200000N0	EDMOND LISETTE S TRUSTEE	22125 GAVILAN RD PERRIS, CA 92570	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 6 BLK 2 .23 SEC 18 4N 18E	26	UR BASE	580,655		0	
					26	UR INCR			0	
					RPK095200000N0 TOTAL:		580,655	\$0		\$580,655

**URBAN RENEWAL PARCEL LISTING  
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**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values	
							Market	Total HOE
RPK09520010000	WALTERS DAVID W	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	KETCHUM, ID 83340	TRAIL CREEK CONDOS AMENDED BLOCK I 14,992SF .34 SEC 18 4N 18E	20	UR BASE UR INCR	562,500 0	562,500
RPK09520010000 TOTAL:							\$0	\$562,500
RPK09520020000	TRAIL CREEK OWNERS INC	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	341 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDOS AMENDED BLOCK 2-COMMON AREA 23,906SF .55	25	UR BASE UR INCR	0 0	0
RPK09520020000 TOTAL:							\$0	\$0
RPK09590000000	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004		TRAIL CREEK CROSSING CONDO COMMON AREA	25	UR BASE UR INCR	0 0	0
RPK09590000000 TOTAL:							\$0	\$0
RPK095900000A0	LEZAMIZ JOHN FAM LMT PTNSHIP	847 CANYON SPRINGS RD TWIN FALLS, ID 83301	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT A (COMM) .80% SEC 18 4N 18E	27	UR BASE UR INCR	126,000 0	126,000
RPK095900000A0 TOTAL:							\$0	\$126,000
RPK095900000B0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT B 8.63% SEC 18 4N 18E	20	UR BASE UR INCR	337,500 0	337,500
RPK095900000B0 TOTAL:							\$0	\$337,500
RPK095900000C0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT C 8.08% SEC 18 4N 18E	20	UR BASE UR INCR	315,000 0	315,000
RPK095900000C0 TOTAL:							\$0	\$315,000
RPK095900000D0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT D 7.98% SEC 18 4N 18E	20	UR BASE UR INCR	315,000 0	315,000
RPK095900000D0 TOTAL:							\$0	\$315,000
RPK095900000E0	MONROE KRISTIN O	C/O CARROLL INVESTMENTS 600 CALIFORNIA ST, ST 1804 SAN FRANCISCO, CA 94108	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT E 6.86% SEC 18 4N 18E	26	UR BASE UR INCR	956,779 0	956,779
RPK095900000E0 TOTAL:							\$0	\$956,779
RPK095900000F0	LEZAMIZ JOHN FAM LMT PTNSHIP	847 CANYON SPRINGS RD TWIN FALLS, ID 83301	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT F 6.43 SEC 18 4N 18E	26	UR BASE UR INCR	924,140 0	924,140
RPK095900000F0 TOTAL:							\$0	\$924,140



**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

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							Market	Total HOE	Total Taxable
RPK095900000G0	TRAIL CREEK LLC C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT G 8.14% SEC 18 4N 18E	20 UR BASE 20 UR INCR			315,000	0	\$315,000
RPK095900000G0 TOTAL:							315,000	\$0	\$315,000
RPK095900000H0	MASSEY PAMELA L 1827 W SUGARBERRY ST EAGLE, ID 83616	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT H 7.88% SEC 18 4N 18E	26 UR BASE 26 UR INCR			350,000	595,000	\$945,000
RPK095900000H0 TOTAL:							945,000	\$0	\$945,000
RPK095900000I0	KIEBURTZ STEVEN J 2700 E MADISON ST SEATTLE, WA 98112-4760	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT I 8.00% SEC 18 4N 18E	26 UR BASE 26 UR INCR			945,000	0	\$945,000
RPK095900000I0 TOTAL:							945,000	\$0	\$945,000
RPK095900000J0	TRAIL CREEK J LLC 3055 NE 112TH AV STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT J 7.95% SEC 18 4N 18E	26 UR BASE 26 UR INCR			350,000	595,000	\$945,000
RPK095900000J0 TOTAL:							945,000	\$0	\$945,000
RPK095900000K0	CROSSINGS K LLC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT K 8.63% SEC 18 4N 18E	26 UR BASE 26 UR INCR			350,000	700,000	\$1,050,000
RPK095900000K0 TOTAL:							1,050,000	\$0	\$1,050,000
RPK095900000L0	MC COLLUM MARY KAY & WILLIAM LEE REVOCABLE TRUST 21 MARSH DR HILTONHEAD ISLAND, SC 29928	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT L 7.93% SEC 18 4N 18E	26 UR BASE 26 UR INCR			350,000	547,750	\$897,750
RPK095900000L0 TOTAL:							897,750	\$0	\$897,750
RPK095900000M0	TRAIL CREEK LLC C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT M 5.72% SEC 18 4N 18E	20 UR BASE 20 UR INCR			337,500	0	\$337,500
RPK095900000M0 TOTAL:							337,500	\$0	\$337,500
RPK095900000N0	LIVINGSTON KEVIN 22 VISTA REAL MILL VALLEY, CA 94941-4900	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO UNIT N 6.97% SEC 18 4N 18E	20 UR BASE 20 UR INCR			337,500	0	\$337,500
RPK095900000N0 TOTAL:							337,500	\$0	\$337,500
RPK097800000000	WESTSIDE OFFICE OWNERS BOX KETCHUM, ID 83340		WESTSIDE OFFICE CONDOS COMMON AREA SEC 13, 4N 17E	25 UR BASE 25 UR INCR			0	0	\$0
RPK097800000000 TOTAL:							0	\$0	\$0

**URBAN RENEWAL PARCEL LISTING  
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							Market	Total HOE
RPK09780000010	CLEMENS DOUGLAS B INC	BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 1 .1121 SEC 13 4N 17E 780SF 1979	27	UR BASE UR INCR	152,770 4,730	\$0 \$157,500
RPK09780000010 TOTAL:							157,500	\$0
RPK09780000020	CLEMENS ASSOCIATES INC	BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 2 .0917 SEC 13 4N 17E 633SF 1979	27	UR BASE UR INCR	125,100 9,900	\$0 \$135,000
RPK09780000020 TOTAL:							135,000	\$0
RPK09780000030	BOOMBA LLC	PO BOX 249 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 3 .1064 SEC 13 4N 17E 732SF 1979	27	UR BASE UR INCR	145,290 3,210	\$0 \$148,500
RPK09780000030 TOTAL:							148,500	\$0
RPK09780000040	BOOMBA LLC	PO BOX 249 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 4 .1121 SEC 13 4N 17E 780SF 1979	27	UR BASE UR INCR	152,770 4,730	\$0 \$157,500
RPK09780000040 TOTAL:							157,500	\$0
RPK09780000050	HUMPHREY JOSEPH K	BOX 5 SUN VALLEY, ID 83553	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 5 .0917 SEC 13 4N 17E 633SF 1979	27	UR BASE UR INCR	125,100 9,900	\$0 \$135,000
RPK09780000050 TOTAL:							135,000	\$0
RPK09780000060	IDAHO CONSERVATION LEAGUE INC	BOX 844 BOISE, ID 83701	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 6 .1064 SEC 13 4N 17E 732SF 1979 EXEMPT APP RECEIVED 2010	81	UR BASE UR INCR	0 0	\$0 \$0
RPK09780000060 TOTAL:							0	\$0
RPK09780000070	BLACK ROSCOE	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 7 .0853 SEC 13 4N 17E 587SF 1979	27	UR BASE UR INCR	116,040 9,960	\$0 \$126,000
RPK09780000070 TOTAL:							126,000	\$0
RPK09780000080	BLACK ROSCOE	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 8 .0328 SEC 13 4N 17E 231SF 1979	27	UR BASE UR INCR	44,980 27,020	\$0 \$72,000
RPK09780000080 TOTAL:							72,000	\$0
RPK09780000090	BLACK ROSCOE W	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 9 .1177 SEC 13 4N 17E 804SF 1979	27	UR BASE UR INCR	160,210 1,790	\$0 \$162,000
RPK09780000090 TOTAL:							162,000	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Cmg	Method	Values	
							Market	Total HOE Total Taxable
RPK09780000100	GARIEPY RICHARD N	BOX 3869 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO UNIT 10 .1438 SEC 13 4N 17E 1026SF 1979	27	UR BASE	183,600	
					27	UR INCR	0	
					RPK09780000100 TOTAL:		183,600	\$0
RPK4N17011073A	SCHERNTHANNER ANDREAS TRUSTEE	PO BOX 567 SUN VALLEY, ID 83353	100 BALSAM ROOT DR KETCHUM, ID 83340	KETCHUM FR W1/2SW TL 6009 TL 6010, TL 4997 HOLD-DEED IN FILE NEED SURVEYS	18	UR BASE	20,160	
					18	UR INCR	0	
					20	UR BASE	910,000	
					20	UR INCR	0	
					41	UR BASE	302,108	
					41	UR INCR	94,431	
					41	UR INCR	0	
					41	UR INCR	0	
					RPK4N17011073A TOTAL:		1,326,699	\$-101,153
RPK4N170120780	JOHNSON CLEVE	BOX 1040 KETCHUM, ID 83340	1530 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM FR SESW TL 6032 SEC 12 4N 17E	20	UR BASE	385,000	
					20	UR INCR	0	
					41	UR BASE	227,632	
					41	UR INCR	0	
					RPK4N170120780 TOTAL:		612,632	\$-101,153
RPK4N170120790	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060	1803 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM FR SW SW FR TL 8075 SEC 12 & TL 8081, SEC 11 K4N 17E	20	UR BASE	1,050,000	
					20	UR INCR	0	
					RPK4N170120790 TOTAL:		1,050,000	\$0
RPK4N170120800	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060		KETCHUM FR SWSW TL 8078 SEC 12 4N 17E	20	UR BASE	300,000	
					20	UR INCR	295,000	
					RPK4N170120800 TOTAL:		595,000	\$0
RPK4N170120830	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060		KETCHUM FR SWSW TL 8077 SEC 12 4N 17E	21	UR BASE	281,360	
					21	UR INCR	2,141,140	
					RPK4N170120830 TOTAL:		2,422,500	\$0
RPK4N170120840	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060	1801 GEEZER ALLEY KETCHUM, ID 83340	KETCHUM FR SWSW TL 8076 SEC 12 4N 17E	21	UR BASE	1,540,909	
					21	UR INCR	659,091	
					RPK4N170120840 TOTAL:		2,200,000	\$0
RPK4N17012095C	CHN PROPERTIES LLC	1411 FALLS AVE E STE 1201 TWIN FALLS, ID 83301-3458		KETCHUM FR NWSE TL 7801 SEC 12 4N 17E (RIVER BED)	18	UR BASE	3,720	
					18	UR INCR	0	
					RPK4N17012095C TOTAL:		3,720	\$0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK4NI70121200	WOOD RIVER COMMUNITY YMCA	BOX 6801 KETCHUM, ID 83340	101 SADDLE RD KETCHUM, ID 83340	YMCA BUILDING ONLY LOCATED ON TL 6689, SEC 12 4N 17E PROP EXEMPT APP REC 2010	81 81	UR BASE UR INCR	0 0	0 0	0 0
RPK4NI70121200 TOTAL:							0	0	0
RPK4NI70131040	KETCHUM CEMETERY DISTRICT	BOX 224 KETCHUM, ID 83340	1026 N MAIN ST KETCHUM, ID 83340	KETCHUM OLD CEMETERY PER PLAT & FR WALNUT ST & EAST 10TH ST & 12X 566 ALONG HWY	81 81	UR BASE UR INCR	0 0	0 0	0 0
RPK4NI70131040 TOTAL:							0	0	0
RPK4NI70131050	KETCHUM CEMETERY DISTRICT	BOX 224 KETCHUM, ID 83340		FR NENE TL 7667 SEC 13, 4N 17E (ROAD)	81 81	UR BASE UR INCR	0 0	0 0	0 0
RPK4NI70131050 TOTAL:							0	0	0
RPK4NI7013119A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM FR S1/2 TL 6584-BIKE PATH & FR SESE TL 6583-RR LAND SEC 13 4N 17E	81 81	UR BASE UR INCR	0 0	0 0	0 0
RPK4NI7013119A TOTAL:							0	0	0
RPK4NI8018016B	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009		KETCHUM FR SESW TL 7411 SEC 18 4N 18E	21 21	UR BASE UR INCR	375,000 0	0 0	0 0
RPK4NI8018016B TOTAL:							375,000	0	0
RPK4NI8018039B	DAVIDSON JOHN C	BOX 1618 KETCHUM, ID 83340		KETCHUM FR SWSW TL 3099 SEC 18 4N 18E UNBUILDABLE	20 20	UR BASE UR INCR	35,000 0	0 0	0 0
RPK4NI8018039B TOTAL:							35,000	0	0
RPK4NI8018039C	MURPHY MARY	PO BOX 4409 KETCHUM, ID 83340	201 JADE ST KETCHUM, ID 83340	KETCHUM FR SESW TL 5102 SEC 18 4N 18E	20 20 41 41	UR BASE UR INCR UR BASE UR INCR	625,000 0 523,624 0	0 0 0 0	0 0 0 0
RPK4NI8018039C TOTAL:							1,148,624	0	0
RPK4NI80180510	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009	310 S MAIN ST KETCHUM, ID 83340	KETCHUM FR NESW & SESW TL 2631 SEC 18 4N 18E	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,400,000 400,000 162,590 0	0 0 0 0	0 0 0 0
RPK4NI80180510 TOTAL:							2,962,590	0	0
RPK4NI80180510	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009		KETCHUM FR NESW & SESW TL 2631 SEC 18 4N 18E	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,400,000 400,000 162,590 0	0 0 0 0	0 0 0 0
RPK4NI80180510 TOTAL:							2,962,590	0	0
RPK4NI80180510	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009		KETCHUM FR NESW & SESW TL 2631 SEC 18 4N 18E	21 21 42 42	UR BASE UR INCR UR BASE UR INCR	2,400,000 400,000 162,590 0	0 0 0 0	0 0 0 0
RPK4NI80180510 TOTAL:							2,962,590	0	0

**URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total FHOE Total Taxable	
RPK4N180180540	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009		KETCHUM FR SE SW TL 7412 TL 7413, TL 7414 SEC 18 4N 18E	21	UR BASE	1,500,000		
					21	UR INCR	200,000		
RPK4N180180540 TOTAL:							1,700,000	\$0	\$1,700,000
RPK4N180180670	LIFT TOWER LODGE LLC	PO BOX 1417 MERCER ISLAND, WA 98040	703 S MAIN ST KETCHUM, ID 83340	KETCHUM FR SWSW TL 7983 SEC 18 4N 18E SURVEY 523394	21	UR BASE	1,350,000		
					21	UR INCR	0		
					42	UR BASE	189,212		
					42	UR INCR	0		
RPK4N180180670 TOTAL:							1,539,212	\$0	\$1,539,212

TOTAL PARCEL COUNT: 636

BASE MARKET GRAND TOTAL: 290,492,649  
 INCREMENT MARKET GRAND TOTAL: 64,778,728  
 TAXABLE GRAND TOTAL: \$370,706,343



**BLAINE COUNTY  
URBAN RENEWAL PARCEL LISTING  
2010 KETCHUM URB RENEWAL**

Beginning Date:	11/15/2006
Ending Date:	11/15/2030
Base Code Area:	003000
Increment Code Area:	003013

**Sort Order: Parcel Number**

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0470000020	KETCHUM CITY OF	BPX 2315 KETCHUM, ID 83340		HEMINGWAY SCHOOL SUB LOT 2 BLK 1	81	UR BASE	0	0	0
					81	UR INCR	0	0	0
				<b>TOTAL:</b>			0	0	0
				RPK0470000020					\$0
RPK4N170121100	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM FR S1/2SE TL 6689 SEC 12 & 13-4N 17E YMCA BLDG K4N170121200	81	UR BASE	0	0	0
					81	UR INCR	0	0	0
				<b>TOTAL:</b>			0	0	0
				RPK4N170121100					\$0

**TOTAL PARCEL COUNT: 2**

**BASE MARKET GRAND TOTAL: 0**  
**INCREMENT MARKET GRAND TOTAL: 0**  
**TAXABLE GRAND TOTAL: \$0**

ATTACHMENT 5  
Ketchum Urban Renewal Plan 2010

**Recommendation of Urban Renewal Agency**

**Authority:** Idaho Statute, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include a statement listing:

- Contents:**
- (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 on 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.
  - (6) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
  - (7) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

ATTACHMENT 5.1  
Ketchum Urban Renewal Plan 2010

**Public Improvements within the Revenue Allocation Area**

**Authority:** Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency,  
(1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area.  
(3) A detailed list of estimated project costs.  
(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.

**Summary:** Attachment 5.1 contains the Capital Improvements Plan (CIP) for Ketchum's Urban Renewal Area (URA). The Ketchum URA is estimated to generate \$152 million in tax increment revenue between 2009/10 and 2034/35, the year that the URA's bonds will be paid off. There are presently \$74.4 million of specific projects identified in the Capital Improvements Plan (CIP) for the URA. Some of the projects will be funded in part by other revenues. The URA portion of the projects is \$58.9 million. The balance of the URA's tax increment revenue after debt service, \$65.9 million, will not be received until after the year 2023/24, and only if planned development occurs as scheduled by the developers. The URA CIP plan will be updated before then and the unappropriated balance will be designated for additional projects to be identified by the URA.

Ketchum's URA is a separate legal entity from the City of Ketchum. The URA may use practices and information that were developed by the City if the practices and/or information are suitable for the URA and if they comply with state laws regarding URAs. The City of Ketchum has its own CIP and many of the methods and format, and some of the specific capital improvement projects from the City's CIP were used in the development of the URA's CIP. The final product, however, is a CIP that is created specifically for the URA.

The Capital Improvements Plan (CIP) identifies needed investments in capital facilities by Ketchum's URA. Capital facilities generally have very long useful lives and significant costs. The CIP is a plan, not an appropriation or approval of a specific project. As a plan, the CIP needs to be flexible, and is updated periodically to respond to changing circumstances. The CIP for Ketchum's URA covers the 25-year period 2010/11 – 2034/35, which is the same period covered by the URA's existing debt obligations. State law provides that the URA can only exist for 24 years, but it can be extended until it pays its debts.



The CIP for the City of Ketchum for 2010/11 – 2034/35 contains 41 projects totaling \$74.4. The CIP has 88% secure funding, 12% potential funding, and no unfunded projects. Throughout the CIP, secure funding is highlighted in green, and potential funding in yellow.

- Secure funding (green) is money the URA is highly likely to receive. The money may not be in the URA’s bank account yet, but it is virtually certain that the URA will receive the money. The URA may need to take specific actions to generate the funding, but those actions are within the URA’s powers. Despite the high probability of secure funding no project can proceed until the money is in hand. In other words, secure (green) is almost sure to be acquired, but secure (green) does not grant any authority to proceed before the money is received.
- Potential funding (yellow) is money that might be received by the URA . In every case the URA is eligible for the funding, and the source of funding exists under current law. However, each potential funding source requires one or more additional steps or decisions before the URA can obtain the money, and the steps are often outside the URA’s control. For example, the URA or the City may have applied for a grant for which it is eligible and well qualified, but until the grantor agency awards the grant it is considered “potential” revenue, not “secure” revenue.
- Unfunded (red) is for projects, or portions of projects, that lack secure funding and lack potential funding. There are no unfunded projects in the URA’s CIP.

The following table summarizes the costs in alphabetical order by department, including the portions that are secure (green) and potential (yellow).

### Costs of Capital Improvements by Type of Facility

Type of Facility	Secure Funding	Potential Funding	Unfunded	Total Cost
City Hall	\$ 1,800,000	\$ 1,800,000	\$ 0	\$ 3,600,000
Fire	2,329,500	4,510,500	0	6,840,000
Parks	988,625	233,375	0	1,222,000
Police	437,812	499,688	0	937,500
Street Improvements	13,640,000	1,825,000	0	15,465,000
Wastewater	400,000	0	0	400,000
Water	2,960,000	0	0	2,960,000
Other Improvements	43,011,280	0	0	43,011,280
<b>Total Costs</b>	<b>65,567,217</b>	<b>8,868,563</b>	<b>0</b>	<b>74,435,780</b>

The following table summarizes the costs year, including the portions that are secure for River Run (green), secure for other projects (also green), and potential funding (yellow).

### Cost of Capital Improvements by Year

Year	River Run Projects Secure Funding		Other URA Projects Secure Funding		Other URA Projects Potential Funding		Total	
	#	Cost	#	Cost	#	Cost	#	Cost
2010/11		\$ .		\$ .		\$ .	0	\$ 0
2011/12							0	0
2012/13							0	0
2013/14							0	0
2014/15			1	25,000	2	190,000	3	215,000
2015/16			1	500,000	3	11,377,500	4	11,877,500
2016/17			1	200,000			1	200,000
2017/18			1	400,000			1	400,000
2018/19							0	0
2019/20	1	150,000	3	15,137,780	3	3,200,000	7	18,487,780
2020/21	1	180,000	5	2,920,000	4	2,000,000	10	5,100,000
2021/22					2	3,500,000	2	3,500,000
2022/23	1	850,000	1	6,223,500	1	57,000	3	7,130,500
2023/24							0	0
2024/25	3	1,980,000		0			3	1,980,000
2025/26	2	800,000		0			2	800,000
2026/27	1	825,000		0			1	825,000
2027/28	2	970,000		0			2	970,000
2028/29			1	2,950,000			1	2,950,000
2029/30							0	0
2030/31							0	0
2031/32							0	0
2032/33							0	0
2033/34							0	0
2034/35	1	20,000,000		0			1	20,000,000
<b>Total</b>	<b>12</b>	<b>25,755,000</b>	<b>14</b>	<b>28,356,280</b>	<b>15</b>	<b>20,324,500</b>	<b>41</b>	<b>74,435,780</b>

The following table summarizes the amounts of each source of funding for each department, including the amounts that are secure (green) and the amounts that are potential (yellow).



## Funding of Capital Improvements

<u>Source of Funds</u>	<u>Department</u>	<i>Secure Funding</i>	<i>Potential Funding</i>	<i>Unfunded</i>	<i>Total Cost</i>
URA Tax Increment	City Hall	\$1,800,000	\$ 0	\$ 0	\$1,800,000
URA Tax Increment	Fire	2,329,500	0	0	2,329,500
URA Tax Increment	Parks	988,625	0	0	988,625
URA Tax Increment	Police	437,812	0	0	437,812
URA Tax Increment	Streets	13,005,000	0	0	13,005,000
URA Tax Increment	Wastewater	400,000	0	0	400,000
URA Tax Increment	Water	2,960,000	0	0	2,960,000
URA Tax Increment	Other	37,011,280	0	0	37,011,280
URA Tax Increment	Total	<u>58,932,217</u>			
River Run	Other	6,000,000	0	0	6,000,000
Warm Springs	Streets	335,000	0	0	335,000
Bald Mountain Lodge	Streets	300,000	0	0	300,000
Voted Bond*	City Hall	0	1,800,000	0	1,800,000
Voted Bond	Fire	0	2,329,500	0	2,329,500
Voted Bond	Police	0	437,813	0	437,813
Impact Fees	Fire	0	1,881,000	0	1,881,000
Impact Fees	Parks	0	158,125	0	158,125
Impact Fees	Police	0	61,875	0	61,876
Impact Fees	Streets	0	1,825,000	0	1,825,000
Housing Authority	Fire	0	200,000	0	200,000
Volunteer Association	Fire	0	100,000	0	100,000
In-Kind: U of Idaho	Parks	0	32,500	0	32,500
Grant	Parks	0	42,750	0	42,750
<b>Total Funds</b>		<u>65,567,217</u>	<u>8,868,563</u>	<u>0</u>	<u>74,435,780</u>

\*The voted bond would be an obligation of the City of Ketchum, not the URA.

This plan proposes certain public improvements that will facilitate development and support rehabilitation in the revenue allocation area. The projects will be funded from a variety of financing methods and sources. As with any urban renewal agency, the primary method of financing will be through the use of tax increment revenue (i.e., incremental property taxes from the revenue allocation area). This plan anticipates that the tax increment revenue may be used to pay for improvements on a pay-as-you-go basis, or through the issuance of bonds, or a combination of both.

Other sources of funding for the projects may include, but are not limited to:

- Local Improvement District (LID)
- Business Improvement District (BID)
- Local Option Tax (LOT)
- Development Impact Fees
- Franchise Fees
- In-lieu Housing Fees
- Grants from federal, state, regional and/or private agencies
- Other bonds, notes and/or loans
- Improvements and/or payments by developers

The total project costs and the amount of tax increment contributed to each project are estimates. The estimated project costs and revenue are based on the URA's present knowledge and expectations. The URA may modify the project and/or the plan if the Board deems such modifications necessary to effectuate the plan. The timing of each project and the availability of all revenue sources will determine the final blend of funding sources.

As noted earlier, this CIP is developed specifically for Ketchum's URA, but it makes use of methods, format and some projects from the City of Ketchum's CIP. The City's 2010/11 – 2014/15 CIP includes explanations of the methodology, assumptions, format, and project selection in the City's CIP. The following are features of the URA CIP that are different than the City's CIP:

- **Project Location:** Virtually every project in the URA CIP is located in the URA. The URA CIP includes a few projects that are not physically in the URA, but the projects provide service to the URA that directly benefits the URA, and is important to the functionality of the URA.
- **Project Timing:** The dominant source of revenue for the URA CIP, accounting for 78.8% of project costs, is tax increment revenue. The timing of receipt of tax increment revenue directly affects the timing of URA projects. The timing ("year") of projects in the URA CIP was established by determining annual cumulative total of estimated tax increment receipts and comparing those cumulative receipts to the cumulative cost of projects (based on project priorities). Projects were assigned to one of four categories and a separate analysis was performed to compare receipts from each category to projects for each category. The categories are River Run, Warm Springs Ranch Resort, Bald Mountain Lodge, and Remainder of URA. Where possible, relative priorities were created based on the timing identified in the City's CIP. If a project was not contained in the City's CIP priorities were assigned based on the character of the project. The timing (year) assumes that each project will

be built only after the URA has collected enough cash to pay for the project (in priority order). The URA may choose to borrow money in order to advance the timing of selected projects that are essential to specific development in the URA. Lastly, the timing (year) is an estimate that is required by statute. The URA can change the timing as priorities change, such as taking advantage of opportunities and needs associated with specific development in the URA.

Contents: Ketchum URA 2010/11 – 2034/35 Capital Improvements Plan.



