

## RESOLUTION NO. 1343

**A RESOLUTION OF THE CITY OF HAMILTON CITY COUNCIL FINDING THAT BLIGHTED AREAS EXIST WITHIN THE CITY OF HAMILTON, MONTANA AND THAT REHABILITATION, REDEVELOPMENT, OR A COMBINATION THEREOF IS NECESSARY FOR THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF HAMILTON.**

**WHEREAS**, the State of Montana has provided for the redevelopment and rehabilitation of those portions of its municipalities which are injurious to the public health, safety, and welfare of the residents, including those areas which constitute an economic and social liability, substantially impair the sound growth of a municipality; and substantially impair the elimination of traffic hazards and the improvement of traffic facilities; and

**WHEREAS**, the procedure provided in Title 7, Chapter 15, Part 42 and 43 of the Montana Code Annotated authorizes municipalities to exercise statutory urban renewal powers for redevelopment and rehabilitation through urban renewal plans and projects, after the municipality has made a finding that such blighted area exists; and

**WHEREAS**, the Mayor of the City of Hamilton directed Ravalli County Economic Development Authority (RCEDA) and City staff to study the areas on the north of Hamilton to determine the existence of blight within the urban areas; and

**WHEREAS**, RCEDA and City staff reported the existence of blight in an area known as the potential "North Hamilton Urban Renewal District," including portions along the Highway 93 Business District from Foxfield Street north and portions along Old Corvallis Road from Fairgrounds Road north and east, extending to the portion of the City containing the GSK campus as described on the attached map; and

**WHEREAS**, blight in the area identified above substantially impairs or arrests the sound growth of the City or its environs, constitutes an economic or social liability, and is detrimental to the public health, safety, and welfare in its present condition and use by reason of:

1. Defective or inadequate street layout, such as
  - a. lack of a stop light on Highway 93 which creates unsafe driving conditions, resulting in traffic and pedestrian accidents and poor traffic circulation;
  - b. lack of sidewalks and storm drainage, lighting, and other nonmotorized transportation infrastructure along Old Corvallis Road, resulting in poor or unsafe traffic circulation; and
  - c. Lack of transportation connectivity between Old Corvallis Road and Highway 93, as well as undeveloped right-of-ways and private or unimproved driveways being used to facilitate connectivity.
  - d. The cost to finance improvements to services such street infrastructure to bring streets up to City Code is a challenge identified by the City of Hamilton's Growth Policy.
2. Unsanitary or unsafe conditions, such as
  - a. Businesses and homes located in the described area that are not connected to the City wastewater system due to inadequate availability of sanitary facility connections, based on the examination by local environmental health officials; and
  - b. Businesses and homes located in the described area that are not connected to the City water system due to inadequate availability of connections to public facilities, which potentially impacts the watershed and water quality per the City of Hamilton's Growth Policy.

3. The mixed uses of land or buildings in the described area—from agricultural to residential to commercial--has proven to be a disincentive to the improvement of properties within the area by private enterprise.
4. Diversity of ownership, such as County ownership of Old Corvallis Road adjacent to city properties creates blight in that the infrastructure cannot be adequately maintained due to budget shortfalls and different design standards.

**WHEREAS**, according to the Montana Department of Commerce Census and Economic Information Center and US Census information, the City of Hamilton and adjacent neighborhoods contain two census tracts that have been designated as having persistent and high poverty, and 50.6% of the people living in the City of Hamilton are low to moderate income; and

**WHEREAS**, blighted conditions in the described area have caused significant impediments to property owners desiring to improve properties within the area for private enterprise; and

**WHEREAS**, it is the desire of the City to exercise, within the defined area, the powers conferred by the Montana Urban Renewal Law; and

**WHEREAS**, the Montana Urban Renewal Law states that no municipality may exercise any of the powers conferred until after its local governing body adopts a Resolution of Necessity finding that 1) one or more infrastructure-deficient areas exist in the local government; and 2) the infrastructure improvement of the area is necessary for the welfare of the residents of the local government.

**NOW, THEREFORE, BE IT RESOLVED BY THE HAMILTON CITY COUNCIL, STATE OF MONTANA.**

**SECTION 1:** That one or more blighted areas exist within the City and of Hamilton, specifically in the area described herein.

**SECTION 2:** That the rehabilitation, redevelopment, or a combination therefore, of such area or areas is necessary for the health, safety, or welfare of the residents of the City of Hamilton.

**SECTION 3:** That this Resolution shall be in full force and effect after its passage and approval.

**PASSED AND APPROVED** this 19th day of December, 2017



**ATTEST:**

By   
 JERRY E. STEELE, Mayor

By   
 ROSE M. ALLEN, City Clerk

# NORTH HAMILTON URBAN RENEWAL DISTRICT



- FEDERAL HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- CITY STREET
- PUBLIC ROAD
- PRIVATE ROAD
- RAILROAD
- HAMILTON TOWN AREA
- SHUDD LAND PARCEL
- LAND PARCEL
- BITTERROOT RIVER

