



Brown Ranch Annexation Committee
Meeting No. 15
Carver Conference Room and Via Zoom
TUESDAY, AUGUST 08, 2023
9:00 AM

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MEETING LOCATION: In-person and virtual via Zoom. See Instructions above. Carver Meeting Room, Centennial Hall; 124 10th Street, Steamboat Springs, CO

A. PRIOR MEETING RECAP

1. Approval of Minutes

1.a. July 26, 2023, Meeting Summary.

2. Communications and Public Outreach Update.

B. CURRENT DISCUSSION

3. Draft Fiscal Impact Analysis.

4. Draft Annexation Agreement.

C. NEXT MEETING

5. Outstanding Topics and Issues.

D. PUBLIC COMMENT

PUBLIC COMMENT IS SCHEDULED FOR 30 MINUTES, AND IT SHALL BEGIN AT 11:30 A.M. OR THE CONCLUSION OF THE ABOVE AGENDA ITEMS, WHICHEVER COMES FIRST. THOSE ADDRESSING THE COMMITTEE ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME AND ADDRESS. ALL COMMENTS SHALL NOT EXCEED THREE MINUTES. ALL COMMENTS SHALL RELATE ONLY TO TOPICS OF DISCUSSION ON TODAY'S AGENDA.

6. PUBLIC COMMENT

7. RAINBOW

AGENDA ITEM #1.a.

Brown Ranch Annexation Committee (BRAC) Wednesday, July 26, 2023 Meeting Summary

Attendance: Robin Crossan, Joella West, Gary Suiter, Leah Wood, Kathi Meyer, Jason Peasley (BRAC); Jason Lacy (Third Party Facilitator); Kim Weber, Chuck Cerasoli, Mark Beckett, Jon Snyder, Angela Cosby, Matt Barnard, Rebecca Bessey, Dan Foote, Tom Leeson, Brad Calvert (City staff); Robin Schepper (BRAC Communications); Emily Katzman (YVHA staff)

A. PRIOR MEETING RECAP

1. Approval of Minutes

Minutes (the official video recording) from the July, 12 2023 meeting were approved unanimously. First by Kathi Meyer; Second by Joella West.

2. Communications and Public Outreach Update

Robin Schepper, BRAC Communications, provided the following update:

The communications team continues to hold direct outreach meetings with community groups.

- Met with Heart of Steamboat (Methodist Church)
- Meeting with Main Street Steamboat next week.
- Meeting with teachers and school staff at schools in August.

Communications team is finding people primarily about the “end product,” rather than the annexation process. Common questions: when will I be able to live there? Will my taxes increase to pay for Brown Ranch?

Next Town Hall will be held in August, after school is back in session. Details TBD.

B. CURRENT DISCUSSION

3. Draft Fiscal Impact Analysis

Jason Peasley, YVHA Executive Director, summarized the work to date on the Brown Ranch Fiscal Impact Analysis, then reviewed various options YVHA has considered to close the City’s General Fund operating gap to serve Brown Ranch. [Note, this meeting summary is not intended to capture all details of the presentation and subsequent conversation. Please review the [packet material](#) and meeting recording at 11:40 for additional detail].

YVHA worked closely with RCLCO, EPS, and City staff to understand and analyze various expense scenarios related to serving Brown Ranch. There are four different expense scenarios that represent a range of possibilities. It is unclear to YVHA whether BRAC has agreed on a particular expense scenario, and therefore, the size of the operating gap. Brown Ranch will generate net negative fiscal impact to City’s budget: of -\$1,556,661 to -\$4,534,677 annually, at full build-out, depending on scenario.

The Fiscal Impact Analysis compares Brown Ranch expense scenarios to the existing fiscal conditions of the City. Existing households in Steamboat Springs also generate net negative fiscal impact to the City's budget of -\$541/household or -\$2,836,301 total annually.

Closing the gap: YVHA's position is that the Brown Ranch net operating gap is the difference between the net fiscal impact of an existing Steamboat Springs household and a Brown Ranch household. If were to go beyond that, Brown Ranch would be subsidizing existing Steamboat Springs residents for the services they receive.

- Kim Weber, City of Steamboat Springs Finance Director, clarified that there is still a gap that needs to be filled because "if not but for" Brown Ranch the City has a balanced budget.
- Jason Peasley: The way in which the gap has been filled up to now is tourist spending and a commuting workforce that spends money here. That is how the City makes up for net negative fiscal impact of existing full and part-time households.

"Gap closing" options offered by City of Steamboat Springs:

Title 32 Metro District

- Financing mechanism to reduce cost to borrow for major upfront expenses. To YVHA, this is a viable but not preferred option to close capital gap.
- YVHA does not recommend this for City General Fund gap.

HOA

- YVHA intends to set up a Brown Ranch HOA. However, it will fund maintenance of common spaces NOT dedicated to City.
- YVHA does not recommend this for City General Fund gap.

Regional Tax Sharing

- YVHA "does not want to touch" this option.
- Would take significant buy-in from Routt County and SSSD.

Reevaluate City Taxing Structure

- Process would require careful evaluation and significant, broad community engagement.
- YVHA does not currently recommend, though recognizes this may be on the horizon for the City.

Reduced Service Levels

- YVHA does not recommend nor support reducing City service levels to Brown Ranch.
- YVHA does not recommend lowering service levels across City.

Real Estate Transfer Assessment (RETA)

- YVHA sees this as a viable option.

- YHVA intends to be exclusive transactional broker at Brown Ranch and has ability to reduce transactional costs, so there is room to add a small RETA, without having major impact on affordability.
- Would only apply to for-sale product at Brown Ranch.
- One-time expense at closing, including first sale.
- A 1% RETA provides a robust revenue stream for the first 10 years (estimate \$6,219,351). The revenue stream then trails off based on regular turnover of units (estimate \$289K/annually).
- YVHA thinks this is a good option because it front-loads revenue to the City and provides the City time to evaluate and understand what it actually costs the City to serve Brown Ranch and whether policy changes need to be made.

Questions and Discussion

- Kim Weber clarified that the City also suggested amending the development plan to include higher AMI.
Jason Peasley response: changing the AMI mix doesn't make a difference to the general fund. However, it would make a difference on the capital revenue side. YVHA wants to deliver housing needed by the community and does not want to change the AMI mix as a mechanism to close the gap.
- Dan Foote, City Attorney, clarified the RETA must be imposed by the developer, not the City, per TABOR.
- Q: Robin Crossan: Can you tell us how many ownership units are anticipated in Phase 1?
A: Leah Wood: YVHA ran this analysis by year. Anticipating 377 ownership units between 2027 – 2029.
- Kim Weber: We need to identify what the gap is. The gap is what a BR resident will cost the City of Steamboat Springs. Minimizing it to the difference between an existing household and a Brown Ranch household is not appropriate.
- Leah Wood: It is important to recognize that there is a positive economic impact to the entire community when there is stable housing for the workforce. That is not accounted for in the Fiscal Impact Analysis.
- Kim Weber: I don't know if \$1.67M over three years is actually a front-load of revenue. Maybe the RETA covers the operating gap in first five years, but what happens after that? \$280K/year will not cover the operating gap.
- Jason Peasley: YVHA doesn't have the ability to boost the City's revenue independently. This will take the City doing something as well. YVHA is not capable of changing the way the City is funded. Your funding model prefers tourists and people living outside the City and commuting in to work. This is the environment we've inherited and it's not conducive for what we're trying to produce. We're clearly demonstrating there is a problem in the way the City is funded. We're trying to do our part, but we cannot solve the entire problem, because of the other goals we're trying to achieve: providing the affordable housing that our community needs.
- Kim Weber: I thought we had consensus on Scenario 4 (-\$1,110/household net operating impact). I believed Scenario 4 was already a compromise and that's where my comfort level is.

- Robin Crossan: Where is the reality check on transit? The money from RETA does not come close to covering what you're interested in for transit at Brown Ranch.
- Robin Crossan: People in the community want to know what is happening today and tomorrow with their taxes and if they will have to help build Brown Ranch.
 - Jason Peasley: to be clear, there is no proposal where we ask you to increase taxes.
 - Robin Crossan: if we do not increase taxes, then we have to cut services.
- City is not comfortable with 1% RETA proposed by YVHA as the final answer for solving the operating side of the equation.
- Acknowledgement that City and YVHA want the same thing: workforce housing (the goal of the project).
- Robin Crossan: Would you consider scaling this all back and focusing on a smaller phase, then going back to the community and saying: "this is what we need in the next 20 years." Then we can prove to the community that we can spend the money wisely, demonstrate that the project is wonderful, then ask the community to move forward on the next phases. Is there a way to scale it back and make it easier to sell to the community? I feel we are at an impasse.

