

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. 22-0937  
COMMITTEE OF REFERENCE:  
Finance & Governance

**A BILL**

**For an ordinance approving the Sun Valley Homes Urban Redevelopment Plan, the creation of the Sun Valley Homes Urban Redevelopment Area and the Sun Valley Homes Property Tax Increment Area and Sales Tax Increment Area**

**WHEREAS**, the City and County of Denver ("City") is a consolidated city and county government pursuant to Article XX, Section 1 of the Constitution of the State of Colorado; and

**WHEREAS**, the Denver Urban Renewal Authority ("Authority") is a body corporate organized by the Colorado Urban Renewal Law, §§ 31-25-101, *et seq.*, Colorado Revised Statutes ("Act"); and

**WHEREAS**, the City and the Authority are cooperating on the redevelopment of the Sun Valley Homes area in Denver and desire to create an urban redevelopment area through the adoption of this Sun Valley Homes Urban Redevelopment Plan, as filed with the Denver City Clerk on the 19<sup>th</sup> day of August, 2022, under City Clerk Filing No. 20220085, to facilitate redevelopment of the area as more fully set forth in the Sun Valley Homes Urban Redevelopment Plan; and

**WHEREAS**, the Board of Commissioners of the Authority has approved the Sun Valley Homes Urban Redevelopment Plan and redevelopment of the Sun Valley Homes Urban Redevelopment Area as described in the Sun Valley Homes Redevelopment Plan (collectively and as further described in the Sun Valley Homes Urban Redevelopment Plan, the "Sun Valley Homes Urban Redevelopment Area"); and

**WHEREAS**, the Board of Commissioners of the Authority has approved the creation of the Property Tax Increment Area and the Sales Tax Increment Area, as each term is defined in the Sun Valley Homes Redevelopment Plan; and

**WHEREAS**, there has been prepared and referred to the Council of the City and County of Denver ("City Council") for its consideration and approval a copy of the Sun Valley Homes Urban Redevelopment Plan;

**WHEREAS**, the Denver Planning Board, which is the duly designated and acting official planning body of the City, has submitted to the City Council its report respecting the Sun Valley Homes Urban Redevelopment Plan for the Sun Valley Homes Urban Redevelopment Area and certifies that the Sun Valley Homes Urban Redevelopment Plan conforms to the general plan for the

1 City as a whole, and the City Council duly considered the report, recommendations and certifications  
2 of the Planning Board; and

3 **WHEREAS**, in accordance with the requirements of § 31-25-107(9.5) of the Act, School  
4 District No. 1 in the City and County of Denver and State of Colorado (“DPS”) has entered into that  
5 Sun Valley Homes Intergovernmental Agreement with the Authority (the "DPS Agreement"), the  
6 Urban Drainage and Flood Control District, doing business as the Mile High Flood District (“UDFCD”)  
7 has entered into that letter agreement with the Authority (the "UDFCD Agreement"), and the Sun  
8 Valley Denver General Improvement District (“GID”) has entered into that Intergovernmental  
9 Agreement with the Authority (the “GID Agreement”); and

10 **WHEREAS**, after notice as required by Colorado Revised Statutes, a public hearing has been  
11 held concerning the Sun Valley Homes Urban Redevelopment Plan ("Public Hearing").

12 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
13 **DENVER:**

14 **Section 1.** That it be and is hereby found and determined, based upon the evidence  
15 presented at the Public Hearing, in the related Conditions Study, and testimony at the Public Hearing,  
16 that the Sun Valley Homes Urban Redevelopment Area consists of a "blighted area," which is  
17 appropriate for one or more urban redevelopment projects according to the Act, and which, by reason  
18 of the following factors, constitutes "blight" (as defined in the Act), constitutes an economic and social  
19 liability, and is a menace to the public health, safety, morals and welfare: (i) predominance of  
20 defective or inadequate street layout; (ii) unsanitary or unsafe conditions; (iii) deterioration of site or  
21 other improvements; (iv) unusual topography or inadequate public improvements or utilities; (v)  
22 environmental contamination of buildings or property; and (vi) the existence of health, safety or  
23 welfare factors requiring high levels of municipal services or substantial physical underutilization or  
24 vacancy of sites, buildings, or other improvements.

25 **Section 2.** That it be and is hereby found and determined that the Sun Valley Homes Urban  
26 Redevelopment Plan conforms to the Denver Comprehensive Plan 2040, as supplemented, and is  
27 necessary and appropriate to facilitate the proper growth and development of the community in  
28 accordance with sound planning standards and local community objectives.

29 **Section 3.** That it be and is hereby found and determined that the Sun Valley Homes Urban  
30 Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City  
31 as a whole, for the rehabilitation and redevelopment of the Sun Valley Homes Urban Redevelopment  
32 Area by private enterprise.



1 COMMITTEE APPROVAL DATE: August 9, 2022

2 MAYOR-COUNCIL DATE: August 16, 2022

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: September 22, 2022

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15  
16 Kristin M. Bronson, Denver City Attorney

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_