# Ketchum URA 2010/11 – 2034/35 Capital Improvements Plan

## City Hall Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	New City Hall: replace current city hall with more efficient building (approx. 12,000 sq. ft.)	Unknown	replacement of obsolete city hall, includes expansion for growth	2015/16	3,600,000	Voted Bond*	1,800,000
							Ketchum URA
							1,800,000
<b>Total Cost</b>							<b>3,600,000</b>

		<b>Funding Summary</b>	
	Voted Bond	1,800,000	
	Ketchum URA	1,800,000	
	Total Funding	3,600,000	

\*The voted bond would be an obligation of the City of Ketchum, not the URA

## Fire Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Fire Department portion of public safety building: 36,000 sq. ft.	Unknown	replacement of obsolete fire station, includes expansion for growth	2015/16	6,840,000	Impact Fees (@ 27.5% of Cost)	1,881,000
						Housing Authority	200,000
						Volunteer Association	100,000
						Voted Bond*	2,329,500
						Ketchum URA	2,329,500
<b>Total Cost</b>							<b>6,840,000</b>

Funding Summary	
Impact Fees	1,881,000
Housing Authority	200,000
Volunteer Association	100,000
Voted Bond	2,329,500
Ketchum URA	2,329,500
<b>Total Funding</b>	<b>6,840,000</b>

\*The voted bond would be an obligation of the City of Ketchum, not the URA

## Parks Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
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A	Skate Park restrooms	Guy Coles Skate Park	expansion, level of service	2014/15	125,000	Impact Fees @27.5%	34,375
						Ketchum URA	90,625
B	Northwood Natural Area: design & develop	Saddle Rd.	enhancement	2014/15	65,000	In-kind: design by U of Idaho	32,500
						Ketchum URA	32,500
C	Sun shelter	Atkinson Park	public health	2014/15	25,000	Ketchum URA	25,000
D	Expand maintenance and recreation facilities	Atkinson Park	expansion	2019/20	450,000	Impact Fees @27.5%	123,750
						Ketchum URA	326,250
E	Develop New City Park on land donated by River Run	Parcel N2	development	2027/28	500,000	Ketchum URA	500,000

### Parks Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
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F	Building roofs: replace 4 roofs	Forest Service Park	replacement	2022/23	57,000	Grant	42,750
						Ketchum URA	14,250

**Total Cost** 1,222,000

Funding Summary

Impact Fees	158,125
In-kind: design by U of Idaho	32,500
Grant	42,750
Ketchum URA	988,625
<b>Total Funding</b>	<b>1,222,000</b>

## Police Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Police Department portion of public safety building: 3,750 sq. ft.	Unknown	replacement of obsolete police station, includes expansion for growth	2015/16	937,500	Impact Fees (@ 6.6% of Cost)	61,875
						Voted Bond*	437,812
						Ketchum URA	437,812
<b>Total Cost</b>					<b>937,500</b>		<b>937,500</b>

**Funding Summary**

Impact Fees	61,875
Voted Bond	437,813
Ketchum URA	437,812
<b>Total Funding</b>	<b>937,500</b>

\*The voted bond would be an obligation of the City of Ketchum, not the URA



## Streets Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Long-Term Snow Storage: replace existing site	TBD	replacement	2019/20	1,500,000	Impact Fees @ 27.5%	412,500
							<b>1,087,500</b>
B	2nd & 3rd Ave & Sun Valley Road Sidewalks: infill from downtown core to proposed River Run Annexation	2nd & 3rd Ave & Sun Valley Road	pedestrian enhancement	2019/20	1,250,000	Impact Fees @ 25%	312,500
							<b>937,500</b>
C	Downtown Core Sidewalk Infill Project Phase I	Infill sidewalks in Quadrant 1 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
							<b>400,000</b>

## Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
D	Downtown Core Sidewalk Infill Project Phase II	Infill sidewalks in Quadrant 2 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
							Ketchum URA 400,000
E	Downtown Core Sidewalk Infill Project Phase III	Infill sidewalks in Quadrant 3 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
							Ketchum URA 400,000
F	Downtown Core Sidewalk Infill Project Phase IV	Infill sidewalks in Quadrant 4 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
							Ketchum URA 400,000



## Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
G	2 <sup>nd</sup> Avenue Reconstruction South City Limits to 8 <sup>th</sup> Street	2 <sup>nd</sup> Avenue from South City Limits to 8 <sup>th</sup> Street	traffic congestion mitigation & pedestrian enhancement	2021/22	2,000,000	Impact Fees @ 20%	400,000
							1,600,000
H	East Avenue Reconstruction 1 <sup>st</sup> Street to 6 <sup>th</sup> Street	East Avenue 1 <sup>st</sup> Street to 6 <sup>th</sup> Street	pedestrian enhancement	2021/22	1,500,000	Impact Fees @ 20%	300,000
							1,200,000
I	Serenade Lane	Highway 75 to Street c intersection	development	2025/26	600,000	Ketchum URA	600,000
J	3rd Avenue	Current City Limits to Serenade Lane	development	2026/27	825,000	Ketchum URA	825,000
K	2nd Avenue	State Highway 75 & Serenade	development	2027/28	470,000	Ketchum URA	470,000

## Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
L	Warm Springs Road & Flowers Drive Roundabout	Warm Springs Road & Flowers Drive	development, traffic congestion mitigation	2015/16	500,000	Warm Springs @ 67% Ketchum URA @ 33%	335,000 165,000
M	Washington Avenue: Reconstruct one block	River St to First St	development	2017/18	400,000	Bald Mountain Lodge @ 50% Ketchum URA @ 50%	200,000 200,000
N	River & Main: intersection improvement and decorative entry to City	River and Main	development	2016/17	200,000	Bald Mountain Lodge @ 50% Ketchum URA @ 50%	100,000 100,000
O	Ketchum 4 <sup>th</sup> St Heritage Corridor Phase III: continue similar to previous phases	4th Street, Washington to 2nd Avenue	pedestrian enhancement	2019/20	1,000,000	Ketchum URA	1,000,000



## Streets Capital Improvement Projects (continued)

P	Ketchum 4 <sup>th</sup> Street Heritage Corridor Phase IV Spruce Avenue to Walnut Avenue	4th Street from Spruce Avenue to Walnut Avenue	pedestrian enhancement	2019/20	300,000	Ketchum URA	300,000
Q	Street Light LED Replacement	City Wide	pedestrian enhancement	2020/21	500,000	Ketchum URA	500,000
R	4th Street Sidewalk Geothermal Heating System	4th Street from Spruce to 2nd Avenue	pedestrian enhancement	2020/21	800,000	Ketchum URA	800,000
S	Way Finding	City Wide	pedestrian enhancement	2020/21	100,000	Ketchum URA	100,000
T	1 <sup>st</sup> Avenue Arts Promenade Second Street to Fifth Street	1 <sup>st</sup> Avenue from Second Street to Fifth Street	pedestrian enhancement	2020/21	1,500,000	Ketchum URA	1,500,000
U	5th Street Traffic Calming	5th Street from Main St to Spruce	Traffic Calming	2020/21	20,000	Ketchum URA	20,000

# Streets Capital Improvement Projects (continued)

Total Cost	15,465,000	15,465,000
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Funding Summary	
Impact Fees	1,825,000
Warm Springs	335,000
Bald Mountain Lodge	300,000
Ketchum URA	13,005,000
Total Funding	15,465,000



# Wastewater Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Rerouting 18 inch sewer line	From 3rd Avenue to River Run Southeast Property Line	development	2024/25	200,000	Ketchum URA	200,000
B	Rerouting 18 inch sewer line	From Bike Path to C Street	development	2025/26	200,000	Ketchum URA	200,000

Total Cost

400,000

400,000

Funding Summary

Ketchum URA

400,000

Total Funding

400,000

## Water Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Rerouting 12 inch waterline	From Bike Path to C Street	development	2019/20	150,000	Ketchum URA	150,000
B	Extension of 12 inch waterline	From C Street to South end of River Run Project	development	2020/21	180,000	Ketchum URA	180,000
C	New well and well house	to be determined	development	2022/23	850,000	Ketchum URA	850,000
D	1 MG water tank	to be determined	development	2024/25	1,750,000	Ketchum URA	1,750,000
E	3 water pressure reducing stations	On water mains to reduce pressure	development	2024/25	30,000	Ketchum URA	30,000

## Water Capital Improvement Projects (continued)

Total Cost	2,960,000
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### Funding Summary

Ketchum URA	2,960,000
Total Funding	2,960,000



## Other Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Electrical Power Undergrounding	River Street to Elkhorn, and Hwy 75 to River Run Resort	development	2028/29	2,950,000	Ketchum URA	2,950,000
B	Affordable Housing - construct 25 deed restricted community dwelling units and 25 market rate dwelling units	Washington	development	2019/20	13,837,780	Ketchum URA	13,837,780
C	Affordable Housing - construct 12 deed restricted community dwelling units and 10 market rate dwelling units	Leadville	development	2022/23	6,223,500	Ketchum URA	6,223,500
D	Parking Structure	River Run	development	2034/35	20,000,000	River Run	6,000,000
						Ketchum URA	14,000,000

## Other Capital Improvement Projects (continued)



Total Cost

43,011,280

43,011,280

<u>Funding Summary</u>	
River Run	6,000,000
Ketchum URA	37,011,280
Total Funding	43,011,280

ATTACHMENT 5.1.A  
River Run Addendum  
Ketchum Urban Renewal Plan 2010

**Public Improvements Supporting River Run Development**

**Authority:** Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency,  
(1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area.  
(3) A detailed list of estimated project costs.  
(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.

**Summary:** Attachment 5.1 contains the Capital Improvements Plan (CIP) for Ketchum's Urban Renewal Area (URA). This River Run Addendum, Attachment 5.1.A, contains additional information about capital improvement projects needed to support the River Run Development.

At the time this URA plan was developed in autumn of 2010, the sequencing and exact cost was not known for the capital improvements projects to serve the River Run development. Therefore this River Run Addendum to the 2010 URA plan includes all of the projects that are being evaluated for potential URA funding to support the River Run development. The purpose of listing all potential capital improvement projects that the URA may choose to fund is to preserve the URA's ability to determine later which projects to fund and the sequencing and timing of those projects. Any item included on the capital projects list that is later determined by the URA Board to be ineligible for URA funding will not be included in any project utilizing URA funds. As project costs and sequencing become more clearly defined, it is anticipated that the URA Plan CIP will be amended to include that additional information.

The City and the developer of River Run have a development agreement regarding the URA's use of 50% of the tax increment that results from the River Run development. The URA will spend 50% on capital projects that will support the development of River Run. The other 50% of the tax increment can be spent in any way that the URA chooses. The projects requested by the River Run developer in this Addendum total \$44.9 million. The estimated URA tax increment cash and bonding capacity that would result from 50% of the tax increment revenue from the River Run Development totals \$22.7 million. The difference of \$22.2 million would cause a deficit for the URA.

At no time will the URA fund projects on the list with a cumulative cost in excess of the revenue collected from and/or bond proceeds backed by 50% of the tax increment revenue resulting from the River Run Development. Projects on the list that are not funded by the URA (i.e., the deficit) will be funded by the River Run project developer and/or a special financing district such as an LID/CID as described in the River Run Annexation and Development Agreement.

The table beginning on the next page lists the projects requested by the River Run developer in the preliminary priority order identified by the River Run developer. The last two columns identify comparable projects in the URA CIP and the cost of the projects as listed in the URA CIP. At the time that the sequencing, cost and financing of any River Run project is determined and agreed to by the URA, the agreed version of the River Run project will replace the comparable project in the URA CIP. If there is no comparable project in the URA CIP, the River Run project will be an addition to the URA CIP. All replacements and additions will be adopted through amendments to the URA Plan.

Contents: Ketchum URA 2010/11 – 2034/35 CIP: River Run Addendum.

## Ketchum URA 2010/11 – 2034/35 CIP: River Run Project List

#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
A	Right-of-way Grading for Utility & Roadway Preparation	C and N Parcels		\$ 100,000		\$
B	Water Well	Unknown		300,000	Water C	850,000
C	Existing Water Main Relocation & Extension	Through Site		330,000	Water A & B	330,000
D	Water Pressure Reducing Stations	Misc.		30,000	Water E	30,000
E	Existing Sewer Relocation	2 Lines Through Site		400,000	Wastewater A & B	400,000
F	Undergrounding of Power Lines - On Site	Hwy 75 to Existing Bridge		500,000	Other A	2,950,000
G	Proportionate Share of Undergrounding of Power Lines - Off Site	Unknown				
H	3rd Ave.	Northern Tip of Property to New Bridge Location	3	4,000,000	Streets J	825,000
I	Public Access Portion of New Bridge Across Big Wood River	South of Existing Bridge		200,000		
J	Enhancements to Existing Bridge Across Big Wood River	Existing Bridge		250,000		
K	Proportionate Share of Off-Site Sidewalk Improvements	3rd Ave. North of Property	5	100,000		
L	Proportionate Share of Off-Site Intersection Improvements	Hwy 75 & Sun Valley Road and Hwy 75 & 2nd St.	5	100,000		



#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
M	Serenade Lane	Hwy 75 to Lower Intersection with 3rd Ave.		2,500,000	Streets I	600,000
N	Serenade & Hwy 75 Intersection (round-a-bout or signalized)	Hwy 75 and Serenade Lane	4	3,000,000	Streets K	470,000
O	Street C	Serenade Lane to Street B	3	800,000		
P	Transit Stop	Intersection of Serenade and Street C		750,000		
Q	Street B	Street C to 3rd Ave.	3	500,000		
R	Ecological Park	Per Preliminary Large Block Plat		750,000	Parks E	500,000
S	River Park	Adjacent to Lot 1 - between main river channel and back channel		350,000		
T	Fishery Improvements	Trail Creek, Big Wood River and Eco Park		300,000		
U	Trail Creek Trail Loop	See Conceptual Site Plan		75,000		
V	Pedestrian Bridge Across Trail Creek	Connecting N15 to N12 for trail loop		250,000		
W	Relocation of Wood River Bike Path	SE Property Boundary to NW Property Boundary		200,000		
X	Trail to Warm Springs			100,000		
Y	New Vehicle Bridge Across Trail Creek for R1 and R2 Access	Adjacent to Existing Bicycle Trestle Bridge		1,000,000		
Z	Street D	3rd Ave. into R-1 and R-2	3	1,000,000		

#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
AA	Street E	Distribution Roads Through R-2	3, 6	1,000,000		
BB	Street F	Distribution Roads Through R-1	3, 7	1,000,000		
CC	Parking Garage(s)	C Parcels	8	25,000,000	Other D	14,000,000
	Water Tank (1 MG)	to be determined	9		Water D	1,750,000
<b>TOTAL (no bonding)</b>				<b>\$44,885,000</b>		<b>\$22,705,000</b>

Notes:

- 1 - All cost estimates above are planning level estimates without any design, engineering or professional estimating
- 2 - All improvement costs above include design, engineering, project management and administration
- 3 - All roadway improvement costs include utilities within roadway as well as any streetlights, landscaping and sidewalks
- 4 - Serenade & Hwy 75 Intersection costs include ROW acquisition costs, if any
- 5 - Proportionate share of off-site sidewalks and intersection improvements from the River Run Development Agreement
- 6 - Street E could be one or more streets
- 7 - Street F could be one or more streets and includes the emergency fire road connecting up to Serenade Lane
- 8 - The URA CIP total cost for the parking garage is \$20 million: \$14 million funded by the URA, and the other \$6 million funded by the River Run developer.
- 9 - Project listed in URA CIP, but not proposed by River Run

ATTACHMENT 5.2  
Ketchum Urban Renewal Plan 2010

### Economic Feasibility Study

**Authority:** Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency, (2) An economic feasibility study.

**Summary:** The Ketchum URA plan is economically feasible because the proposed development is consistent with the City's plan, the amount of growth is less than the growth in the City's plan, and the revenue from the URA equals or exceeds the cost of projects to be funded by the URA.