Next steps:

- Run more detailed analysis of City's phased operating costs and RETA revenue as it is phased in.
- Create FIA "Scenario 5" – hybrid of Scenario 4 with police expenses decreased and transit expenses increased (micro transit concept?).
- Come back to the table with revised proposals to fill the gap.

Capital Revenue and Expense Analysis

Jason Peasley reviewed YVHA's updated Revenue and Expense Analysis. Please see the packet material and meeting recording at 1:18:00 for details.

Expenses: total = \$582,000,000

- YVHA = \$423,000,000
- City = \$159,000,000 (consists primarily of City share of US40 improvements, City share of new water treatment plant, and City share of parks).
- Note: these expenses do not include the vertical components of the development.

Revenues:

- Built into the capital revenue analysis is a line item called "self-supported project value." This is what the development can pass along to the end user (rent or for-sale price, proceeds from LIHTC credit, etc.) without jeopardizing affordability. This value is based on the AMI targets projected for Brown Ranch. It was discussed earlier in the meeting that YVHA could adjust the AMI targets at Brown Ranch to close some of the capital gap. This is true, however, a method of last resort so people who need housing are not left behind.

- YVHA's grants and philanthropic strategies are critical to the success of Brown Ranch. YVHA also tried to make realistic guesses related to grant revenue to City.
- City: will receive ~\$59,000,000 in water and sewer tap fees, building use and excise taxes from Brown Ranch over the course of the project. All these fee assumptions are based on current City rates.
- Other assumptions: City would bond for water treatment plant (typical way it would finance that type of project).
- YVHA assumed City may utilize some portion of STR revenue to pay for eligible expenses. For example, construction of parks at Brown Ranch.
- YVHA believes 75% of STR funds dedicated to YVHA for Brown Ranch is what is needed to make the project successful. The project does not work without significant community investment.

"The Gap"

- Based on these assumptions, the City is revenue positive through phases 1 and 2. For Phase 3, there is still a gap, because of significant expenses associated with US40 expansion.
- YVHA is revenue positive in Phases 1 and 3. There is still a significant gap for YVHA in Phase 2 due to construction of the new water treatment plant.

Questions and Discussion

- Jason Peasley: we have what no other community has: we have land and financial resources (STR tax) to deliver the housing we need.
- Gary Suiter: Steamboat Springs has a decades-long history of success in securing grants. However, these grant assumptions may be a leap of faith and not conservative enough.
- Brian Duffany, EPS (City economics consultant), provided the following observations:
 - Unit and AMI mix: It would be helpful for YVHA to provide current working assumptions on unit and AMI mix to help all parties understand where there may or may not be more room to adjust things and get more revenue out of the project. We understand this will change in the future with market conditions. We know this is hard, and there is a tradeoff when getting to deeper affordability for lower AMI levels.
- Jason Peasley: we can provide those assumptions. As we work more closely with our Community Development Partner, our assumptions and AMI mix will be truthed out.
- STR tax level of investment: when you look at Phase 1, the City is the first and major investor in this project. This does not come without risk (loss of STR tax if project doesn't materialize). The extent that we can reduce risk, the better.
 - Kathi Meyer and Jason Peasley clarified that YVHA fully understands the risks of real estate development, which is why YVHA engages in public-private partnerships. YVHA is currently negotiating an agreement with a large,

reputable affordable housing developer, who will be taking on most of the project risk (market absorption, cost overruns, etc.).

- Brian Duffany: Has YVHA provided estimates of metro district financing capacity and what the mill levy would be?

Jason Peasley: No, not yet. YVHA would much rather use the funds that the community voted for to support affordable housing before we agree to a metro district. Metro district reduces ongoing affordability because residents pay for it on the back end. YVHA is reserving a metro district and/or mill levy extension as a tool to close gap in future phases.

- Jason Peasley: The difference between using 50% of the STR tax revenue (City's position) and 75% of STR tax revenue (YVHA's position) is enormous. It's a \$70 million difference over the course of the project. We wanted to illuminate to you guys how important the STR tax is to the success of the project. It's important to both pay for the infrastructure that's needed out there, while delivering affordability. This is the tool we have, it's a big, one, and we should be utilizing it for this project.
- Dana Schoewe, RCLCO (YVHA's economics & real estate consultant): One key trade off that I want to reiterate is the "program tradeoff." If you deliver more owner units up front or a higher share of units at higher AMI level, there would be higher self-supported project value generated that could help close the gap. A key priority identified in the master planning work for Brown Ranch is addressing the urgent need for most vulnerable households first. This is a continued consideration and trade-off. The risk is if you do try to target and serve a higher range of higher income household, there is more lease-up and risk when you aren't serving the exact income needs that are there, as identified by the demand study.

Multi-year fiscal obligation

- YVHA is seeking a multi-year fiscal obligation of STR tax or STR tax bonding question. Security is key. The revenue source must be locked in as we move forward with development.
- Robin Crossan: the interest on bonding STR tax is astounding.
Robin Crossan: Please explain how a multi-year fiscal obligation works, especially if STR tax revenues are not realized as projected. We do not have a crystal ball to guarantee that we can give you \$10M/year. How do we make that work?
 - Jason Peasley: would the City consider obligating 75% of STR receipts to YVHA for Brown Ranch? That way, we share in the risk of good years and bad years.
 - Dan Foote: City has discussed the concept of revenue bond, which is repaid only if there is sufficient revenues from the sources specified. The real question is what are the terms? The promises made in the Annexation Agreement need to be tied to YVHA's receipt of the funds. The Annexation Agreement needs to be negotiated before we can do multi-year fiscal question. If the Annexation Agreement includes a promise to pay \$10M/year to YVHA over some period of time, the Annexation Agreement itself goes before the voters.
- Q: Kim Weber: From a cash flow basis, does \$10M/year get you where you need to be?
A: Jason Peasley: Yes. If the project requires more cash up front, we can figure out how to bridge the gap if need be: bridge loan, utilizing proceeds from construction loans, etc.

- Kim Weber: The City needs to track success that we are accomplishing what voters authorized in ballot language to ensure it is utilized for eligible purpose and outcomes.

Next Steps:

- City and YVHA grant teams to coordinate and further refine grant assumptions.
- YVHA to provide additional information on unit and AMI mix.
- City to analyze and consider STR tax revenue contribution to YVHA for Brown Ranch.
- YVHA to provide estimates of metro district capacity.

PUBLIC COMMENT

Public Comment was held at 11:30 am. One community member provided comment:

Bob Schneider: I'm on the development team of YVHA. I think there is an unrecognized guarantor when it comes to the risk factor and time-valued money that was brought up. The partner that we have picked is willing to spend millions of dollars the minute this annexation is approved to set us up so we can move dirt next year. Why would they do that? They are in it for the long haul, and they are big enough to make that guarantee.

- Robin Crossan asked clarifying questions based on the public comment: If there are overruns on Phase 1 and the developer takes that risk, do losses from Phase 1 get added to Phase 2 development costs? If so, that could make it unaffordable for the population you are trying to build for.
 - Jason Peasley response: the way they would recover cost overruns would be primarily over time. Especially with rental projects, developers receive distributions (from rents) that pay for debt service. It stretches their return portfolio. That's the risk they are taking on. One of the reasons we put that risk on the developer is because it provides the appropriate motivation for them. They are keeping a keen eye on costs. We will have to make decisions throughout the project if we do experience cost overruns.
 - Kathi Meyer clarified YVHA has an owners' representative who will be responsible for monitoring the financial mileposts, construction, etc. so there are no surprises. They will also be responsible for quality control, so when there are cost overruns, quality doesn't suffer.
 - Robin Crossan: When is all this information going to be public, so the community feels more comfortable and understands YVHA's backing?

Jason Peasley: we have already announced these partnerships with the public but will do more.
- Jason Peasley: YVHA is requesting meeting or two that includes all the decision makers. If we were to have a meeting with the full City Council and YVHA's negotiating team to work through the remaining big issues, I think we could get to a place of agreement so we could have a first reading of an ordinance on August 22nd. September 5th is last opportunity to refer something to ballot.
 - Joella West expressed concern about "going backwards" in a bigger meeting.

- Gary Suiter: can we all agree that we must have an annexation agreement buttoned up before we go to ballot?
Leah Wood and Kathi Meyer: yes!

[this conversation was deferred until the end of the meeting].

4. Draft Annexation Agreement

Dan Foote, City Attorney, and Jason Peasley reviewed his summary of the remaining key discussion points in the DRAFT Annexation Agreement. Please [find the summary here](#).

