3	SERIES OF 2022 COMMITTEE OF REFERENCE:			
4	Finance & Governance			
5	<u>A BILL</u>			
6 7 8 9	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			
.0	WHEREAS, the City and County of Denver ("City") is a consolidated city and county			
1	government pursuant to Article XX, Section 1 of the Constitution of the State of Colorado; and			
2	WHEREAS, the Denver Urban Renewal Authority ("Authority") is a body corporate organized			
3	by the Colorado Urban Renewal Law, §§ 31-25-101, et seq., Colorado Revised Statutes ("Act"); and			
4	WHEREAS, the City and the Authority are cooperating on the redevelopment of the Sun			
5	Valley Homes area in Denver and desire to create an urban redevelopment area through the			
6	adoption of this Sun Valley Homes Urban Redevelopment Plan, as filed with the Denver City Clerk			
7	on the 19 th day of August, 2022, under City Clerk Filing No. 20220085, to facilitate redevelopment			
8	of the area as more fully set forth in the Sun Valley Homes Urban Redevelopment Plan; and			
9	WHEREAS, the Board of Commissioners of the Authority has approved the Sun Valley			
20	Homes Urban Redevelopment Plan and redevelopment of the Sun Valley Homes Urban			
21	Redevelopment Area as described in the Sun Valley Homes Redevelopment Plan (collectively and			
22	as further described in the Sun Valley Homes Urban Redevelopment Plan, the "Sun Valley Homes			
23	Urban Redevelopment Area"); and			
24	WHEREAS, the Board of Commissioners of the Authority has approved the creation of the			
25	Property Tax Increment Area and the Sales Tax Increment Area, as each term is defined in the Sun			
26	Valley Homes Redevelopment Plan; and			
27	WHEREAS, there has been prepared and referred to the Council of the City and County of			
28	Denver ("City Council") for its consideration and approval a copy of the Sun Valley Homes Urban			
29	Redevelopment Plan;			
80	WHEREAS, the Denver Planning Board, which is the duly designated and acting official			
31	planning body of the City, has submitted to the City Council its report respecting the Sun Valley			
32	Homes Urban Redevelopment Plan for the Sun Valley Homes Urban Redevelopment Area and			
33	certifies that the Sun Valley Homes Urban Redevelopment Plan conforms to the general plan for the			

BY AUTHORITY

COUNCIL BILL NO. 22-0937

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ORDINANCE NO. _____

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

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

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

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

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

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

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

- **Section 4**. That it be and is hereby found and determined that the conditions of blight in the Sun Valley Homes Urban Redevelopment Area constitute an economic and social liability and a menace to the public health, safety, morals, or welfare.
- **Section 5**. That if any individuals or families are displaced from dwelling units as a result of adoption or implementation of the Sun Valley Homes Urban Redevelopment Plan, a feasible method exists for the relocation of those individuals or families in accordance with the Act.
- **Section 6**. That if business concerns are displaced by the adoption or implementation of Sun Valley Homes Urban Redevelopment Plan, a feasible method exists for the relocation of those business concerns in accordance with the Act.
- **Section 7**. That it be and is hereby found and determined that reasonable efforts have been taken by the Authority and the City to provide written notice of the Public Hearing to all property owners, residents and owners of business concerns in the Sun Valley Homes Urban Redevelopment Area at least thirty (30) days prior to the date hereof.
- **Section 8**. That it be and is hereby found and determined that no more than one hundred twenty (120) days have passed since the commencement of the Public Hearing for the Sun Valley Homes Urban Redevelopment Plan.
- **Section 9**. That it be and is hereby found and determined that the Sun Valley Homes Urban Redevelopment Plan contains no property that was included in a previously submitted urban renewal plan that was not approved by the City Council.
- **Section 10**. That it is hereby found and determined that the Sun Valley Homes Urban Redevelopment Plan conforms to the Denver Comprehensive Plan 2040, as a whole, and is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
- **Section 11**. That it be and hereby is found that the DPS Agreement, the UDFCD Agreement and the GID Agreement satisfy of the requirements of § 31-25-107(9.5) of the Act.
- **Section 12**. That the City and County of Denver can adequately finance any additional City and County of Denver infrastructure and services required to serve development within the Sun Valley Homes Urban Redevelopment Area for the period during which City and County of Denver property taxes are paid to the Authority.
- **Section 13**. That the Sun Valley Homes Urban Redevelopment Plan, having been duly reviewed and considered, be and hereby is approved.

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1	COMMITTEE APPROVAL DATE: August 9, 2022			
2	MAYOR-COUNCIL DATE: August 16, 2022			
3	PASSED BY THE COUNCIL:			
4		PRESID	ENT	
5	APPROVED:	MAYOR		
6 7 8	ATTEST:	EX-OFF	AND RECORDER, FICIO CLERK OF THE ND COUNTY OF DENVER	
9	NOTICE PUBLISHED IN THE DAILY JOURNAL:		;;	
10	PREPARED BY: Bradley T. Neiman, Assistant Ci	ty Attorney	DATE: September 22, 2022	
11 12 13 14	Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.			
16 17	Kristin M. Bronson, Denver City Attorney			
18	BY: Assistant City	Attorney	DATE:	