The economic feasibility of the Ketchum URA plan is based on the following factors:

- The amount of development proposed in the URA.
- The amount of tax increment revenue to be generated by the proposed development.
- The amount of other revenue to be received for URA capital improvement projects.
- The cost of URA capital improvement projects to be funded by the URA's tax increment revenue.

If revenue exceeds project costs, the URA plan is economically feasible, but if revenue is less than project costs, the URA plan is not economically feasible

The table in this Attachment presents an analysis and estimate of assessed value in the City and the URA, development that is proposed or anticipated in the City and the URA, analysis of the 10% limit on assessed value in the URA, and estimates of tax increment revenue that will be collected by the URA. Each page of the table includes numbered notes that correspond to the page of notes at the end of the table. The notes explain key data sources and assumptions.

The following is a summary of the analysis and estimates of the factors used to determine the economic feasibility of Ketchum's URA plan.

- Projections of new development in the City and URA are listed near the top of the table in the rows marked with note #3. All three of the major developments have been approved by the City. The amount of development proposed by the three developments is consistent with the amount of development anticipated by the City's land capacity study (1997) and comprehensive plan. Fiscal impact analyses conducted for each of the three proposed major developments indicate that the



developments will have a positive fiscal and economic impact on the City government and the local economy. An additional, smaller amount of development is anticipated from other sources, as shown in the rows marked with Notes # 4 and 5 for citywide development, and Note #8 for the URA.

- URA base assessed value is analyzed in the middle of the table in order to determine whether or not it remains below the statutory limit of 10% of the citywide assessed value. The row “Balance” Max Value Allowed Minus URA Base Value” is a positive number in every year, this showing compliance with the 10% limit.
- The URA’s increment of assessed value is the amount by which the URA’s assessed value exceeds the base value when the URA was created. This increment is the amount on which property taxes are paid to the URA from the taxing entities listed in Note #9. The increment of assessed value begins to increase significantly when major development projects commence in 2014/15.
- URA tax increment revenue is estimated in the bottom section of the table. The URA’s tax increment value (from the section above) is multiplied times the levy rate (explained in Note #9) and the result is the amount of tax increment revenue estimated to be received by the URA if the development occurs in the amounts and schedule listed at the top of the table. The total URA tax increment revenue is estimated to be \$124.8 million. After subtracting \$12.2 million for debt service payments on existing bonds the remaining tax increment revenue is estimated to be \$112.6 million.
- The cost of capital improvements project for the URA is \$74.4 million. Some of the projects will be funded in part by other revenues. The URA portion of the projects is \$58.9 million.
- The URA plan is economically feasible because the estimated net tax increment revenue of \$112.6 million exceeds the \$58.9 million URA portion of project costs, leaving a significant unappropriated balance of \$53.7 million.
- As noted in Attachment 5.1, the unappropriated balance of the URA’s tax increment revenue, \$53.7 will not be received until after the year 2023/24, and only if planned development occurs as scheduled by the developers. The URA CIP plan will be updated before then and the unappropriated balance will be designated for additional projects to be identified by the URA

Contents: Ketchum URA Assessed Value and Tax Increment Revenue Estimate.



# Ketchum URA Assessed Value and Tax Increment Revenue Estimate

	Notes	Oct 2009 - Sep 2010	Oct 2010 - Sep 2011	Oct 2011 - Sep 2012	Oct 2012 - Sep 2013
<b><u>Citywide Assessed Value</u></b>					
Beginning Value of All Taxable Property In Ketchum	1	\$3,766,130,976	\$3,356,616,902	\$3,367,830,238	\$3,388,037,219
Increase in Citywide Assessed Value					
Value of Additions to City	2		\$11,213,336		
Value of Construction - River Run	3				
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4		0.0%	0.6%	1.2%
Annual Growth Value	5		\$-	\$20,206,981	\$40,656,447
Total Citywide Assessed Value		\$3,766,130,976	\$3,367,830,238	\$3,388,037,219	\$3,428,693,666
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$376,613,098	\$336,783,024	\$338,803,722	\$342,869,367
<b><u>URA Base Assessment Roll and 10% Analysis</u></b>					
URA Assessed Value Base		\$343,924,226	\$319,560,119		
Value of Parcels Added to Base Assessment Roll	6		\$11,213,336		
Total URA Assessed Value		\$343,924,226	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$32,688,872	\$6,009,569	\$8,030,267	\$12,095,912
<b><u>URA Increment Assessed Value</u></b>					
URA Assessed Value Increment	7	\$101,373,514	\$92,696,320	\$103,909,656	\$104,533,114
Increase in URA Assessed Value					
Assessed Value of Additions to URA	6		\$11,213,336		
Assessed Value of Construction - Major	3		\$-	\$-	\$-
Assessed Value of Construction - Other	8		\$-	\$623,458	\$1,254,397
Assessed Value of URA Increment		\$101,373,514	\$103,909,656	\$104,533,114	\$105,787,511
<b><u>URA Levy Rate and Revenue</u></b>					
Levy Rate of Taxing Agencies	9	0.004981577	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$505,000	\$480,916	\$483,802	\$489,607
URA Debt Service Expense	11	\$255,238	\$211,288	\$371,805	\$385,373
URA Tax Revenue Net of Debt Service		\$249,762	\$269,628	\$111,997	\$104,234

## Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2013 - Sep 2014	Oct 2014 - Sep 2015	Oct 2015 - Sep 2016	Oct 2016 - Sep 2017
<b>Citywide Assessed Value</b>					
Beginning Value of All Taxable Property in Ketchum	1	\$3,428,693,666	\$3,486,981,458	\$3,662,121,898	\$3,891,262,338
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3		\$175,140,440	\$175,140,440	\$175,140,440
Value of Construction - Warm Springs	3			\$54,000,000	
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$58,287,792	\$-	\$-	\$-
Total Citywide Assessed Value		\$3,486,981,458	\$3,662,121,898	\$3,891,262,338	\$4,066,402,778
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$348,698,146	\$366,212,190	\$389,126,234	\$406,640,278
<b>URA Base Assessment Roll and 10% Analysis</b>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6	\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Total URA Assessed Value		\$17,924,691	\$35,438,735	\$58,352,779	\$75,866,823
Balance: Max Value Allowed Minus URA Base Value					
<b>URA Increment Assessed Value</b>					
URA Assessed Value Increment					
Increases in URA Assessed Value	7	\$105,787,511	\$107,585,899	\$243,370,495	\$433,155,091
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$-	\$135,784,596	\$189,784,596	\$135,784,596
Assessed Value of Construction - Other	8	\$1,798,388	\$-	\$-	\$-
Assessed Value of URA Increment		\$107,585,899	\$243,370,495	\$433,155,091	\$568,939,687
<b>URA Levy Rate and Revenue</b>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$497,930	\$1,126,370	\$2,004,734	\$2,633,174
URA Debt Service Expense	11	\$398,842	\$411,536	\$423,442	\$429,555
URA Tax Revenue Net of Debt Service		\$99,088	\$714,834	\$1,581,292	\$2,203,619



## Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2017 - Sep 2018	Oct 2018 - Sep 2019	Oct 2019 - Sep 2020	Oct 2020 - Sep 2021
<b>Citywide Assessed Value</b>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,066,402,778	\$4,264,260,285	\$4,477,072,504	\$4,553,182,737
Increase in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$22,717,067	\$37,671,779	\$75,723,558	\$75,723,558
Value of Construction - Warm Springs	3	\$175,140,440	\$175,140,440		
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$-	\$386,675	\$1,680,549
Total Citywide Assessed Value		\$4,264,260,285	\$4,477,072,504	\$4,553,182,737	\$4,630,586,843
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$426,426,029	\$447,707,250	\$455,318,274	\$463,058,684
<b>URA Base Assessment Roll and 10% Analysis</b>					
<u>URA Assessed Value Base</u>					
Value of Parcels Added to Base Assessment Roll	6	\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Total URA Assessed Value		\$95,652,574	\$116,933,795	\$124,544,819	\$132,285,229
Balance: Max Value Allowed Minus URA Base Value					
<b>URA Increment Assessed Value</b>					
<u>URA Assessed Value Increment</u>					
Increase in URA Assessed Value	7	\$568,939,687	\$727,441,350	\$900,897,725	\$976,621,283
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$158,501,663	\$173,456,375	\$75,723,558	\$75,723,558
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$727,441,350	\$900,897,725	\$976,621,283	\$1,052,344,841
<b>URA Levy Rate and Revenue</b>					
<u>URA Levy Rate of Taxing Agencies</u>					
URA Tax Revenue	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Debt Service Expense	10	\$3,366,754	\$4,169,547	\$4,520,011	\$4,870,476
URA Tax Revenue Net of Debt Service	11	\$444,655	\$458,455	\$471,005	\$482,455
		\$2,922,099	\$3,711,092	\$4,049,006	\$4,388,021

# Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2021 - Sep 2022	Oct 2022 - Sep 2023	Oct 2023 - Sep 2024	Oct 2024 - Sep 2025
<b>Citywide Assessed Value</b>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,630,586,843	\$4,721,455,112	\$4,801,719,849	\$4,883,349,087
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$90,868,269	\$30,289,423	\$45,434,134	\$75,723,558
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$49,975,314	\$36,195,103	\$7,293,376
Total Citywide Assessed Value		\$4,721,455,112	\$4,801,719,849	\$4,883,349,087	\$4,966,366,021
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$472,145,511	\$480,171,985	\$488,334,909	\$496,636,602
<b>URA Base Assessment Roll and 10% Analysis</b>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$141,372,056	\$149,398,530	\$157,561,454	\$165,863,147
<b>URA Increment Assessed Value</b>					
URA Assessed Value Increment					
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6	\$1,052,344,841	\$1,143,213,110	\$1,173,502,533	\$1,218,936,667
Assessed Value of Construction - Major	3	\$90,868,269	\$30,289,423	\$45,434,134	\$75,723,558
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$1,143,213,110	\$1,173,502,533	\$1,218,936,667	\$1,294,660,225
<b>URA Levy Rate and Revenue</b>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$5,291,034	\$5,431,220	\$5,641,499	\$5,991,963
URA Debt Service Expense	11	\$512,255	\$520,315	\$541,700	\$541,575
URA Tax Revenue Net of Debt Service		\$4,778,779	\$4,910,905	\$5,099,799	\$5,450,388



# Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2025 - Sep 2026	Oct 2026 - Sep 2027	Oct 2027 - Sep 2028	Oct 2028 - Sep 2029
<b><u>Citywide Assessed Value</u></b>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,966,366,021	\$5,057,234,290	\$5,148,102,560	\$5,235,620,304
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$90,868,269	\$90,868,270	\$75,723,557	\$75,723,557
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$-	\$11,794,187	\$13,281,988
Total Citywide Assessed Value		\$5,057,234,290	\$5,148,102,560	\$5,235,620,304	\$5,324,625,849
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$505,723,429	\$514,810,256	\$523,562,030	\$532,462,585
<b><u>URA Base Assessment Roll and 10% Analysis</u></b>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$174,949,974	\$184,036,801	\$192,788,575	\$201,689,130
<b><u>URA Increment Assessed Value</u></b>					
URA Assessed Value Increment					
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$90,868,269	\$90,868,270	\$75,723,557	\$75,723,557
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$1,385,528,494	\$1,476,396,764	\$1,552,120,321	\$1,627,843,878
<b><u>URA Levy Rate and Revenue</u></b>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$6,412,521	\$6,833,079	\$7,183,543	\$7,534,008
URA Debt Service Expense	11	\$540,212	\$537,590	\$539,040	\$534,562
URA Tax Revenue Net of Debt Service		\$5,872,309	\$6,295,489	\$6,644,503	\$6,999,446

# Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2029 - Sep 2030	Oct 2030 - Sep 2031	Oct 2031 - Sep 2032	Oct 2032 - Sep 2033
<b>Citywide Assessed Value</b>					
Beginning Value of All Taxable Property In Ketchum	1	\$5,324,625,849	\$5,415,144,488	\$5,507,201,945	\$5,600,824,378
Increase in Citywide Assessed Value					
Value of Additions to City	2		\$87,500,000	\$17,062,500	
Value of Construction - River Run	3				
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$90,518,639	\$4,557,456	\$76,559,933	\$95,214,014
Total Citywide Assessed Value		\$5,415,144,488	\$5,507,201,945	\$5,600,824,378	\$5,696,038,392
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$541,514,449	\$550,720,194	\$560,082,438	\$569,603,839
<b>URA Base Assessment Roll and 10% Analysis</b>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6	\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Total URA Assessed Value		\$210,740,994	\$219,946,739	\$229,308,983	\$238,830,384
Balance: Max Value Allowed Minus URA Base Value					
<b>URA Increment Assessed Value</b>					
URA Assessed Value Increment					
Increase in URA Assessed Value	7	\$1,627,843,878	\$1,655,517,224	\$1,743,017,224	\$1,772,648,517
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$-	\$87,500,000	\$17,062,500	\$-
Assessed Value of Construction - Other	8	\$27,673,346	\$-	\$12,568,793	\$30,135,025
Assessed Value of URA Increment		\$1,655,517,224	\$1,743,017,224	\$1,772,648,517	\$1,802,783,542
<b>URA Levy Rate and Revenue</b>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$7,662,086	\$8,067,055	\$8,204,195	\$8,343,666
URA Debt Service Expense	11	\$539,025	\$536,875	\$533,225	\$533,337
URA Tax Revenue Net of Debt Service		\$7,123,061	\$7,530,180	\$7,670,970	\$7,810,329



# Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2033 - Sep 2034	Oct 2034 - Sep 2035
<u>Citywide Assessed Value</u>			
Beginning Value of All Taxable Property in Ketchum	1	\$5,696,038,392	\$5,792,871,045
Increases in Citywide Assessed Value			
Value of Additions to City	2		
Value of Construction - River Run	3		
Value of Construction - Warm Springs	3		
Value of Construction - Bald Mountain Lodge	3		
Value of Other New Development			
Annual Growth Percent	4	1.7%	1.7%
Annual Growth Value	5	\$96,832,653	\$98,478,808
Total Citywide Assessed Value		\$5,792,871,045	\$5,891,349,853
Maximum Percent Allowed in URA		10%	10%
Maximum Value Allowed in URA		\$579,287,104	\$589,134,985
<u>URA Base Assessment Roll and 10% Analysis</u>			
URA Assessed Value Base	6	\$330,773,455	\$330,773,455
Value of Parcels Added to Base Assessment Roll		\$248,513,649	\$258,361,530
Total URA Assessed Value			
Balance: Max Value Allowed Minus URA Base Value			
<u>URA Increment Assessed Value</u>			
URA Assessed Value Increment	7	\$1,802,783,542	\$1,833,430,862
Increases in URA Assessed Value			
Assessed Value of Additions to URA	6		
Assessed Value of Construction - Major	3	\$-	\$-
Assessed Value of Construction - Other	8	\$30,647,320	\$31,168,325
Assessed Value of URA Increment		\$1,833,430,862	\$1,864,599,186
<u>URA Levy Rate and Revenue</u>			
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213
URA Tax Revenue	10	\$8,485,509	\$8,629,762
URA Debt Service Expense	11	\$532,075	\$534,300
URA Tax Revenue Net of Debt Service		\$7,953,434	\$8,095,462
		Total 2009/10 - 2034/35	

## Ketchum URA Assessed Value and Tax Increment Revenue Estimate (Notes)

- 1 Includes current City of Ketchum net taxable value + UR increment + homeowner exemption + new taxable construction.
- 2 Additions to Citywide Assessed Value: River Run Current Assessed Value \$11,213,336.
- 3 Development value estimates per applicants. Development timing: 4 years added to applicants' timing due to weak economy.
- 4 Annual Growth Percent: assume same rate as City CIP.
- 5 Annual Growth = Annual Growth % times Beginning Value of All Taxable Property minus the Construction Value of 3 Major Developments. Thus, the regular annual growth is used in years when there is no major development, and regular annual growth value is reduced by the value of major development in years when major development occurs.
- 6 Parcel Additions to Citywide Assessed Value: River Run Current Assessed Value \$11,213,336
- 7 URA Assessed Value Increment = Total Assessed Value of URA minus base assessment.
- 8 Annual Growth = Annual Growth % times URA Assessed Value Increment minus the Construction Value of 3 Major Developments  
Similar to note 5 for citywide values, the regular annual growth is used in years when there is no major development, and regular annual growth value is reduced by the value of major development in years when major development occurs.
- 9 Taxing Agencies and 10/20/09 Levy Rates:
 

	<u>Percent of</u>
	<u>Levies</u>
Blaine County	17.26%
County Ambulance	2.88%
City of Ketchum	18.84%
Ketchum Cemetary	0.16%
County Rec Dist	1.86%
Flood Control #9	0.19%
School Dist #61	<u>58.81%</u>
Total	100.00%
- 10 2009/10 and 2010/11 estimate by City staff; 2011/12 and subsequent estimates by multiplying URA increment value by the levy rate.
- 11 2009/10 per URA Budget; all other years from Debt Service Schedule of Series 2010 URA Bonds.



ATTACHMENT 5.3  
Ketchum Urban Renewal Plan 2010

**Fiscal Impact Analysis within the Revenue Allocation Area**

**Authority:** Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency, (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 on the revenue allocation area.

**Summary:** During the life of the URA, when development occurs in the URA's revenue allocation area the increase in assessed value ("the increment") is retained by the URA and each taxing district forgoes its property taxes on the increment. After the URA ends, each taxing district has the full value of the increment added to its tax base.

Attachment 5.2 includes a table that calculates the total tax increment revenue during the remaining life of the URA. The following table repeats from Note #9 the list of taxing districts and their current levy rates, and the percent each district's rate is of the total levy rate applied to the URA. The table then applies each district's percent to the total property tax increment during the URA to show the fiscal impact on the district during the life of the URA. This revenue is "lost" to the district, but would probably not have existed without the creation of the URA and the funding of capital improvements that supported the development in the URA. The last column in the table indicates each district's annual property tax on the increment from the URA based on the increment in the final year of the URA (2034/35).

<u>Taxing District</u>	<u>Levy Rate (URA)</u>	<u>Percent of Levies</u>	<u>During URA</u>	<u>After URA</u>
Blaine County	0.000799048	17.26%	21,556,646	1,489,904
County Ambulance	0.000133480	2.88%	3,601,012	248,887
City of Ketchum	0.000871751	18.84%	23,518,021	1,625,466
Ketchum Cemetery	0.000007270	0.16%	196,129	13,556
County Rec Dist	0.000085999	1.86%	2,320,073	160,354
Flood Control #9	0.000008964	0.19%	241,830	16,714
School Dist #61	<u>0.002721701</u>	<u>58.81%</u>	<u>73,425,809</u>	<u>5,074,881</u>
Total	0.004628213	100.00%	124,859,521	8,629,762

**Contents:** No attachments.

ATTACHMENT 6  
Ketchum Urban Renewal Plan 2010

**RESOLUTION NO. 06-033**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, FINDING THAT DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; FINDING THAT THE REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; AND DIRECTING THE MAYOR AND CITY COUNCIL TO APPOINT AND DESIGNATE A BOARD OF COMMISSIONERS TO THE KETCHUM URBAN RENEWAL AGENCY TO TRANSACT BUSINESS AND EXERCISE POWERS PURSUANT TO THE IDAHO URBAN RENEWAL LAW OF 1965.

WHEREAS, the Legislature of the State of Idaho enacted Idaho Code Title 50, Chapter 20, as amended, (the "Act") known as the "Idaho Urban Renewal Law of 1965", which created in the City of Ketchum an independent public body, corporate and politic, to be known as the "Ketchum Urban Renewal Agency" (the "Agency"); and

WHEREAS, the Act provides that such Agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Act, until or unless the Mayor and City Council have adopted a resolution wherein certain findings are made; and

WHEREAS, the City entered a contract with the Tom Hudson Company to prepare a Downtown Ketchum Master Plan Framework (the "Framework") which is now complete and which has been adopted by the City; and

WHEREAS, the Framework identifies several deteriorated and deteriorating areas as defined in Idaho Code § 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 layout leading to an unsafe pedestrian environment and difficulty in way finding, , unsafe conditions, and substantial economic underdevelopment within the City all substantially impairing or arresting the sound growth of the City, retarding the provision of housing accommodations and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use; and

WHEREAS, in 1997, ASI Associates, Inc. prepared a Housing Needs Assessment for the City (the "1997 ASI Assessment"); and

WHEREAS, in 2001, Rees Consulting, Inc. prepared a report analyzing residential development, the availability and cost of rental units and sales dates from 1997 through 2000 (the "2001 Rees Consulting Report"); and

WHEREAS, in 2002, Rees Consulting, Inc. updated the 2001 Rees Consulting Report (the "2002 Rees Consulting Report Update"), the findings and recommendations of which are incorporated herein by reference; and

WHEREAS, in March 2005, the Blaine Ketchum Housing Authority received the Blaine County Idaho Community Housing Support Study (the "2005 Support Study"); and

WHEREAS, the 1997 ASI Assessment, the 2001 Rees Consulting Report, the 2002 Rees Consulting Report Update and the 2005 Support Study are all collectively referred to herein as the "Housing Needs Studies" and the content, findings and recommendations of the Housing Needs Studies are hereby incorporated herein by reference; and

WHEREAS, the Housing Needs Studies indicate the existence of conditions substantially impairing and arresting the sound growth of the City and retarding the provision of housing accommodations; and

WHEREAS, the Tom Hudson Company has recommended as part of the Framework that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 *et seq.* to address these and other problems within the City.

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

1. The Mayor and City Council do hereby find that:

- (a) One or more deteriorated or deteriorating areas as defined in Idaho Code Title 50, Chapter 20, as amended, the "Idaho Urban Renewal Law of 1965", exist in Ketchum, Idaho, are identified in the Framework and in the Housing Needs Studies and are depicted in the map of the Ketchum Urban Renewal Area, a true and correct copy of which is attached hereto as Exhibit A.
- (b) The rehabilitation, conservation and redevelopment of such areas is necessary in the interest of the public health, safety, morals and welfare of the residents of Ketchum, Idaho.
- (c) There is a need for an urban renewal agency to function in Ketchum, Idaho.

2. The Mayor and Council are hereby directed to appoint and designate a Board of Commissioners to the Ketchum Urban Renewal Agency to transact business and exercise powers pursuant to the Idaho Urban Renewal Law of 1965.

This Resolution will be in full force and effect upon its adoption this 3<sup>rd</sup> day of April, 2006.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

\_\_\_\_\_  
Benjamin W. Worst,  
City Attorney



**RESOLUTION NO. 06-034**

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 layout leading to an unsafe pedestrian environment and difficulty in way finding, unsafe conditions, and substantial economic underdevelopment within the City all substantially impairing or arresting the sound growth of the City, retarding the provision of housing accommodations and constituting 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 data 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 known as the Ketchum Urban Renewal Area.

This Resolution will be in full force and effect upon its adoption this 3<sup>rd</sup> day of April, 2006.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM  
AND CONTENT:

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Sandra E. Cady, CMC  
City Treasurer/Clerk

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Benjamin W. Worst,  
City Attorney

ATTACHMENT 8  
Ketchum Urban Renewal Plan 2010

**ORDINANCE NO. 992**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING THE KETCHUM URBAN RENEWAL AREA PLAN; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended; and

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project; and

WHEREAS, on October 16, 2006, the Agency met and considered the Ketchum Urban Renewal Plan (the "Plan") and by unanimous vote adopted Resolution No. 06-URAS, recommending the City Council adopt the Plan; and

WHEREAS, on October 18 and 23, 2006, the Ketchum Planning and Zoning Commission reviewed the Plan and approved the Plan as being in conformity with Ketchum's general plan for the development of the municipality as a whole and made written recommendations regarding the Plan to the City Council; and

WHEREAS, on October 11, 2006, the required Notice of Public Hearing was published in the Idaho Mountain Express, the official newspaper for public notice in the City, setting the public hearing date for October 30, 2006; and

WHEREAS, on October 13, 2006, a copy of the Plan and Notice was hand delivered to the governing bodies of Blaine County Recreation District, Blaine County, Blaine County Ambulance District, Blaine County School District, Blaine County Cemetery District and the City of Ketchum; and

WHEREAS, on October 30, 2006, the Ketchum City Council held a public hearing on consideration of the adoption of the Plan; and

WHEREAS, the legislature of the State of Idaho enacted Chapter 29, Title 50 of the Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies to adopt revenue allocation financing provisions as part of the urban renewal plans; and

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision; and

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the November 15, 2006, meeting of the City Council:

- (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (b) An economic feasibility study;
- (c) A detailed list of estimated project costs;
- (d) 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 on the revenue allocation area; and
- (e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.
- (f) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
- (g) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

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

WHEREAS, it is necessary and in the best interest of the citizens of the City of Ketchum to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Plan in order to encourage private development in the Project Area, prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements, encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base, encourage private investment in the area and further the public purpose of the Agency.



NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. That it is hereby found and determined that:

- (a) The Ketchum Urban Renewal Area, as defined in Resolution No. 06-034, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
- (b) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2. That it is hereby found that the Agency does not intend to displace individuals through its development activities; however, should any such displacement happen a feasible method exists in Section 307 of the Plan for the re-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.

Section 3. That it is hereby found and determined that the Plan conforms to general plan for the development of the municipality as a whole of the City of Ketchum, Idaho

Section 4. That it is hereby found and determined that the Plan gives due consideration to the provision of adequate and open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5. That it is hereby found and determined that the Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6. That it is hereby found and determined that the Revenue Allocation Area does not consist of predominantly 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 non-residential uses. The Plan does not indicate that the urban renewal area consists of any areas of open land to be acquired by the Agency for residential use development. Nonetheless, the parking lots identified in Attachment 4.3 shall be acquired for residential uses i.e. affordable workforce housing. The City hereby determines that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in Ketchum; 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 Ketchum's plan for the development of the municipality as a whole as discussed herein above.

Section 7. That the Plan, a copy of which is attached hereto and marked as Exhibit B and made a part hereof by attachment, be and the same hereby is approved.

Section 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.

Section 9. That it is hereby found and determined that the equalized assessed valuation of the Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10. That no direct or collateral action attacking the 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 Plan.

Section 11. That pursuant this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2006 to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

Section 12. 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 13. All parts of Ordinances in conflict herewith are hereby repealed.

Section 14. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and APPROVED by the Mayor this \_\_\_\_\_ of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM

AND CONTENT:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

By: \_\_\_\_\_  
Benjamin W. Worst,  
City Attorney

Publish: Idaho Mountain Express  
Date: \_\_\_\_\_

EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 992  
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING THE KETCHUM URBAN RENEWAL AREA PLAN; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 992 of the City of Ketchum, Blaine County, Idaho, adopted on November 15, 2006, is as follows:

**Section 1:** That it is hereby found and determined that:

- (d) The Ketchum Urban Renewal Area, as defined in Resolution No. 06-034, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
  - (e) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

**Section 2:** Section 307 of the Plan requires the Agency to comply with applicable state and federal rules and regulations governing relocation of people and further requires the Agency to provide reasonable relocation assistance to displaced families, if any, which constitutes a feasible method for the location of such families.

**Section 3:** Finds that the said Plan conforms to the general plan for the development of the municipality as a whole.

**Section 4:** Finds that the said Plan gives due consideration to the provision of adequate and open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

**Section 5:** Finds that said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.



**Section 6:** Finds that the Revenue Allocation Area does not consist of predominantly 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 non-residential uses. Provided, however, that the City Council does find that if portions of the Revenue Allocation Area are deemed "open land" the criteria set forth in the Law, Title 50, Chapter 20, Idaho Code, as amended, have been met.