YVHA and City staff met earlier in the week and made significant progress on the following:

- Fire Station – outstanding issues on phasing and parking have been resolved.
- Affordability requirements – Dan Foote has been reviewing exhibits. He has a few clarifying comments to YVHA. However, these questions can be resolved through drafting and do not require further negotiation by BRAC.
- Post-annexation land use – any outstanding issues have been resolved.

Parks, Open Space, and Trails

Jason Peasley shared a presentation by YVHA as follow-up to the July 12, 2023 BRAC conversation.

- Concept Plan – This is YVHA’s current parks, open space, and trails proposal and is currently attached to DRAFT Annexation Agreement. The plan is focused on providing Brown Ranch residents proximity and access to parks.
 - Combined parks and open space acreage is 47% of land subject to annexation.
 - YVHA increased parks and open space acreage from the original plan by 29 acres.
- Summary of outstanding issues both parties may agree on (from YVHA perspective):
 - Multimodal Trail - All parties agree that multimodal trail will be outside of existing RCRC easement (which expires 2 years after annexation).
 - Neighborhood park maintenance – YVHA willing to maintain neighborhood parks. YVHA will agree to maintain 25.03 acres of neighborhood parks and greenways at Brown Ranch.
- Special Use Facility
 - YVHA has requested to work directly with Steamboat Sports Barn because the organization has committed to building, operating, and maintaining the facility at no cost to taxpayers.
 - YVHA lease with Sports Barn: will include stipulations related to access and affordability.
 - YVHA wants to be sure Special Use Facility still “counts” as a park, since it will be open to the community.
 - YVHA has increased acreage to 8.5 so the site is inclusive of 2 sports fields.
 - Sports Barn in talks with Boys and Girls Club to co-locate spaces on a single campus.

- City Response, provided by Joella West and Angela Cosby: City is willing to agree to YVHA's proposal: YVHA would continue to own the property and lease it to a third-party for operations. The City will not accept the facility as dedicated parkland. The City will not require YVHA to "make up" that acreage elsewhere in the parks plan. The City has concern about parking at this facility.
 - Pocket Parks
 - Angela Cosby and Matt Barnard: how pocket parks are developed within greenways is very important because counting greenways as a pocket park is a concession on the City's part. It will take a lot of thought to make those spaces as user-friendly as possible. Needs to be active space.
 - Jason Peasley: yes, greenways will have amenity-rich pocket parks within the greenways. At this level of planning, we are focused on creating the space for this type of programming to exist.
 - Regional Park
 - The City requires 46 acres of regional parkland. This is a non-negotiable item for City Council.
 - YVHA response: there is opportunity for compromise of areas outside Urban Growth Boundary (UGB). We want to have that conversation with the entire decision-making body.
 - City negotiators are willing to take back to City Council the proposal for 75% of STR revenues for regional park within UGB. Access and timing are important to City (City asking for utilities and access delivered by end of Phase 1). Rather than tying to neighborhood or phase, can tie to number of units? City also asking for site grading and utilities delivered to site.
 - Next steps:
 - YVHA to work with Dan Foote and Angela Cosby on language to describe the intent of pocket parks: highly programmed and amenity-rich.
 - YVHA to discuss City's regional park proposal with Board of Directors on Thursday and report back to BRAC and City staff.
-

5. Outstanding Topics & Issues

Water Rights Fee in Lieu

Jon Snyder, City of Steamboat Springs Public Works Director, shared the following information the City's Water Rights Dedication Policy "fee in lieu."

- The City engaged a water rights attorney to determine the fee.
- This is a complex analysis because there is not an established market in the Yampa River Basin.

- The purpose of the fee in lieu is to ensure new development bears the appropriate expense. New annexation bears appropriate investment in developing new water supply.
- Range: \$3,000,000 - \$40,000,000
- Water rights attorney recommendation: \$10,500,000.
 - First 800 EQR representative share of value of current water system.
 - Units beyond 800 EQR = share of supply and storage rights City has secured at Steamboat Lake.
- City is still awaiting cost sharing breakdown on construction of new water treatment plant.
- Q: Jason Peasley: what would you do with \$10.5M?
A: Jon Snyder: The City would use it to fund anything within the water enterprise fund: reduction of fees, water treatment plant construction, etc.
- There was no resolution to this conversation. Needs to be revisited and discussed when water treatment plant cost sharing breakdown is provided.

Vesting Term

- City Council has discussed, understands YVHA position.
- City will discuss with YVHA at a future meeting.

C. NEXT MEETING

Future Meeting

- August 1, 2023 – City Council Special Meeting
 - YVHA to present with development partner and owner’s representative.
 - Counters from YVHA Board based on 7/27 YVHA Board meeting.
- Final BRAC meeting scheduled for: Wednesday 8/8 – 9 am.
- August 22, 2023 – City Council meeting – goal: first reading of multi-year fiscal obligation ordinance?
- September 5, 2023 – City Council meeting – goal: resolution approving annexation agreement & second reading of fiscal obligation ordinance?

AGENDA ITEM #4.



BROWN RANCH

Brown Ranch Annexation Committee

August 8, 2023





City Council Follow up:

Brown Ranch will serve a broad segment of the local workforce with different unit types.

Unit Type	Range of AMI served (3-person household)	Average household income served (3-person household)	Number units (full buildout)
Multifamily	30 - 140% AMI	\$68,250 (70% AMI)	1486
Single Family Attached	100 - 180% AMI	\$117,000 (120% AMI)	494
Single Family Detached	120 - 250% AMI	\$156,000 (160% AMI)	294

Rental units at full buildout: **1369**

Ownership units at full buildout: **895**

Rental units Phase 1: **747**

Ownership units Phase 1: **377**

Note: Rental/Ownership mix subject to change per demand study.





Outstanding Negotiating Points

- Dedication of land for regional park (Option 1 or Option 2)
- Allocation of STR Tax Funds to Brown Ranch and 2023 ballot question
- Operating Fiscal Impact Analysis
- Capital Revenues and Expenses
- Vesting Term

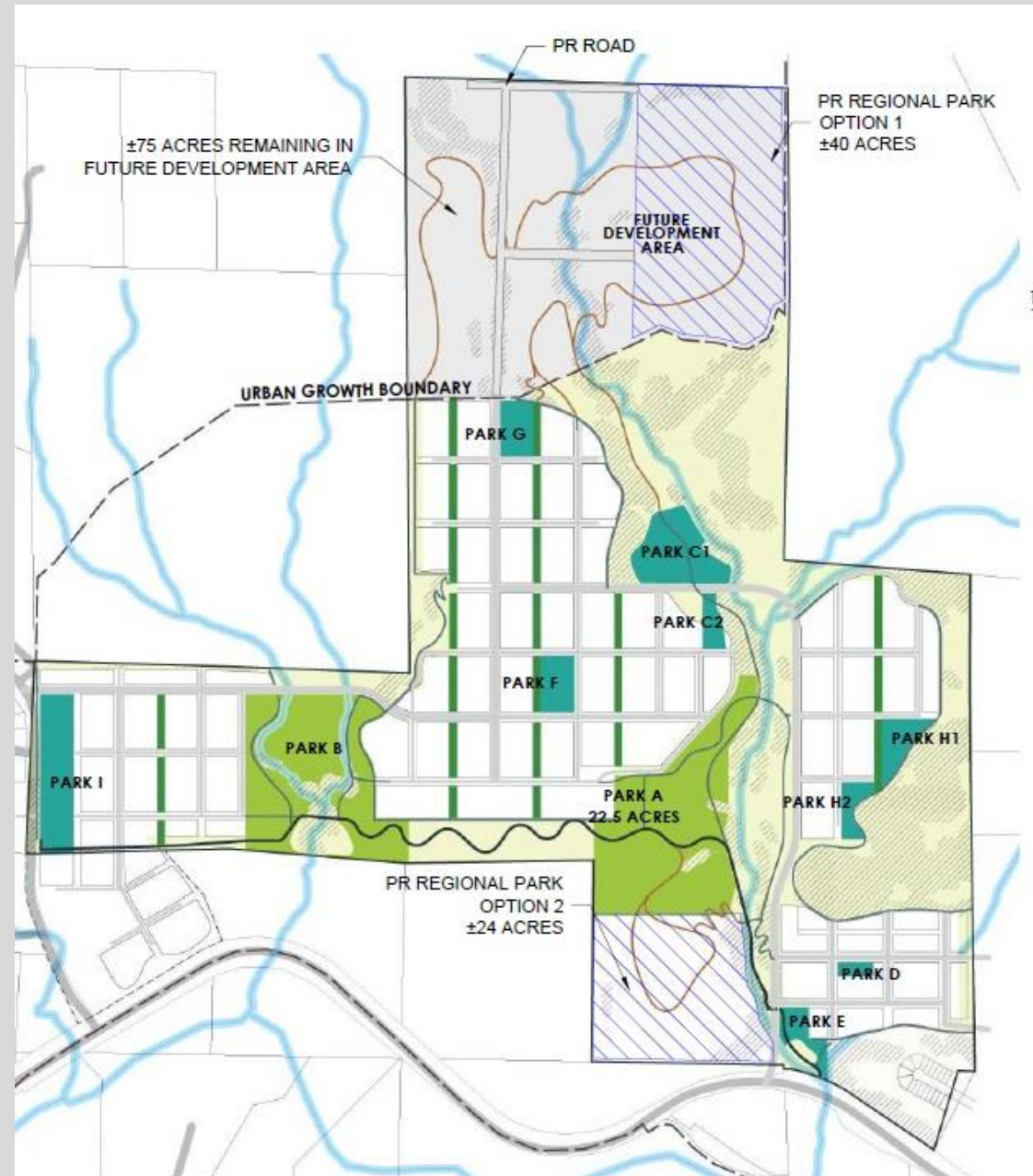




Regional Park

Follow-up since 8/1 City Council:

