1	BY AUTHORITY	
2	ORDINANCE NO COUNCIL BILL NO. 22-0937	
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	
10	WHEREAS, the City and County of Denver ("City") is a consolidated city and county	
11	government pursuant to Article XX, Section 1 of the Constitution of the State of Colorado; and	
12	WHEREAS, the Denver Urban Renewal Authority ("Authority") is a body corporate organized	
13	by the Colorado Urban Renewal Law, §§ 31-25-101, <i>et seq.,</i> Colorado Revised Statutes ("Act"); and	
14	WHEREAS, the City and the Authority are cooperating on the redevelopment of the Sun	
15	Valley Homes area in Denver and desire to create an urban redevelopment area through the	
16	adoption of this Sun Valley Homes Urban Redevelopment Plan, as filed with the Denver City Clerk	
17	on the 19 th day of August, 2022, under City Clerk Filing No. 20220085, to facilitate redevelopment	
18	of the area as more fully set forth in the Sun Valley Homes Urban Redevelopment Plan; and	
10	WHEREAS the Board of Commissioners of the Authority has approved the Sun Valley	

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;

30 **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 1 City as a whole, and the City Council duly considered the report, recommendations and certifications

2 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:

14 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, 15 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 liability, and is a menace to the public health, safety, morals and welfare: (i) predominance of 19 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 vacancy of sites, buildings, or other improvements. 24

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.

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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.

10 Section 7. That it be and is hereby found and determined that reasonable efforts have been 11 taken by the Authority and the City to provide written notice of the Public Hearing to all property 12 owners, residents and owners of business concerns in the Sun Valley Homes Urban Redevelopment 13 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.

30 **Section 13**. That the Sun Valley Homes Urban Redevelopment Plan, having been duly 31 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		- PRESIDE	ENT	
5	APPROVED:	- MAYOR		
6 7 8	ATTEST:	EX-OFFI	AND RECORDER, FICIO CLERK OF THE ND COUNTY OF DENVER	
9	NOTICE PUBLISHED IN THE DAILY JOURNAL:		;;	_
10	PREPARED BY: Bradley T. Neiman, Assistant City	Attorney	DATE: September 22, 2022	,
11 12 13 14 15	Pursuant to section 13-9, D.R.M.C., this proposed or City Attorney. We find no irregularity as to form, ordinance. The proposed ordinance is not submitted § 3.2.6 of the Charter.	and have r	no legal objection to the propose	ed
16	Kristin M. Bronson, Denver City Attorney			
17 18	BY:, Assistant City At	torney	DATE: Sep 22, 2022	