**Section 7:** Approves a copy of the Plan, which is attached to Ordinance No. 992 and marked as Exhibit B and made a part thereof by attachment. The Plan contains the following provisions regarding taxation of real property:

**SECTION 500           METHODS OF FINANCING THE PROJECT**

**SECTION 501           General Description of the Proposed Financing Method**

The Agency is authorized to finance the Projects with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity all as more specifically detailed in Attachment 4.

**SECTION 502           Revenue Allocation Financing Provisions**

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2006. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Projects.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Ketchum, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to update the presently anticipated Projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such updates necessary or convenient to effectuate the general objectives of the Plan. Such updates shall not constitute amendments or modifications of this Plan, including without limitation, modification pursuant to Idaho Code Section 50-2903(4).

The Agency may expend revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may obtain advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the Projects are completed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged to the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Projects in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Projects.

#### SECTION 503      Participation With Local Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts, including without limitation local business improvement districts, for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities and local business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BLID or to participate as an assessed entity to finance the LID or BLID project.

#### SECTION 504      Issuance of Debt

Any debt incurred by the Agency shall be subject to all terms and conditions of applicable state and federal laws.

**SECTION 505      Impact on Other Taxing Districts**

A specific delineation of tax dollars generated by revenue allocation upon each taxing district is included in the Attachments hereto . The overall impact of the revenue allocation provisions is shown on Attachment 5B. The amounts set forth in Attachment 5B in the column "Gross Revenue" would constitute the amounts distributed to the other taxing entities from the Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year.

**SECTION 700      ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Revenue Allocation Area may be enforced by such owners.

The Plan contains the following legal description and map:

The Project Area and Revenue Allocation Area can be described as falling within the following general boundaries. These boundaries follow property boundaries on record at the Blaine County Assessor's Office and are specifically detailed on the Revenue Allocation Area-Boundary Map.

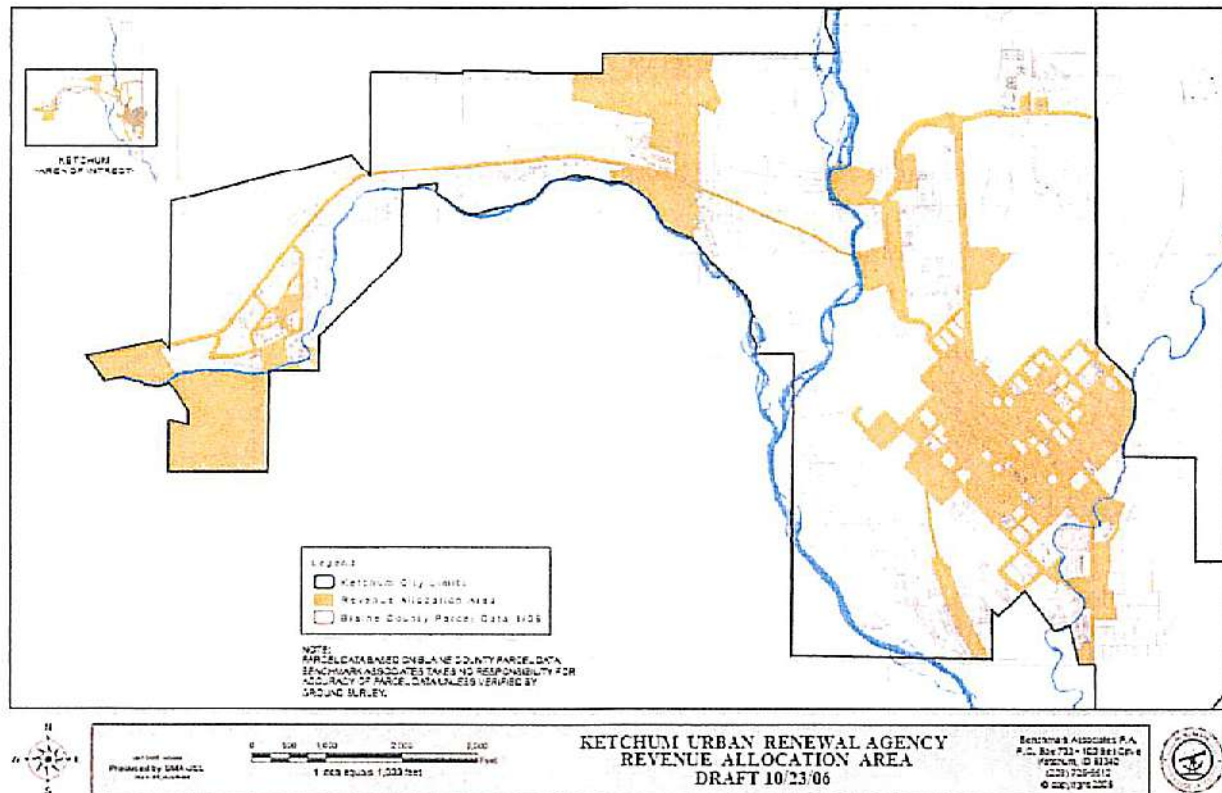
At the point of beginning designated as the intersection of State Highway 75 and Serenade Lane, thence north to Garnet Street, thence north to Topaz Street, thence north to Emerald Street, thence east approximately 200 feet, thence north to Jade Street, thence west 50 feet to Leadville Avenue South, thence north to Gem Street, thence north on Leadville Avenue South, thence continuing northwest on Leadville Avenue South, thence northeast along Trail Creek, thence northwest to Fifth Street East, thence southwest to Walnut Avenue North, thence northwest to Sixth Street East, thence southwest to the alley between East Avenue North and Leadville Avenue North, thence northwest approximately 850 feet, thence northeast to East Avenue North, thence northwest to State Highway 75, thence north approximately 1000 feet, thence east approximately 500 feet, thence south approximately 100 feet, thence west approximately 100 feet, thence south approximately 275 feet, thence northeast 300 feet, thence north approximately 50 feet, thence east approximately 1,150 feet, thence north approximately 375 feet, thence west to State Highway 75, thence north to Saddle Road, thence east approximately 1,800 feet including Kneeland Condominiums and Saddle View

Subdivision Number 3, Lot 21, Block 4, thence southwest on Saddle Road including Lots 1, 2, 3 and 4 of Northwood Park Subdivision Number 1 and Lindsay Circle and Park Circle West and Parcel A and Tax Lots 6689 and 6690 and Church of the Big Wood Parcel B to Warm Springs Road, thence southwest including Lot 1 of Kolouch Subdivision and Lots 1, 2 and 3 of Parkwood Subdivision, thence northwest on Warm Springs Road approximately 2,675 feet, thence north approximately 1,100 feet, thence southeast approximately 225 feet to West Canyon Run Boulevard, thence northeast approximately 175 feet, thence northwest approximately 325 feet, thence northeast approximately 325 feet, thence west approximately 1,500 feet, thence south approximately 300 feet, thence west approximately 375 feet, thence south approximately 375 feet, thence southeast approximately 325 feet, thence south approximately 50 feet, thence southeast approximately 800 feet to Four Seasons Way, thence southwest to Warm Springs Road excluding the Fields at Warm Springs Condominiums, thence on Bald Mountain Road for approximately 425 feet, thence south 100 feet, thence southeast including Tax Lots 7638, 7639, 7640 and 7641 and Geezer Alley and Townhouse Lane, thence east to the end of Warm Springs Road including Imperial, Rohen, Climax, Carbon Hill Millsite, Hot Springs Lode, Tax Lots 6856, 5930, 2790, 3425, 6357 and 4750, Greyhawk Subdivision, Greyhawk Subdivision II Lot 2, Greyhawk Subdivision III Lot 3, Puchner Lane, Gates Road, Jane Lane and all property located between Picabo Street, Howard Drive, Ritchie Drive, and Skiway Drive, thence northeast on Warm Springs Road to Tenth Street, thence northeast to State Highway 75, thence southwest from Warm Springs to Tenth Street East, thence southeast to Ninth Street East, thence southwest approximately 375 feet to the alley, thence southeast to Eighth Street East, thence southwest to Second Avenue North, thence northwest approximately 275 feet, thence southwest approximately 325 feet to Third Avenue North, thence northwest approximately 250 feet, thence northeast approximately 125 feet, thence north approximately 125 feet, thence southwest approximately 250 feet to Third Avenue North, thence southeast to Eighth Street West, thence northeast to Second Avenue North, thence southeast to Seventh Street West, thence southwest to Third Avenue North excluding the 7<sup>th</sup> Street Townhouses, thence southeast to the Bike Path, thence southeast on the Bike Path approximately 1,500 feet, thence from Third Avenue North southeast to Fourth Street West, thence northeast to Second Avenue North, thence southeast to River Street West, thence southwest to Third Avenue South, thence southeast to Cottonwood Street, thence northeast to Second Avenue South excluding the property between River Street West and Cottonwood Street and between Second Avenue South and Third Avenue South, thence from Second Avenue South southeast approximately 250 feet, thence northeast approximately 75 feet, thence southeast approximately 125 feet, thence northeast approximately 50 feet, thence along Second Avenue South to the Blaine County Line excluding the Westridge Condominiums, Sun Mountain Subdivision and Two Bridges Condominiums, thence east to the point of beginning, excluding certain property known as Habitat 2000 Condominiums, Block 89, Lots 1A and 2A, the Christiana and Colonade Buildings, Block 87, Lot 1, the Courtyard Condominiums, Block 6, Lots Amended 1A, 3 and 4, Block 17, Lots 1A and 3,



Block 19, Lots 3 and 4 Block 54, Lot 6, Block 56, Lot 6A, 2<sup>nd</sup> Avenue  
Condominiums, Andora Villa Number 3 Condominiums and Andora Lane  
Townhouses.

If there are any inconsistencies between the Description of the Project Area/Revenue Allocation Area Boundaries and the Project Area/Revocation Allocation Boundary Map, the Map controls.



**Section 8:** That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.

**Section 9:** That it is hereby found and determined that the equalized assessed valuation of the Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**Section 10:** Finds any direct or collateral action attacking the Plan shall be brought within thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

**Section 11.** Finds that this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2006, to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

**Section 12:** Provides a savings and severability clause.

**Section 13:** Provides a repealer clause.

**Section 14:** Provides for publication of a summary of the Ordinance.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

**STATEMENT OF LEGAL ADVISOR**

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 992 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2006.


\_\_\_\_\_  
Benjamin W. Worst,  
Ketchum City Attorney

Publish: Idaho Mountain Express  
Date: \_\_\_\_\_

**FINDINGS AND RECOMMENDATIONS  
URBAN RENEWAL PLAN  
CITY OF KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETINGS OF SEPTEMBER 27 AND OCTOBER 11, 2010**

**PROJECT:** Ketchum Urban Renewal Plan

**REQUEST:** Statutorily required review and recommendation to City Council

**PREPARED BY:** Lisa Enourato, Planning Technician, Assistant to City Administrator 

**STATUTORY AUTHORITY:** The Idaho Urban Renewal Law of 1965, Idaho Code Sections 50-2001 et seq.  
The Local Economic Development Act, Idaho Code Sections 50-2901 et seq.

**NOTICE:** No additional notice requirements in addition to standard meeting and agenda notice

**NOTE:** Code language is in bold type; staff comments are in lighter type.

**GENERAL FINDINGS OF FACT**

On August 2, 2010, the Urban Renewal Agency of the City of Ketchum entered into an agreement with Henderson, Young & Company, Inc. (the "Consultant") to perform the technical services associated with the rewrite of the Ketchum Urban Renewal Plan (the "Plan"). The City has determined the revised boundaries of the Urban Renewal Area, which will now include the River Run parcels. The annexation of this property was approved on Thursday, September 16, 2010 at a Special City Council Meeting. The Consultant has updated the Capital Improvement Plan and performed related financial analyses of the City's Plan, which was adopted November 15, 2006, and along with staff has prepared a new Urban Renewal Plan to comply with the requirements of Idaho Code Chapter 50-2905 and other relevant law.

**EVALUATION STANDARDS**

The Idaho Urban Renewal Law of 1965, Idaho Code Sections 50-2001 Et. Seq. Criteria:  
**Idaho Code Section 50-2008: Preparation and Approval of Plan for Urban Renewal Project**

- (b) **An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review. Upon receipt**



of the recommendations of the planning commission, or if no recommendations are received within said 30 days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

**Findings:** The Plan conforms to the general plan for the development of the municipality as a whole which is set forth in the Ketchum Comprehensive Plan, the Ketchum Capital Improvements Plan, the Ketchum Downtown Master Plan, the Ketchum Subdivision Ordinance and the Ketchum Zoning Ordinance, all of which are incorporated by reference as integral parts of the Plan in Section 1, paragraph 4 of the Plan and are complied with more specifically as follows:

**Part 4: Land Use**

**Policy 4.1.10:** Continue to develop pedestrian amenities that are unified in their design through the Ketchum Streetscape Program.

**Policy 4.3.5:** Create clear directional aides for visitors regarding location of public services such as skier access points, public parking lots, visitor information centers and areas of special interest.

**Policy 4.4.2:** Promote safe access to the existing pedestrian and other non-motorized paths along the corridor into the downtown.

**Policy 4.4.3:** Create clear directional aides for visitors as outlined in Policy 4.3.6.

**Policy 4.5.3:** Make Main Street and Sun Valley Road more attractive and safe for pedestrians.

**Policy 4.5.4:** Widen sidewalks on Main Street, recognizing the need for a landscape buffer at the curb line due to the high traffic volume.