- City Staff visited Brown Ranch on 8/3.
- County Master Plan supports Regional Park next to growth areas.
 - Conditional Use Process requires County Planning Commission hearing





STR Tax Revenue

- City Council generally agreeable to 75% of STR revenues
- Ballot question for multi-year fiscal obligation tied to finalizing annexation agreement
 - Ballot language drafting process?





Operating Fiscal Gap

City Staff and YVHA agree gap is \$1,203 per unit per year (Scenario 5)

	Existing City Operations		Brown Ranch Scenario 5	
General Government	\$	2,843	\$	463
Streets	\$	418	\$	255
Transit	\$	577	\$	177
Fire	\$	752	\$	705
Police	\$	763	\$	763
Parks	\$	1,008	\$	254
Total Expenses	\$	5,943	\$	2,617
Total Revenue	\$	5,403	\$	1,414
Total Net Fiscal Impact	\$	(540)	\$	(1,203)

← Micro-Transit





Operating Fiscal Gap

YVHA Proposal: YVHA will fill the entire fiscal operating gap.

- YVHA will agree to pay the City \$1,203 per unit per year.
- Cost per unit will increase annually with inflation (CPI).
- Costs are assessed on units upon the issuance of a Certificate of Occupancy (CO) pro-rated for the fiscal year.
- If per unit costs are not paid, City can deny future building permits.
- YVHA will fund operating gap fill via a revenue source of its choice which may include:
 - RETA (1%-2%)
 - Metro District Mil Levy (5-10 Mils)
 - YVHA Mil Levy (\$1.6M annually)
- Obligation sunsets if City approves a property tax to fund operations.





Capital Gap

City's Capital Expenses: The City's side of the ledger is comprised of expenses that have broad community benefit and solve existing community problems.

- Highway 40 expansion (City share = \$56,000,000)
- Elk River Water Treatment Plant (City share = \$17,860,000)
- Core Trail Extension (\$2,395,313)





Capital Gap (Full Buildout)

CAPITAL ANALYSIS (FULL BUILDOUT 2264 UNITS)					
BROWN RANCH REVENUE		CITY REVENUE		PROJECT	
STR Tax	\$210,000,000.00	STR Tax	\$30,320,871.00	STR Tax	\$240,320,871.00
Self-Supported Project Value	\$99,495,920.00	Self-Supported Project Value	\$0.00	Self-Supported Project Value	\$99,495,920.00
Geothermal Direct Pay	\$0.00	Geothermal Direct Pay	\$0.00	Geothermal Direct Pay	\$0.00
Grants	\$23,250,000.00	Grants	\$2,500,000.00	Grants	\$25,750,000.00
Philanthropy	\$24,000,000.00	Philanthropy	\$0.00	Philanthropy	\$24,000,000.00
Land Sales	\$9,000,000.00	Land Sales	\$0.00	Land Sales	\$9,000,000.00
		Building Use & Excise Tax	\$32,112,576.00	Building Use & Excise Tax	\$32,112,576.00
		City Debt	\$25,660,000.00	City Debt	\$25,660,000.00
		Water & Sewer Tap Fees	\$27,335,536.00	Water & Sewer Tap Fees	\$27,335,536.00
	\$365,745,920.00		\$117,928,983.00		\$483,674,903.00
BROWN RANCH EXPENSE		CITY EXPENSE		PROJECT	
Public Works	\$204,407,726.00	Public Works	\$76,873,116.00	Public Works	\$281,280,842.00
Fire	\$16,556,848.00	Fire	\$4,114,368.00	Fire	\$20,671,216.00
Police	\$0.00	Police	\$2,478,000.00	Police	\$2,478,000.00
Parks & Open Space	\$27,735,141.00	Parks & Open Space	\$74,064,564.00	Parks & Open Space	\$101,799,705.00
Electric	\$34,213,520.00	Electric	\$1,580,700.00	Electric	\$35,794,220.00
Geothermal	\$0.00	Geothermal	\$0.00	Geothermal	\$0.00
Other	\$78,288,054.00	Other	\$0.00	Other	\$78,288,054.00
	\$361,201,289.00		\$159,110,748.00		\$520,312,037.00
GAP	\$4,544,631.00		-\$41,181,765.00		-\$36,637,134.00

City Public Works Expenses:

- Share of Elk River Water Treatment Plant (\$17,860,000)
- US 40 improvements (\$56,617,803)
- Core Trail Extension (\$2,395,313)



Capital Gap (Phase 1)

CAPITAL ANALYSIS (PHASE 1 1124 UNITS)					
BROWN RANCH REVENUE		CITY REVENUE		PROJECT	
STR Tax	\$100,000,000.00	STR Tax	\$2,566,525.00	STR Tax	\$102,566,525.00
Self-Supported Project Value	\$49,396,384.30	Self-Supported Project Value	\$0.00	Self-Supported Project Value	\$49,396,384.30
Geothermal Direct Pay	\$0.00	Geothermal Direct Pay	\$0.00	Geothermal Direct Pay	\$0.00
Grants	\$13,250,000.00	Grants	\$2,500,000.00	Grants	\$15,750,000.00
Philanthropy	\$24,000,000.00	Philanthropy	\$0.00	Philanthropy	\$24,000,000.00
Land Sales	\$9,000,000.00	Land Sales	\$0.00	Land Sales	\$9,000,000.00
		Building Use & Excise Tax	\$14,302,752.00	Building Use & Excise Tax	\$14,302,752.00
		City Debt	\$0.00	City Debt	\$0.00
		Water & Sewer Tap Fees	\$13,571,176.00	Water & Sewer Tap Fees	\$13,571,176.00
	\$195,646,384.30		\$32,940,453.00		\$228,586,837.30
BROWN RANCH EXPENSE		CITY EXPENSE		PROJECT	
Public Works	\$91,236,890.00	Public Works	\$5,620,313.00	Public Works	\$96,857,203.00
Fire	\$16,556,848.00	Fire	\$4,114,368.00	Fire	\$20,671,216.00
Police	\$0.00	Police	\$2,186,000.00	Police	\$2,186,000.00
Parks & Open Space	\$7,866,414.00	Parks & Open Space	\$10,426,414.00	Parks & Open Space	\$18,292,828.00
Electric	\$34,213,520.00	Electric	\$1,580,700.00	Electric	\$35,794,220.00
Geothermal	\$0.00	Geothermal	\$0.00	Geothermal	\$0.00
Other	\$38,867,391.00	Other	\$0.00	Other	\$38,867,391.00
	\$188,741,063.00		\$23,927,795.00		\$212,668,858.00
GAP	\$6,905,321.30		\$9,012,658.00		\$15,917,979.30



Capital Gap

YVHA's Capital Expenses: YVHA will “fill the gap” using a variety of methods and levers:

- Land Sales (\$9,000,000)
 - 4.8 acres on Overlook Ridge
 - 24 acres next to Neighborhood A (New; *pending City choice for Regional Park acreage*)
- Program changes (\$10,000,000)
 - Increase density to gain more efficiency
 - Increase incomes served (absolute last-resort option)
- Geothermal Development Partnership (\$30,000,000)
- Grants/Philanthropy (TBD)
- Reduced costs (TBD)

Risk mitigation: if grants, STR tax revenue, and/or philanthropy do not materialize at projected levels, YVHA will make up the gap using debt and equity.





