

## **RESOLUTION NO. 19 (2021)**

A RESOLUTION OF THE CITY COUNCIL OF CRAIG, COLORADO  
APPROVING THE CONDITIONS STUDY FOR THE CRAIG URBAN RENEWAL AREA #2,  
FINDING THAT BLIGHT EXISTS WITHIN THE CRAIG URBAN RENEWAL AREA #2,  
MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING THE CRAIG URA #2  
URBAN RENEWAL PLAN.

**WHEREAS**, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of blighted areas;

**WHEREAS**, the Craig Urban Renewal Authority (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the City of Craig, Colorado (the “City”);

**WHEREAS**, a conditions study was prepared to determine whether the area described therein contains factors included in the definition of “blighted area” provided in the Act; and

**WHEREAS**, within thirty days of commissioning the conditions survey, notice was provided to all property owners within the study area pursuant to C.R.S. § 31-25-107(1)(b);

**WHEREAS**, the Conditions Study for Craig Colorado dated January 2021 (the “Study”) which included a description of existing conditions and photographs, which Study is attached and incorporated herein as **Exhibit A**, and which determined that the Study area, now referred to as the Craig URA Area #2 (the “Area”), contains factors included in the definition of “blighted area” as provided in the Act;

**WHEREAS**, the Craig URA #2 Urban Renewal Plan (the “Plan”), which includes a legal description of the Area, has been submitted for review by the City Council, a copy of which is attached hereto as **Exhibit B** and incorporated herein;

**WHEREAS**, the Tax Forecast and County Impact Report for URA #2 has been timely submitted to the Moffat County Board of County Commissioners pursuant to C.R.S. § 31-25-107(3.5);

**WHEREAS**, on June 21, 2021, the City Planning Commission approved a written motion which found the Plan to be in conformity with the Moffat County/City of Craig Master Plan (the “Master Plan”), which is the general plan for the development of the City as a whole;

**WHEREAS**, on July 6, 2021, the Moffat County Planning and Zoning Commission approved a written resolution which found the Plan to be in conformity with the Master Plan;

**WHEREAS**, on September 14, 2021, the Moffat County Board of County Commissioners conducted a public hearing on the Study and the Plan and approved a written resolution approving the Study, finding that blight exists within the Area, making certain legislative findings, and approving inclusion in the Plan of certain unincorporated territory proposed for inclusion in the Plan;

**WHEREAS**, notice of the City Council public hearing on the Plan was published in a newspaper of general circulation as required by C.R.S. § 31-25-107(3) at least thirty days prior to the public hearing;

**WHEREAS**, written notice was mailed or delivered to each property owner, business, and resident of the Area included in the Plan informing them of the City Council public hearing on the Plan as required by C.R.S. § 31-25-107(3) at least thirty days prior to the public hearing;

**WHEREAS**, the Study, the Impact Report, and the Plan are matters of public record in the custody of the City Clerk and have been available for public inspection during business hours of the City at least thirty days prior to the public hearing; and

**WHEREAS**, on July 13, 2021, the City Council conducted a public hearing on the Study and the Plan, pursuant to the procedural and notice requirements of the Act, which public hearing was continued to September 28, 2021, and the City Council considered the evidence presented in support of and in opposition, including the Plan, the Conditions Study, the Impact Report, the Master Plan, and staff recommendations, and so have considered the legislative record and given appropriate weight to the evidence.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO, AS FOLLOWS:**

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The City Council determines that the Area described in the Survey is a “blighted area” as defined in the Act. Based upon the Survey and other evidence presented at the public hearing on July 13, 2021 and September 28, 2021, nine factors of blight are found to exist within the Area. The specific factors outlined in the Act (numbering follows the Act) found to exist in the Area are:

- (a) Slum, deteriorated, or deteriorating structures
- (b) Defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;

- (g) The existence of conditions that endanger life or property by fire or other causes;
- (h) Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities; and
- (k.5) 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 3. The presence of such factors within the Area substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare of the residents of the City.

Section 4. The City Council finds and determines that the Area is blighted within the meaning of C.R.S. § 31-25-103(2), without regard to the economic performance of the property included within the Area pursuant to C.R.S. § 31-25-107(3)(b), and hereby finds and designates the Area as appropriate for an urban renewal project.

Section 5. The boundaries of the Area have been drawn as narrowly as is feasible to accomplish the planning and development objectives of the Plan.

Section 6. The Plan meets the requirements of the Act and furthers the public purposes of facilitating redevelopment of the Area, eliminating blight, and preventing injury to the public health, safety, morals, and welfare of the residents of the City.

Section 7. The Area contains property which meets the definition of agricultural land as set forth in C.R.S. § 31-25-103(1). Accordingly, the Authority has obtained the consent for inclusion of all of the taxing entities who impose a mill levy upon property within the Area.

Section 8. The Plan contains a legal description of the Area.

Section 9. It is not expected or intended that the Plan will displace or need to relocate any individuals or families in connection with its implementation, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

Section 10. It is not expected or intended that the Plan will displace or need to relocate any business concerns in connection with its implementation, but to the extent that any such relocation may be required, a feasible method exists for the relocation of such business concerns in the Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

Section 11. The City Council has undertaken reasonable efforts to provide written notice of the public hearing on the Plan as prescribed by C.R.S. § 31-25-107(3) to all property owners, residents, and owners of business concern in the Area at their last known addresses at least thirty days prior to the public hearing on the Plan.

Section 12. No more than one hundred twenty days have passed since the commencement of the first public hearing on the Plan.

Section 13. Section C.R.S. § 31-25-107(4)(e) does not apply because the City Council did not fail to previously approve this Plan.

Section 14. As previously determined by the City Planning Commission, the City Council also finds that the Plan is in conformity with the Moffat County/City of Craig Master Plan, which is the general plan for development of the City as a whole.

Section 15. The Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Area described in the Plan by private enterprise.

Section 16. The Plan will adequately finance, or agreements are in place to finance, any additional County infrastructure and services required to serve development within the Area for the period in which all or a portion of the property taxes described in C.R.S. § 31-25-107(9)(a)(II) and levied by the County are paid to the Authority.

Section 17. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for residential uses within the meaning of C.R.S. § 31-25-107(5) of the Act, the City Council hereby finds that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; conditions of blight 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 the acquisition of the Area for residential uses is an integral part of and essential to the program of the City.

Section 18. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for nonresidential uses within the meaning of C.R.S. § 31-25-107(6), the City Council hereby finds and determines that the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 19. The City Council has duly considered and hereby approves the Plan and authorizes the Authority to take any and all actions pursuant to the Act to execute the Plan.

**RESOLVED AND PASSED** this September 28, 2021.

**CITY OF CRAIG, COLORADO**

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

## **EXHIBIT A**

### Craig Conditions Study

*[see attached]*

## **EXHIBIT B**

Craig URA #2 Urban Renewal Plan

*[see attached]*