**Policy 4.5.7:** Implement parking management, circulation and traffic reduction strategies that will improve pedestrian travel and vehicular circulation, including:

- improving pedestrian walkways by widening sidewalks, pavement, material or color changes at crosswalks and curb extensions for pedestrians at corners
- completing the sidewalk system in the core and ensuring they are kept cleared in the winter
- creating 4-way stops at intersections
- relocating employee parking out of key downtown locations
- developing carpool incentives
- integrating paid parking in conjunction with other parking/circulation strategies requiring new development to address their overall parking impacts and needs, even though the City does not require all of the needed parking on-site

- establishing underground parking for larger projects as a requirement, not an incentive
- encouraging the development of underground parking in a location near any future central civic space, in conjunction with full traffic analysis
- explore funding options such as utilization of the Option Tax in support of parking programs
- develop a specific program for spending of in-lieu funds or other funding sources collected for parking

**Policy 4.5.11:** Develop a Master Plan for the Community Core which delineates a central civic space, ties in key streets such as Fourth Street, Sun Valley Road and Main Street and outlines a public investment strategy to implement the Master Plan.

**Policy 4.5.14:** Encourage creation of pedestrian gathering areas or small parks in the Community Core.

**Policy 4.5.18:** Adopt and implement a long range Capital Improvements Program, that incorporates the improvements needed to achieve these goals and policies for the Community Core and to implement the Community Core Master Plan.

**Policy 4.7.6:** Aggressively pursue undergrounding the power lines along Warm Springs Road to facilitate the development of a bike path, and to improve the visual corridor leading to the Warm Springs Base area.

**Policy 4.9.2:** Promote the construction of safe, adequate, long term housing available at costs that are affordable to Ketchum employees and residents for ownership and rent.

**Policy 4.9.4:** Provide safe circulation and connections from residential neighborhoods to all areas of the City.

**Policy 4.9.6:** Encourage the development of medium density residential projects on land near the Community Core.

**Findings:** Attachment 5 to the Plan complies with the general plan for the development of the municipality as a whole by calling for substantial improvements to the pedestrian environment intended to make way finding easier and to make walking and transportation by bicycle safer. These plans include sidewalk infill of the downtown core; sidewalk infill from the downtown core to the newly annexed River Run area; 2<sup>nd</sup> Avenue and East Avenue reconstruction for pedestrian enhancement; Phase III and IV of the Fourth Street Heritage Corridor; streetlight replacement; 4<sup>th</sup> Street sidewalk geothermal heating system; 1<sup>st</sup> Avenue Arts Promenade from 2<sup>nd</sup> Street to 5<sup>th</sup> Street; and Citywide way finding. These improvements shall be made pursuant to applicable City of Ketchum Street and streetscape standards. The Plan also calls for the development of a parking structure at River Run, undergrounding of power lines, and provides for substantial affordable workforce housing as described below.

**Part 5: Community Housing**

**Goal 2: Promote the development and maintenance of affordable housing in Ketchum.**

**Policy 5.1: The City will take the lead in the development of affordably priced housing using, but not limited to, the following means:**

- Land acquisition
- Development contracts
- Incentives
- Regulatory strategies
- Tax treatments
- Zoning and density modifications
- Voluntary contributions
- Coordination with the Blain County Housing Authority
- Use of the City's Planned Unit Development Ordinance
- Use of Transfer of Development Rights, if feasible
- Require affordably priced housing units where the size and scope of the project could make this requirement appropriate

**Policy 5.9: The City of Ketchum will work to provide additional housing for its employees while improving and maintaining existing City housing.**

**Findings:** The Urban Renewal Agency was enacted by a finding of deteriorated or deteriorating areas within the City of Ketchum due primarily to the economic underdevelopment of the downtown, caused by a lack of affordable workforce housing. Accordingly, a primary mission of the Ketchum Urban Renewal Agency, as set forth in the Plan, is the creation of affordable workforce housing, which not only complies with but promotes the general plan for the development of the municipality as a whole, as set forth in the above-referenced Comprehensive Plan policies. Multi-unit, medium density, affordable workforce housing projects are planned for properties currently owned by the City of Ketchum at 6<sup>th</sup> Street and Leadville, and 2<sup>nd</sup> Street and Washington. The Plan also anticipates cooperation between the Urban Renewal Agency and other local governments, local non-profits, private entities, and individuals through the use of participation agreements, which will encourage additional housing in furtherance of the above-referenced Comprehensive Plan policies.

**Part 6: Transportation**

**Goal 1: Strive for the safe and efficient movement of people, goods and services.**

**Goal 2: Design safe roads and other transportation systems that support the Wood River Valley and maintain Ketchum's small town mountain character.**

**Policy 6.6:** Improve the current Ketchum Area Rapid Transit (KART) system, including a high frequency, City wide mass transit service focusing on times and stop locations to serve tourists, residents and workers. When ridership is down, increase service instead of decreasing service.

**Policy 6.8:** Place a high priority on developing safe, convenient and attractive bicycling and walking systems that are integrated with other transportation systems.

**Findings:** Attachment 5 to the Plan calls for substantial improvements to the pedestrian environment in the form of newer, wider sidewalks, better lighting and signage and traffic control devices. Such improvements should make the movement of people, goods and services both safer and more efficient. The Plan calls for street projects on Serenade Lane and Highway 75, traffic and congestion mitigation on Warm Springs Road, Washington Avenue between River Street and First Street and the River Street and Main Street intersection, all in compliance with the general plan for the development of the municipality as a whole.

#### **Part 7: Public Facilities, Utilities and Services**

**Policy 7.2:** Minimize visual impact of utilities throughout the City. Require that all new utilities be located underground or otherwise entirely screened from view. Underground existing facilities (lines, poles, and transformers) as a high priority, particularly in key view corridors.

**Policy 7.6:** Explore the possibility of utilizing geothermal resources for local utility districts.

**Policy 7.17:** Consider and plan for long range office/department space.

**Findings:** Attachment 5 to the Plan provides money for undergrounding utilities from River Street to Elkhorn and from Highway 75 to the River Run Resort. The Revenue Allocation Area Map is drawn in such a manner that infrastructure could be placed in Warm Springs Road to bring geothermal water from the Warm Springs Base area to the downtown. The Plan calls for office/department space in the form of a new City Hall and Public Safety Building. While the location of these buildings is still unknown and may not exist within the Revenue Allocation Area, these projects provide service to the Urban Renewal Area that directly benefit the URA and is important to the functionality of the URA, all in compliance with the general plan for the development of the municipality as a whole.

#### **Part 8: Open Space, Recreation and Heritage**

**Policy 8.12:** Support improvements to other passive public open space, such as pocket parks, along public rights-of-way including intersections, and other area.

**Policy 8.20:** Promote the development of public gathering spaces throughout the City in public and private development.



**Policy 8.21: Support improvements to public streets, parking lots and plazas that provide public spaces for street fairs, festivals and other gatherings.**

**Policy 8.23: Promote the inclusion of art in public spaces.**

**Findings:** The Plan calls for the creation of substantial public space for gatherings and open space. This includes two new City parks along with substantial improvements to the amenities at the existing parks and to some structures in order to maintain the health, safety and welfare of the citizens of the community. The Downtown Master Plan requires that such developments retain and highlight local history and create opportunities for public art all in compliance with the general plan for the development of the municipality as a whole.

**Conclusion:** Many of the improvements called for in the Plan are a subset of the improvements called for in the Ketchum Capital Improvements Plan. Additional improvements are included which meet the criteria to be part of the Urban Renewal Plan, but did not meet the criteria for the Capital Improvements Plan. All improvements called for in the Plan will be constructed in cooperation and coordination with the City of Ketchum. The Plan is not in conflict with the Ketchum Capital Improvements Plan.

The Ketchum Downtown Master Plan and the Plan call for the same streetscape improvements, gateway enhancements, public spaces, and pedestrian environment improvements including better pedestrian safety, sidewalks, traffic control devices and signage for way-finding. The Plan conforms to the Ketchum Downtown Master Plan.

Attachment 4 to the Plan, which sets forth the expected land uses within the Revenue Allocation Area, is the current Ketchum Zoning Map. Section 4 of the Plan limits all uses of property in the Revenue Allocation Area to the uses permitted under the Ketchum Zoning Ordinance. The Plan conforms to the Ketchum Zoning Ordinance.

Section 4.4.9 of the Plan requires that any parcel in the Revenue Allocation Area be subdivided only in conformity with the Ketchum Subdivision Ordinance. The Plan conforms to the Ketchum Subdivision Ordinance.

**The Local Economic Development Act, Idaho Code Sections 50-2901 Et. Seq. Criteria:**

**Idaho Code Section 50-2905:**

**RECOMMENDATION OF URBAN RENEWAL AGENCY.** In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include a statement listing:

- (1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;**

**Findings:** Attachment 5.1 to the Plan provides this information.

- (2) An economic feasibility study;**

**Findings:** Attachment 5.2 to the Plan provides this study.

- (3) A detailed list of estimated project costs;**

**Findings:** Attachment 5.1 to the Plan provides this information.

- (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 on the revenue allocation area; and**

**Findings:** Attachment 5.3 to the Plan provides this information.

- (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.**

**Findings:** Attachment 5.1 to the Plan provides this information.

- (6) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.**

**Findings:** Section 8 of the Plan provides this information.

- (7) A description of the disposition or retention of any assets of the agency upon the termination date. Provided, however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.**

**Findings:** Section 8 of the Plan provides this information.

**Conclusion:** These inclusions to the Plan meet the required criteria pursuant to Idaho Code Section 50-2905.

## **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Ketchum Urban Renewal Plan was submitted to the Ketchum Planning and Zoning Commission on September 27, 2010 and October 11, 2010 and is in accordance with the applicable legal standards. The Planning and Zoning Commission reviewed the Plan to determine compliance with the general plan for the development of the municipality as a whole.

### **DECISION**

Based on the analysis of the Ketchum Comprehensive Plan, Ketchum Capital Improvements Plan, Ketchum Downtown Master Plan, Ketchum Subdivision Ordinance, Ketchum Zoning Ordinance, and Findings of Fact and Conclusions of Law, the Planning and Zoning Commission finds that all components of the Ketchum Urban Renewal Plan are in full compliance with the above mentioned plans, which constitute the general plan for the development of the municipality as a whole.

Findings of Fact adopted this 25th<sup>th</sup> day of October, 2010.



Deborah Burns, Co-Chair or  
Rich Fabiano, Co-Chair  
Planning and Zoning Commission

Ketchum Urban Renewal Plan 2010  
**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 1<sup>st</sup> day of November, 2010.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Randy Hall, Mayor

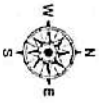
ATTEST:

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

\_\_\_\_\_  
Stephanie J. Bonney,  
City Attorney



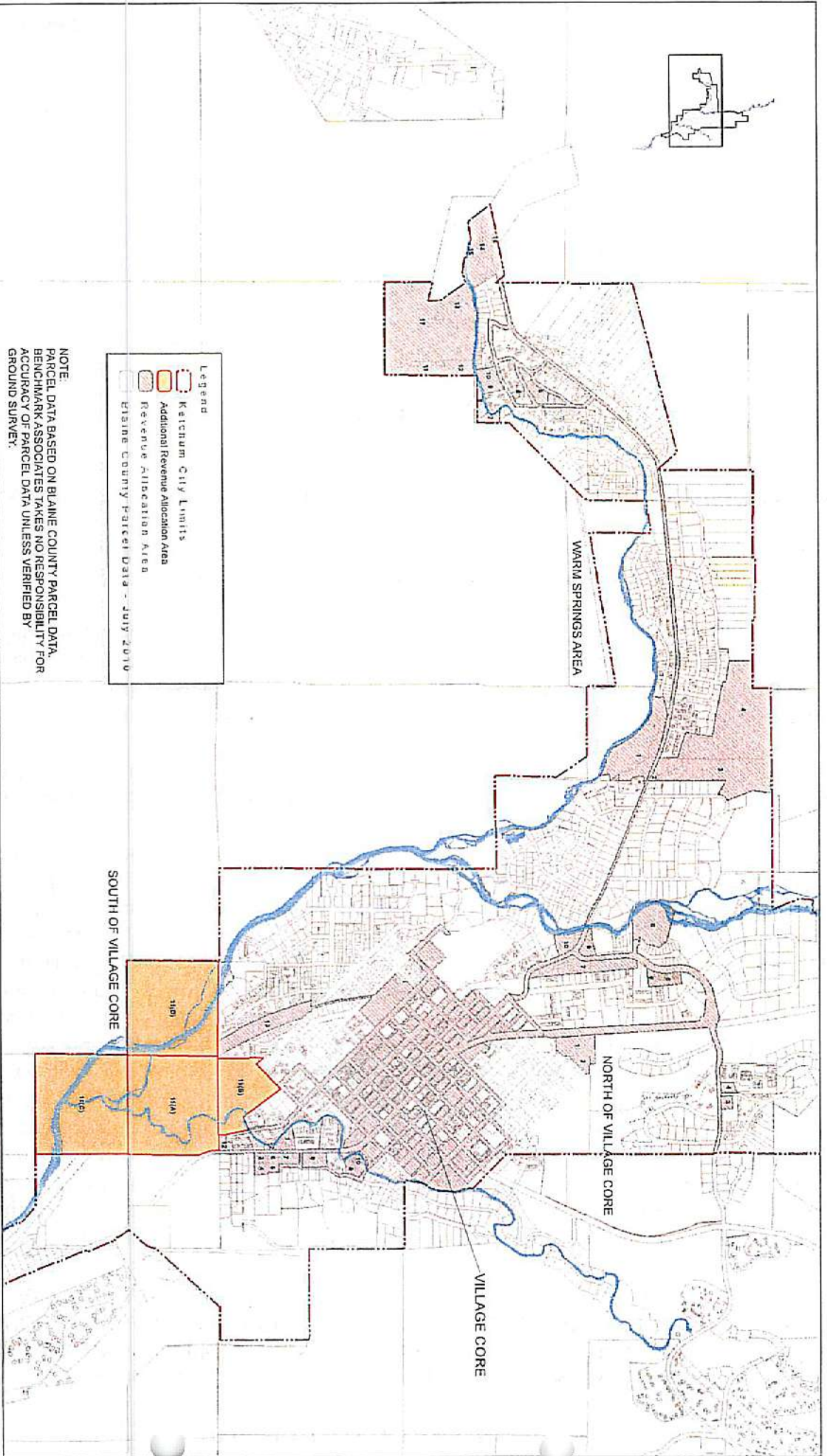


Map Date: 10/20/10  
Produced by: BAA  
For: Ketchum, Idaho



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

Benchmark Associates, P.A.  
P.O. Box 100  
Ketchum, ID 83340  
208-726-9312  
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ATTACHMENT 11  
Ketchum Urban Renewal Plan 2010