Vesting Term

- **Limited Vesting:** In DRAFT Brown Ranch Annexation Agreement, vesting term only refers to the volume of housing units and non-residential spaces YVHA can develop at Brown Ranch.
 - YVHA is seeking assurance that a future City Council cannot down-zone Brown Ranch while property is being developed.
 - Vesting is critical to accessing financing.
- **Original YVHA request:** vesting term of 40 years.
- **Updated YVHA proposal:** vesting term of 20 years with a ten-year extension after 1,100 units delivered.





Other Outstanding issues

- Traffic Impact Study (Delivered to Jon Snyder Monday)
- Elk River Water Treatment Plant Cost Share
- Highway 40 Improvement Cost Share
- Water Rights Dedication Policy Fee in Lieu
- Planning Applications



AGENDA ITEM #6.BRAC Public Comment

From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Sunday, July 9, 2023 7:54:55 AM

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Contact Information

First Name Kelley

Last Name McDaneld

Email Address [REDACTED]

Questions or Comments

Please select the department(s) you want to contact: City Council

Please leave your comments or questions below.

Dear Council Members,

I am writing to urge you to bring the Brown Ranch Annexation to a public vote. This current annexation proposal has major ramifications for our town and should be decided on by the voters, not only our City Council members. The Brown Ranch

annexation is very different from the West Steamboat Neighborhood annexation that voters approved in 2019--and that 2019 approval should not automatically extend to a project that is so radically different. There are many Steamboat citizens that have valid questions about the traffic implications, supposed affordability and tax payer subsidization of such a project. You would be surprised at how many people of varied backgrounds are not in favor of this annexation.

Please do the right thing and place the annexation question on the November 2023 ballot.

Thank you,

Kelley McDanel

Please add
attachments here.

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Contact Information

First Name	James
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Last Name	Easton
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Council members heard a presentation Tuesday from city attorney Dan Foote that described two proposals by the Yampa Valley Housing Authority that could commit the city to hundreds of millions of dollars if accepted.

One proposal would have the city take on \$210 million in new

long-term debt. The other would obligate the city to pay at least \$10 million per year from Steamboat's short-term rental tax for several decades under a long-term contract. The proposals were received "late last week" from YVHA, Foote said.

Infrastructure costs at Brown Ranch have been estimated at \$280 million.

According to the city's most recent financial report, Steamboat Springs now has about \$28 million in long-term debt and about \$43 million in total liabilities. The city also has more than \$350 million in assets.

This is deeply concerning. A poorly run design process now has the potential for the City to potentially quadruple its current debt. Now, do you get it? Preliminary civil engineering, a master plan and parceling of the property was the first step, it should have taken 6 weeks. I hope you all fully understand that not you (regardless of any so-called elected position), or anyone else in this community has the right to impose such a burden on the future of this town. Go over to the high school and ask the students if they want to pay for that, they are the relevant individuals. They can trade their college educations for it (and not even get to live there, in 20 years), that is essentially what you are asking. And, where is the inflation number? Compound the inflation yearly at 12%, those numbers don't even work. The ski resort was supposed to bring better lives to this community not facilitate endless debt to appease it.

All across this country developers build homes by finding private financing and taking their own risk for profit. The focus should be on reviewing how reasonable and realistic the current planning and zoning regulations of Routt County are. There are not sustainable. No local business can afford to even begin minor renovations on their properties. Even F.M. Light is completely afraid of any building improvements because they do not want to bring the local building department in. The building needs to be updated, it is falling apart, so is the whole town. Is this the result of keeping it the same, also letting it deteriorate? Historical preservation is a thing, there are people who fully understand how to do it. Please try to find them and hire them to do what they do best.

Again, why is there a giant hole in downtown that will not become a parking garage? The opportunity was there. Cost effective parking and a revenue stream for the City. The City manager is out of his league, embarrassing in fact. This is supposed to be a world class destination, it deserved a thoughtful City Hall.

Good show guys, you are rocking.

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To: [City Council](#)
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Date: Sunday, July 30, 2023 4:26:43 PM

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Contact Information

First Name	James
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Last Name	Easton
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	
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	I just saw this, notice the housing number 33 out of 100.
--	---

	A well-known ranking of healthiest counties showed Routt County dropped from fifth place in 2020 to 10th in 2021 and to 53rd in 2022 rankings of Colorado counties, with much of that decrease related to a decline in housing factors.
--	---

One reason the county's online ranking — produced by U.S. News & World Report — fell can be attributed to a current low score of 33 (on a scale of 1-100) in housing factors, as compared to national averages. That same housing factor number was 62.3 in 2020.

According to latest U.S. News & World Report rankings, 33.8% of Routt County households spend at least 30% of their income on housing compared to the national median of 22.8%. In the county, residents need to work 50.3 hours per week to pay for affordable housing compared to the national median of 40.6 hours. The national median for "vacant houses" is 16.3% but 40.5% in Routt County.

Now, please explain to me and the rest of Steamboat why the director of the YVHA and the City manager are still employed? These two are incompetent, inexperienced and arrogant. Neither of them is a registered design professional, and neither of them make good decisions by any stretch of the imagination.

Also, please explain to me why any energy at all should be put into annexing the Brown Ranch? It is a financial black hole. There is not way the people of this City need to be burdened with the debt that will come with it. Let Peasley find a way to do it as an independent developer, he has no chance. Or, at least tell the guy his planning certification is a poor substitute for a PE or registered Architect and he needs to go back to school., then, become an apprentice and pass his tests.

Bottom line, your politics are misguided and ill informed. Please focus on the traditional duties of the City Council and get out of other people's business. Your elections did not give you licenses to design a city for the next generation, know your place.

James Easton, AIA NCARB

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attachments here.

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To: [City Council](#)
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Contact Information

First Name	Jim
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Last Name	Engelken
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Dear City Council, Thank you for your service to our community.
--	--

At your meeting this Tuesday, August 1st, I am requesting that you ask a question of the Housing Authority's development

partner since as a member of the public, I will not be able to.

It seems to me that the Brown Ranch is completely unique in that relative to the existing community it is quite large, (at build out it is 45% of the existing city population), it is separated geographically, and it is 100% deed restricted government subsidized housing.

My questions are these: Is there a model for this? Is there a similar development somewhere in the U.S. where this model has worked long-term?

Thank you for your consideration,
Jim Engelken
750 Pamela Ln
720 346 5297

Please add
attachments here.

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Date: Monday, July 31, 2023 1:07:31 PM

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Contact Information

First Name	Bob
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Last Name	Schneider
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	I would like to have this statement considered as part of public comments in the BRAC meeting tomorrow Thanks Bob Schneider
--	---

Please add	BRAC SPEECH.docx
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MY NAME IS BOB SCHNEIDER AND I AM A VOLUNTEER ON THE YVHA'S DEVELOPMENT TEAM. MY FOLLOWING THOUGHTS ARE INFORMED BY MY PRESENCE ON THE GROUND LEVEL WITHIN THE YVHA WITH REGARD TO DEVELOPMENT AND MY EXPERIENCE AS A COMMERCIAL REAL ESTATE DEVELOPER. MY PARTNER AND I DID EXACTLY WHAT THE YVHA DOESFROM THE ACQUISITION OF THE LAND TO THE CONSTRUCTION, FINANCING AND MANAGEMENT OF OUR PROJECTS. IT IS MY OPINION THAT, AFTER SOME 55 YEARS IN AND AROUND THE REAL ESTATE BUSINESS, THIS VALLEY CAN BE JUSTIFIED IN BELIEVING THAT THIS IS A TALENTED GROUP, DEDICATED TO THEIR CAUSE OF AFFORDABLE HOUSING AND HAS THE ABILITY TO ACHIEVE IT.

SINCE ITS INCEPTION, THE YVHA HAS HAD ONE MISSION AND ONE MISSION ONLY.... TO PROVIDE LOW-COST HOUSING AND IT IS TRUE TO SAY THAT:

- EVERY DOLLAR WHETHER COMING IN OR GOING OUT HAS BEEN PUT TO THAT PURPOSE...EVERY SINGLE DOLLAR!!!!
- BECAUSE OF THAT THEY HAVE COMPLETED, OR WILL HAVE BY THE END OF SUMMER, 280 UNITS WITH ANOTHER 250 UNITS THAT WILL BE UNDER CONSTRUCTION SHORTLY.
- IT IS, I THINK, ABSOLUTELY SAFE TO SAY THAT:
 - WE DO HAVE A HOUSING PROBLEM,
 - WE FORTUNATELY HAVE THE PROPERTY TO SOLVE IT
 - THE YVHA IS THE ENTITY TO DO IT.
 - THE GIFT OF THIS LAND AND ONE OTHER PIECE OF LAND THAT TOTAL \$30 MILLION IS SURELY A TESTIMONY TO THEIR ABILITIES; NOBODY WHO GIVES THAT AMOUNT DOES IT LIGHTLY. IT IS MUCH MORE LIKELY THAT THE DONOR SAW AND APPROVED OF THEIR EFFORTS.