**ORDINANCE NO. 1077**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project; and

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended; and

WHEREAS, the Mayor and City Council determined that the Urban Renewal Agency Plan for the Ketchum Urban Renewal Agency (the "Plan") should be amended to provide for changes to the Revenue Allocation Area and associated urban renewal projects within the revised Revenue Allocation Area; and

WHEREAS, on September 27 and October 11, 2010, the Ketchum Planning and Zoning Commission reviewed the proposed revised Plan and the Commission determined that the proposed revised Plan was in conformity with Ketchum's general plan for the development of the municipality as a whole and made written recommendations regarding the revised Plan to the City Council; and

WHEREAS, on October 13, 2010, the required Notice of Public Hearing was published in the Idaho Mountain Express, the official newspaper for public notice in the City, setting the public hearing date for November 15, 2010; and

WHEREAS, on October 13, 2010, a copy of the Plan and Notice were mailed to the governing bodies of Blaine County Recreation District, Blaine County, Blaine County Ambulance District, Blaine County School District, Blaine County Cemetery District, Flood District #9 and the City of Ketchum; and

WHEREAS, on November 15, 2010, the Ketchum City Council held a public hearing on consideration of the adoption of the Plan; and

WHEREAS, the legislature of the State of Idaho enacted Chapter 29, Title 50 of the Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies to adopt revenue allocation financing provisions as part of the urban renewal plans; and

WHEREAS, the revised Plan contains a revenue allocation financing provision and a revised revenue allocation area; and

WHEREAS, as required by applicable law, the revised Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the November 15, 2010, meeting of the City Council:

- (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (b) An economic feasibility study;
- (c) A detailed list of estimated project costs;
- (d) 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 on the revenue allocation area;
- (e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (f) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code; and,
- (g) A description of the disposition or retention of any assets of the agency upon the termination date.

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

WHEREAS, it is necessary and in the best interest of the citizens of the City of Ketchum to adopt the revised Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal projects to be completed in accordance with the Plan in order to encourage private development in the Project Area, prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements, encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base, encourage private investment in the area and further the public purpose of the Agency.



NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. That it is hereby found and determined that:

- (a) The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as revised in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law;
- (b) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2. That it is hereby found that the Agency does not intend to displace individuals through its development activities; however, should any such displacement happen, a feasible method exists in Section 307 of the Plan for the re-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.

Section 3. That it is hereby found and determined that the Plan conforms to the general plan for the development of the municipality as a whole of the City of Ketchum, Idaho.

Section 4. That it is hereby found and determined that the Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5. That it is hereby found and determined that the Plan affords maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6. That it is hereby found and determined that the Revenue Allocation Area, as revised, does not consist of predominantly 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 non-residential uses. The Plan does not indicate that the urban renewal area consists of any areas of open land to be acquired by the Agency for residential use development. The City hereby determines that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in Ketchum; 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 Ketchum's plan for the development of the municipality as a whole as discussed herein above.

Section 7. That the Plan, a copy of which is attached hereto and marked as Exhibit B and made a part hereof by attachment, is and the same hereby is approved.

Section 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the revised Revenue Allocation Area and map or plat indicating the boundaries of the revised Revenue Allocation Area.

Section 9. That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10. That no direct or collateral action attacking the 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 Plan.

Section 11. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

Section 12. 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 13. All parts of Ordinances in conflict herewith are hereby repealed.

Section 14. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A", shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and  
APPROVED by the Mayor this \_\_\_\_ of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

By: \_\_\_\_\_  
Stephanie J. Bonney,  
City Attorney

EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 1077  
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1077 of the City of Ketchum, Blaine County, Idaho, adopted on November 15, 2010, is as follows:

**Section 1:** That it is hereby found and determined that:

- a. The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as amended in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
- b. The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- c. There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

**Section 2:** Section 307 of the Plan requires the Agency to comply with applicable state and federal rules and regulations governing relocation of people and further requires the Agency to provide reasonable relocation assistance to displaced families, if any, which constitutes a feasible method for the location of such families.

**Section 3:** Finds that the said Plan conforms to the general plan for the development of the municipality as a whole.

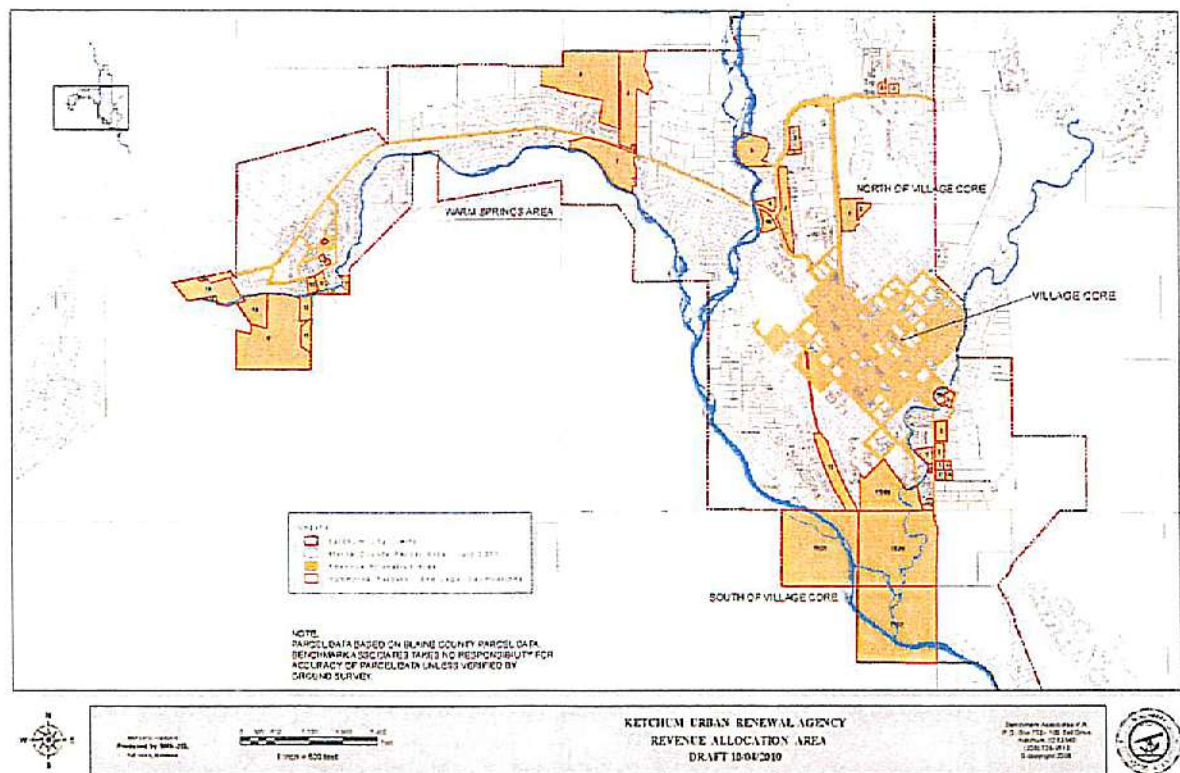
**Section 4:** Finds that the said Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

**Section 5:** Finds that said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

**Section 6:** Finds that the revised Revenue Allocation Area does not consist of predominantly 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 non-residential uses. Provided, however, that the City Council does find that if portions of the revised Revenue Allocation Area are deemed “open land” the criteria set forth in the Law, Title 50, Chapter 20, Idaho Code, as amended, have been met.

**Section 7:** Approves a copy of the Plan, which is attached to Ordinance No. 1077 and marked as Exhibit B and made a part thereof by attachment. The Plan contains the following provisions regarding taxation of real property:

The Plan contains the following map:



**Section 8:** That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.



**Section 9:** That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**Section 10:** Any direct or collateral action attacking the Plan shall be brought within thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

**Section 11.** The Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

**Section 12:** Provides a savings and severability clause.

**Section 13:** Provides a repealer clause.

**Section 14:** Provides for publication of a summary of the Ordinance.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Randy Hall, Mayor

ATTEST:

\_\_\_\_\_  
Sandra E. Cady, CMC  
City Treasurer/Clerk

**STATEMENT OF LEGAL ADVISOR**

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 1077 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Stephanie J. Bonney,  
Ketchum City Attorney

EXHIBIT A  
2006 Ketchum Urban Renewal Plan  
Revenue Allocation Area Description

**Ketchum Urban Renewal Plan**

**Attachment I**

**Description of the Revenue Allocation Area and Revenue Allocation Area Boundaries**

**Authority:** Idaho Statutes, Title 50, Municipal Corporations, Chapter 29, Local Economic Development Act 50-2903 Definitions

**Summary:** This attachment includes a description of the Revenue Allocation Area and Revenue Allocation Area Boundaries

**Contents:** The Project Area and Revenue Allocation Area can be described as falling within the following general boundaries. These boundaries follow property boundaries on record at the Blaine County Assessor's Office and are specifically detailed on the Revenue Allocation Area-Boundary Map in Attachment 2.

At the point of beginning designated as the intersection of State Highway 75 and Serenade Lane, thence north to Garnet Street, thence north to Topaz Street, thence north to Emerald Street, thence east approximately 200 feet, thence north to Jade Street, thence west 50 feet to Leadville Avenue South, thence north to Gem Street, thence north on Leadville Avenue South, thence continuing northwest on Leadville Avenue South, thence northeast along Trail Creek, thence northwest to Fifth Street East, thence southwest to Walnut Avenue North, thence northwest to Sixth Street East, thence southwest to the alley between East Avenue North and Leadville Avenue North, thence northwest approximately 850 feet, thence northeast to East Avenue North, thence northwest to State Highway 75, thence north approximately 1000 feet, thence east approximately 500 feet, thence south approximately 100 feet, thence west approximately 100 feet, thence south approximately 275 feet, thence northeast 300 feet, thence north approximately 50 feet, thence east approximately 1,150 feet, thence north approximately 375 feet, thence west to State Highway 75, thence north to Saddle Road, thence east approximately 1,800 feet including Kneeland Condominiums and Saddle View Subdivision Number 3, Lot 21, Block 4, thence southwest on Saddle Road including Lots 1, 2, 3 and 4 of Northwood Park Subdivision Number 1 and Lindsay Circle and Park Circle West and Parcel A and Tax Lots 6689 and 6690 and Church of the Big Wood Parcel B to Warm Springs Road, thence southwest including Lot 1 of Kolouch Subdivision and Lots 1, 2 and 3 of Parkwood Subdivision, thence northwest on Warm Springs Road approximately 2,675 feet, thence north approximately 1,100 feet, thence southeast approximately 225 feet to West Canyon Run Boulevard, thence northeast approximately 175 feet, thence northwest approximately 325 feet, thence northeast approximately 325 feet, thence west approximately 1,500 feet, thence south approximately 300 feet, thence west approximately 375 feet, thence south approximately 375 feet, thence southeast approximately 325

feet, thence south approximately 50 feet, thence southeast approximately 800 feet to Four Seasons Way, thence southwest to Warm Springs Road excluding the Fields at Warm Springs Condominiums, thence on Bald Mountain Road for approximately 425 feet, thence south 100 feet, thence southeast including Tax Lots 7638, 7639, 7640 and 7641 and Geezer Alley and Townhouse Lane, thence east to the end of Warm Springs Road including Imperial, Rohen, Climax, Carbon Hill Millsite, Hot Springs Lode, Tax Lots 6856, 5930, 2790, 3425, 6357 and 4750, Greyhawk Subdivision, Greyhawk Subdivision II Lot 2, Greyhawk Subdivision III Lot 3, Puchner Lane, Gates Road, Jane Lane and all property located between Picabo Street, Howard Drive, Ritchie Drive, and Skiway Drive, thence northeast on Warm Springs Road to Tenth Street, thence northeast to State Highway 75, thence southwest from Warm Springs to Tenth Street East, thence southeast to Ninth Street East, thence southwest approximately 375 feet to the alley, thence southeast to Eighth Street East, thence southwest to Second Avenue North, thence northwest approximately 275 feet, thence southwest approximately 325 feet to Third Avenue North, thence northwest approximately 250 feet, thence northeast approximately 125 feet, thence north approximately 125 feet, thence southwest approximately 250 feet to Third Avenue North, thence southeast to Eighth Street West, thence northeast to Second Avenue North, thence southeast to Seventh Street West, thence southwest to Third Avenue North excluding the 7<sup>th</sup> Street Townhouses, thence southeast to the Bike Path, thence southeast on the Bike Path approximately 1,500 feet, thence from Third Avenue North southeast to Fourth Street West, thence northeast to Second Avenue North, thence southeast to River Street West, thence southwest to Third Avenue South, thence southeast to Cottonwood Street, thence northeast to Second Avenue South excluding the property between River Street West and Cottonwood Street and between Second Avenue South and Third Avenue South, thence from Second Avenue South southeast approximately 250 feet, thence northeast approximately 75 feet, thence southeast approximately 125 feet, thence northeast approximately 50 feet, thence along Second Avenue South to the Blaine County Line excluding the Westridge Condominiums, Sun Mountain Subdivision and Two Bridges Condominiums, thence east to the point of beginning, excluding certain property known as Habitat 2000 Condominiums, Block 89, Lots 1A and 2A, the Christiana and Colnade Buildings, Block 87, Lot 1, the Courtyard Condominiums, Block 6, Lots Amended 1A, 3 and 4, Block 17, Lots 1A and 3, Block 19, Lots 3 and 4 Block 54, Lot 6, Block 56, Lot 6A, 2<sup>nd</sup> Avenue Condominiums, Andora Villa Number 3 Condominiums and Andora Lane Townhouses.

If there are any inconsistencies between the Description of the Project Area/Revenue Allocation Area Boundaries and the Project Area/Revocation Allocation Boundary Map, the Map controls.