TO REMIND THOSE WHO THINK THAT, SINCE THEY WERE GIVEN THE LAND AND IT SHOULD BE EASY SAILING. NOTE THAT THE LAND INFRASTRUCTURE WILL COST OVER ½ A BILLION DOLLARS AND THE LAND'S VALUE WHEN DONATED IS ROUGHLY 4% OF THAT NUMBER. A GREAT START FOR SURE BUT THE REAL WORK IS JUST BEGINNING.

THE CITY HAS PROMISED TO GIVE THE YVHA 75% OF STR INCOME AND WILL HAVE THE REMAINING PORTION FOR PROJECTS OF ITS CHOOSING. THIS IS A VERY WELCOME START TO GET DEVELOPMENT UNDERWAY.

I, AND OTHERS I'M SURE, ARE GRATEFUL TO THE COUNCIL MEMBERS FOR WORKING SO HARD WITHIN THEIR CONSTRAINTS TO MAKE THIS BEGINNING POSSIBLE.

IT IS MY UNDERSTANDING THAT ALL OF THE DECISION MAKERS WILL BE AT THE SPECIAL MEETING. THAT IS THE TIME TO FINALIZE THESE DISCUSSIONS ON THE TIMETABLE THAT HAS BEEN PROPOSED SO WE CAN BREAK GROUND ON THE FIRST NEIGHBORHOOD NEXT SPRING. THE ABSENCE OF A DEAL SOON WOULD HAVE THE DIRECT RESULT OF POSTPONING THE BREAKING OF GROUND FOR ANOTHER YEAR. OUR PARTNER IS PREPARED TO SPEND THE MILLIONS NECESSARY TO BEGIN NEXT SPRING BUT THEY NEED TO KNOW THIS DEAL IS DONE !

I AM CONFIDENT THAT NOBODY IN THESE DISCUSSIONS WANTS TO SEE THIS RESULT.

SO, WE HAVE THE NECESSARY WILL, THE RIGHT ENTITY TO DO THIS PROJECT AND A PROJECT THAT IS WANTED BY A SUSTANTIAL MAJORITY OF OUR VALLEY. WHAT WE NOW NEED IS AN ANNEXATION AGREEMENT FINALIZED WITHIN THE TIME CONSTRAINTS DISCUSSED SO WE CAN BEGIN IN 2024!

MY HOPE IS THAT THE ATTITUDE OF ALL DECISION MAKERS WOULD BE TO ANSWER POSITIVELY TO 2 REQUESTS.

1 - TO THE YVHA'S REQUEST WHICH IS THE SAME AS WINSTON CHURCHILL'S STATEMENT PRIOR TO WWII 'GIVE US THE TOOLS AND WE WILL FINISH THE JOB' AND

2- TO THE REQUEST FROM THE VAST MAJORITY OF OUR VALLEY RESIDENTS WHO ASK IN OUR LOCAL VENACULAR :..."LET'S GET 'ER DONE!"

THANK YOU FOR YOUR ATTENTION.

BOB SCHNEIDER

From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, August 1, 2023 8:49:02 PM

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Contact Information

First Name	Silas
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Last Name	Axtell
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Speaking on behalf of the young people who grew up in steamboat. The kids who grow up here and aren't wealthy have no choice but to move away, while more and more rich people move here and continue to stratify our community. What happened in Aspen, Vail, Breckinridge cannot be allowed to happen here.

I think that this plan has a lot of promise and I especially appreciate the focus on affordable apartments and single home units for the people who live without them now.

I wish that the housing authority would dedicate more of their focus on achieving LEED standards, though it will drive cost up we are living in a world where we cannot afford to be unsustainable in the long run.

For more Information concerning global warming google IPCC latest climate report.

Please add
attachments here.

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Contact Information

First Name	Jennifer
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Last Name	Day
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Please let all citizens vote on BR: yes or no - not just how much STR tax will be allotted at 50-75%. We will all be impacted by this development in one way or another: if I were in charge of shifting the character of an area by creating thousands of new highly dense residences, I would want the good graces of the majority of city AND county residents before moving forward. A tiny

number of people should not dictate the yes/no on this: let everyone in the city and county have a say. Many people need homes, many people may be dismayed at how it's being offered. Many people may want more opportunities for ownership and not to be locked into a perpetual rental. Many people might want the chance to have a yard for kids, toys, and pets and places for their guests to park and excellent access to public transportation. Maybe lower the number of residences, increase the number of those for sale, and address what parking, traffic, and basic services 6,000 new people will need. Do we have the water? Do we have the dentists? Do we have the childcare and spaces on sports teams and in summer camps? Should we be expanding this much this quickly? Why haven't alternatives for housing that wouldn't require a new power and water treatment facility been considered - like incentives to people for building ADU's and softening the county building guidelines to allow more creative housing structures to be built on existing infrastructures? Do you have a wait-list for BR? Not all those commuting into Steamboat want to live in Steamboat...there are many reasons one might prefer an outlying area vs super dense living. For those who are doubled up, it is often a financial reason not just an availability reason, so you must address what is needed by those earning \$40k/year or less if you actually want to 'meet workforce needs'. If you must stick with super density: please address the human factors like putting the police training facility and additional fire department next to the firing range rather than housing or a public park. Hearing gun shots is not very homey or relaxing at any income level. Pocket parks where high building walls on 3 sides won't allow sunshine or easy plant growth seem cold and stark and kind of gloomy for kids to play in...at over 1 Million each for these pocket parks?? I think the permaculture students at CMC might have some ideas that would feel brighter and more sustainable...we need homes at an emergency level but I wish I could be more excited by the reality of the proposed design, the exorbitant costs that pushes the city into a huge hole, the lowered level of service that will permeate our whole community, and the quality of life that will be offered for the lower earners there. It's wild that housing must be so expensive when many creative solutions exist that are 'out of the box' and might not require building new power grids and water treatment facilities (that will need to exist on perpetually rented land, correct?). -to be continued..

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attachments here.

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Contact Information

First Name Jennifer

Last Name Day

Email Address [REDACTED]

Questions or Comments

Please select the department(s) you want to contact:

City Council

Please leave your comments or questions below.

I wish, even after all the hard work already dedicated to this cause, that there would be a return to the drawing boards and to figure out how to create housing solutions internally with the 2,000 STRs that already exist and on properties that could be subdivided with a smaller units added to the lot. Expanding this way: when you cannot even promise incredibly robust public

transportation is not responsible. Existing bus lines don't even really make it into established neighborhoods. It was stated that the yellow line works 'because no one really uses it'. Do not depend on micro transit to meet the transportation needs of those living in BR...think of winter commuting on a bike. With a family. While it is dumping snow. Or walking the distance to the few bus stops that will be provided...I really wish I could be giving everyone who has worked so hard on this high fives and two thumbs up...please make sure you have a majority positive vote from both county and city residents before moving forward and if you can't get that: it's time to go back to the drawing boards and get creative in a fiscally manageable way that creates many more opportunities for private home ownership. We need to buffer ourselves towards food, energy, and housing independence in an era of "you will own nothing and be happy." Sell the land and use STR money and buy existing residences: convert the McMansions into smaller livable units and either rent or offer for ownership per the applicant's desire. Subsidize ADU's within the city: this creates a win-win for existing homeowners (who are also struggling with increased taxes and living expenses) and those looking for a home and doesn't just push the profits towards one of the biggest developers of affordable housing in the nation. Pilot a program through CMC where kids learn how to build straw bale or aircrete dome homes - to be built relying on solar power, wood stoves, water catchment+storage, even composting toilets...consider earth ship like designs that use recycled goods to create off grid homes that grow food year-round. We need to expand our thinking of how and what we create as a "residence" and how we get basic needs met. These could be scattered around the county in a way where the impact on existing systems as well as the cost for things wouldn't get out of hand. Tim Corrigan is on the board of BR: he wants you guys to win...could it be that the county could be doing some things that would help the housing issue without putting the whole expense on the city? There are a lot of residences scattered around the county and perhaps some residents would like an alternative source of income from an ADU...even tiny homes that could be moved to different locations over time. Before you annex this and put the city into a 500-600 million dollar debt-make sure you have a majority positive vote from all Routt county residents...to be continued again...

Please add
attachments here.

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Contact Information

First Name	Jennifer
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Last Name	Day
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Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Last installment 3/3...Otherwise, sad to say it...you are creating a situation where a majority of people could be unhappy with your decision in the long run and it might be time to reconsider whether as a council member you are truly acting on behalf of the public...let all voices be heard through a yes or no vote. County and city. Do not create unrest, distrust, and an upset

population by forcing your voice and power over that of the community as a whole.

This three part comment originated on Steamboat Locals and was liked/hearted by 15 people within a few hours. One person wanted to hug me for what I had written. One person (4 more in agreement) suggested that I be on council. One person wanted me to show up tonight and read this publicly. I have already shared my views with you, YVHA and the county commissioners multiple times. I have written to the Chamber. I have put my words out there: now just read them with the vision of 15-20 people standing around me in agreement.

Thanks for your time. I trust that written notes- as they also become part of public record- hold just as much weight as an in person statement.

Thank you for letting all City and County residents vote on this matter. It's the right thing to do to ensure you have majority support for the ways you want to shift our region and population.

Please add
attachments here.

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To: [City Council](#)
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Date: Tuesday, August 1, 2023 9:52:18 PM

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Contact Information

First Name	Jennifer
------------	----------

Last Name	Day
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Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	
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So, you have heard the public speak:

Housing is needed at emergency levels.

Have you asked those workers there how much they earn per hour?

How many of the people needing housing work at the \$20/hr level or less than \$40k/year level? These are the people who really need housing...is Brown Ranch actually going to meet the needs?

Their dreams are hung on you coming through with BR, but I am not sure people realize how many units will be out of their affordability needs.

This is why working smaller, simpler, in the more immediate time to work with one family at a time: securing housing in ADU's, tiny homes, converted mansions, getting costs covered through home ownership programs.

Working with a big developer who is taking huge shares of this profit will help get massive infrastructure built for our new city...

But to be truly affordable and sustainable:

You need to see what each family and individual earns who needs housing. You need to see what they could offer towards home ownership.

You need to think out of the box: maybe if generating a lot of sales tax from the BR area: buy other residences already built within city limits using STR tax and sell BR parcels: save space for the court sport development, the daycare, the new school, the new fire department, the new police training facility to private parties that will develop more market rate properties and fund the sales tax pot, be able to pay higher HOA fees, and whose purchasing power will be higher than the lower wage earners needing to get immediate housing so our community can function.

Get UCHealth and the mountain and any other large entity needing employees to purchase homes to be managed by YVHA as deed restricted in sale, with first rights of refusal, or in private or YVHA owned capped rental agreements....I was a teacher with 10 years of experience and I could not afford YVHA housing nor did I want to be crammed in highly dense housing. I chose to live in an illegal basement at \$500.00/month where I went into the negative every month with my other expenses. Yet, an illegal basement in the county was better quality of life than being highly dense. These people begging for housing: they are in your lower AMI ranges and it would be best to use the BR opportunity to create a zone that gets housing to strong sales tax generators who can afford to shop locally and eat at restaurants...

Affordable housing is needed at an income BR is not providing enough of due to the gap in costs. Buying existing homes on existing infrastructure and deed restricting them in perpetuity will

be the best thing. Improve/expand the existing trailer parks with some tiny homes or small modular housing units: you could be solving the housing crisis today without having to make a new water treatment plant and pay upfront for thousands of homes that will not become housing for years down the road. Sell BR land/market rate homes to buy/build the affordable housing within the city.

Please add
attachments here.

Field not completed.

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Date: Tuesday, August 1, 2023 10:50:55 AM

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Contact Information

First Name	Lulu
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Last Name	Gould
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Hey City Council members! I am writing to ask you in the name of transparency, to curtail your Executive Sessions concerning Brown Ranch, including tonight. In accordance with the Sunshine Law, public bodies can't formulate public policy in secret and then move to an open
--	---

session for a rubber stamp vote. We, your constituents, have been extremely patient as you have continually gone into Exec Session and it's starting to feel like you're covering up something as you conduct business in the shadows. Many people have contacted me to express their concerns on this and that is why I am asking you to rethink your decisions. I fully understand the need for Exec Sessions periodically but the result of your unprecedented amount of your closed door sessions are resulting in an erosion of trust, and is against the principle that elected officials must be accountable to constituents, no matter how difficult the issues. It is also set in law under the Colorado Open Meetings Law.

Thank you for all you do, I know this is not easy stuff but let's be more inclusive of our community going forward!

Lulu Gould

Please add
attachments here.

Field not completed.

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From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, August 1, 2023 9:43:29 PM

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Contact Information

First Name	Scott
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Last Name	Kemp
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

I am writing in support of annexation of the Brown Ranch project. I attended 8/1/23 city council and left around 7:45 after public comment was delayed by discussion. It was my understanding that the nature of the relationship between YVHA and city of steamboat springs with regards to this proposal was to be a collaborative effort. I did not leave that session with the comfort

that all the counselors viewed it as such. That is unfortunate.

With all due respect to the seriousness of the undertaking of the Brown Ranch project, it's time to make a commitment to invest in the future well being of all the community members, indeed the community at large, by resisting the urge to nit pick the proposal from YVHA and instead recognize the amazing amount of work that has been done by them; and resolving to be a part of the solution to the issues that will continue to surface but that are not insurmountable so long as you stick to the collaborative approach. This community needs you to be leaders by solving problems instead of part of the problem by creating roadblocks.

In particular, I view recent efforts to put this annexation to a community vote as a delay tactic by the fearful and those who wish to derail it. This has been going on for 20 years. We elected you to lead us. Nobody wins anything by playing not to lose. I trust you and the good people at YVHA to make the right choices and provide the right guidance to make this a huge success.

I am currently a home builder who moved here 33 years ago with no money in my pocket and starting with a \$5.50/hr job have managed to create a successful building company and am raising a family in the home my wife and I have built with our own hands. We worked, happily, exhaustively over time to be where we are now. I am sad to say that I don't believe that path is viable for any but the most committed people any more. Certainly not enough to support a community. Unless you have outside financial assistance it's not realistic. I see the impact of our continued waffling in this community about the cost to do the right thing and continually kicking the can down the road for the ideal situation. Meanwhile the fabric and future of the community we all love is melting away. Talk to any business owner and quality employees are up there at the top of their issues. How many millions of dollars of commerce are being negated by this situation? How much quality of life is wasted because the owner has to take up the slack?

Lastly, fWIW, I am not in favor of this to create work for my company. I don't actually ever expect to build anything in Brown Ranch nor do I intend to reside there. So I really don't have a conflict of interest. In fact I have participated in three of the focus groups , providing construction insight and expertise for the guiding ideas of the development.

Thank you for your time!

Please add
attachments here.

Field not completed.

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To: [City Council](#)
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Date: Tuesday, August 1, 2023 8:04:14 PM

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Contact Information

First Name	Bill
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Last Name	Latoza
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Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Thank you for all your efforts and wonderful comments on the Brown Ranch. Like everyone, I'm concerned as a full time resident about the costs and financial gaps for Brown Ranch. I fully support more affordable housing for our workers, but wonder why City Council isn't asking the mountain to put a tax on ski tickets and passes. I believe I've read recently that last year we

had over 1 million skiers last season, a couple of dollar tax on each ticket would certainly help reduce the gap. Since many of the workers who work on the mountain need and use affordable housing, why shouldn't the mountain help significantly to help contribute money for affordable housing for their worker?

Thank you,

Bill Latoza
2170 Val dlsere Circle

Please add
attachments here.

Field not completed.

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From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, August 1, 2023 8:57:43 PM

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Contact Information

First Name	Bill
------------	------

Last Name	Latoza
-----------	--------

Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

The mountain should pay sales tax - all other businesses in Steamboat pay and collect taxes to the City. Why shouldn't the mountain add a small tax to their lift tickets and season passes. I'm sure the skiing community would gladly pay it for the mountain workers and having more workers for better services. As the largest employer in Steamboat, they should pay their fair

share as we full time residents do.

Thanks

Bill

Please add
attachments here.

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Willia Seybolt](#)
To: [City Council](#)
Subject: In Support of Brown Ranch
Date: Tuesday, August 1, 2023 5:19:31 PM

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Hello City Council Members,

I want to state my support of the annexation of Brown Ranch as well as the proposed plan for taxpayer funding. I understand that some people want to preserve the small town feel of Steamboat, but sadly that shipped sailed years ago and we are at risk of losing more and more of our workforce and our town's identity. City Council needs to show that it cares about the people in this town, not just the optics of it.

Almost everyone I know has considering leaving the Yampa Valley due to the high cost of living, and many of those people work important jobs in our community. I am the Client Support Coordinator as well as a Forensic Interviewer at Brighter World Child Advocacy Center. I live in a studio above a garage, and right now I am not sure what I would do if my housing fell through, as my salary is not enough to buy a home in Routt County.

Please invest in your community and make it possible for future generations to live here.

Thank you,

From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Wednesday, August 2, 2023 11:12:25 AM

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Contact Information

First Name	Tim
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Last Name	Sullivan
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Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	
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	Re: Brown Ranch Annexation-Regional Park considerations
--	---

	Thank you for your careful consideration of the issues around the annexation of the Brown Ranch development. I listened to all of the discussion last night around the regional park and I felt one important component was missing: the suitability of Option 1 for
--	--

40 acres outside the UGB as an appropriate place to build a regional park given the land's potentially higher value as natural open space. During the community visioning process for the Brown Ranch masterplan, there was extensive discussion and comment about the importance of the parcel outside the UGB as an open space/wildlife habitat area. Colorado Parks and Wildlife and Keep Routt Wild expressed concerns as they see this area as one of the last possible wildlife migration corridors from USFS lands to the Elk River in Steamboat metro. The area is also important for bird habitat including for sharp-tail grouse. The preferred vision based on these comments was to keep this land as open space. In their final plan, YVHA compromised on this issue by committing the land for 20 years as open space, leaving the possibility that it would remain dedicated for passive recreation with trails. The West Steamboat Area Plan similarly identified the north end of Slate Creek as "as best opportunity to restore and enhance a large natural area within West Steamboat." A developed regional park would destroy significant acres of natural habitat, increase water demand, and drive significant traffic to this area. None of that is compatible with use of this area as open space, which Angela Crosby pointed out is also needed in west Steamboat. I would encourage the City to consult with Colorado Parks and Wildlife before deciding this is an appropriate area for a regional park. And to consider negotiating with YVHA for increasing the amount of dedicated open space, with passive trail based recreation, potentially in lieu of requiring land for a developed park with negative environmental implications.

Please add
attachments here.

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Date: Tuesday, August 1, 2023 8:23:22 PM

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Contact Information

First Name	Olivia
Last Name	Goldsworthy
Email Address	[REDACTED]

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

1. As a working professional in steamboat, I urge council to explore opportunities for rental housing that uses existing housing resources, rather than developing a large new subdevelopment. I currently rent in a neighborhood that is more than 50% seasonally vacant, despite being a no STR overlay neighborhood. For example, rent stabilization measures could

eliminate many of the housing issues that young families and workers are currently experiencing. Incentivizing homeowners in red zones to instead offer long-term rentals is another potential solution.

2. Continued dismissal of Councilwoman MicGinlay is unprofessional. Her suggestion that community voices should be heard in the timeframe listed on the agenda is correct and should be considered by the council, especially considering that there is continued low participation at council meetings.

Please add
attachments here.

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From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Friday, August 4, 2023 4:31:12 PM

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Contact Information

First Name	Paul
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Last Name	Stettner
-----------	----------

Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	
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	Dear City Council, I've reviewed the YVHA Plans for Brown Ranch and watched the meeting you had with the BRAC reps on Tuesday 8/1/23. I think that BRAC's responses to Council's inquiries and comments were not always definite and not to the point. There was much discussion about the regional park issue but not
--	---

much about the quality of the plan and finances.
Over the years I've been involved with questioning the
Steamboat 700 and the Brynn-Gray proposals to develop the BR.
They were both lacking in many ways. At this point I have the
same opinion of the YVHA Plan.
This is a big deal!
My points of concern and questions that I feel that should be
considered and addressed by Council are listed on the attached
file.
Best regards and thank you for your work.

Please add
attachments here.

[Brown Ranch Plan- thoughts edit.doc](#)

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Brown Ranch Plan

Paul Stettner August, 2023

Good governance would see City Council not commit our community to any Brown Ranch development before having a thorough knowledge of the pros & cons of what is being proposed!

Considering housing as an “urgent/crisis” matter is a red flag. It can lead to making decisions based on erroneous/incomplete information and assumptions. **Please Don't Rush.**

Long Range Vision

- What is the long-range vision, overview?
- Provide a narrative and timeline of the whole project and list the assumptions that planners have made
- What are the Elephants in the room?

Sustainability:

Is there a physical/ecological limit to ultimate growth considering Yampa River health, resources congestion, pollution, traffic, overall quality of life?

Concurrency Planning:

- Define what needs to happen and when. As population grows human & physical infrastructure needs increase.
- Correlate Population growth with increasing need for more community service people, teachers, police, health professionals, general labor, etc. and identify trigger points when additional associated physical infrastructure is needed.

Financial

- Have financial timelines (best & worst cases scenarios) of costs vs sources of revenue (Grants, transfer taxes, STR tax, service fees, etc.) been developed? This would be very helpful in understanding the viability of any proposed plan;
- How are future increases in Project costs considered?
- What are the assumed projected costs to SS residents to subsidize the project?
- What if the Project goes bust? Worst case scenario – consider the what ifs – what financial risk would the City be committing to?

Housing:

- What income/s, over time, will be needed to afford this housing– would local employers increase pay accordingly?
- Is qualification to apply for low-cost housing based solely on income or also on assets? How to vet applicants?
- What happens when incomes exceed max allowable, which likely occurs over time?
- Are the “overqualified” residents occupying housing needed by and designated for those eligible then evicted?!
- Are there any other qualifications that applicant must meet? eg: work in local jobs? or would remote work from home non-contributing to community needs be acceptable?
- Could anyone who wants to just come and live in Steamboat Springs be approved if “eligible”?
- Is it the community's responsibility to subsidize housing when low wages combined with high demand and costs make it otherwise unaffordable for some?

Potential Negative Effects

- What are the potential negative effects to the Steamboat Springs residents and the larger community?
- More population leads to more business development which leads to need for more low wage workers and housing – this is an ongoing issue creating the same housing problem in the long run.
- More traffic coming into downtown
- Plans for on site grocery store, Medical clinic, other..

Impacts of Increased Population

- What are the plans for dealing with the effects of increased population on fixed/limited City spaces and infrastructure?
- Water: Water supply: solely from the City facility? Should/could/would MWWS District contribute?
- Sewer
- Traffic
- Parking
- Parks & Recreation

Additional Concerns

- What agency/s will manage, now & future, to maintain adherence to initial terms in the future, institutional memory?
- The YVHA Brown Ranch Plan gives me some pause when on pg 129 water demand is in terms of “cubic square feet (csf)” instead of cubic ft per second and on page 131 wastewater treatment is referred to as “Sewer” instead of Sewage Treatment.

If the City commits to Brown Ranch development, it should do so in phases, and NOT immediately to a large total incompletely planned project.

From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Monday, August 7, 2023 10:18:44 AM

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Contact Information

First Name	Kathleen
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Last Name	Coates
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Email Address	[REDACTED]
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Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

I was involved in the West Steamboat decision making process for 3 years. This morning there seems to be some question about what the Brown Ranch will cost going forward. It seems like that equation has been looked at many times already. I'm amazed it could be an obstacle again when we need some housing to happen on what is now the Brown Ranch land.

I have lived in Steamboat 23 years and every time housing decisions come up to council, they get bogged down in concerns that should have been analyzed and built into future planning. It would have been a lot cheaper to do this 15 years ago but Steamboat didn't.
Please move this along.

Please add
attachments here.

Field not completed.

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From: [Heather Sloop](#)
To: [City Council](#); [Tim Corrigan](#); [Sonja Macys](#); [REDACTED] [Mike Mordi](#); [REDACTED] [Gary Suiter](#); [Tom Leeson](#); [Jay Harrington](#); [Melody Villard](#)
Cc: [Zane Znamenacek](#); [REDACTED]
Subject: Fw: Hwy 40 Accident Data
Date: Monday, August 7, 2023 8:32:57 AM
Attachments: [US-40 MP 92-130 Detailed Summary All Crashes.pdf](#)
[Steamboat-Craig.docx](#)

I asked CDOT to give some data regarding HWY 40 from Craig to Steamboat as it "feels" like its becoming more dangerous.

Here are the stats and data sets which Zane gave me. This says a lot and is great information.

Have a great week!

Heather

From: Znamenacek - CDOT, Zane <[REDACTED]>
Sent: Friday, August 4, 2023 9:58 AM
To: Heather Sloop <[REDACTED]>
Cc: Jason Smith - CDOT <[REDACTED]> Mark Bunnell - CDOT
<[REDACTED]> Zebulon White - CDOT <[REDACTED]>
Subject: Hwy 40 Accident Data

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Heather,

Jason asked us to pull you some accident data for SH 40 between Craig and Steamboat. He also mentioned that a fatal accident recently occurred in this area (which I don't have information on yet).

I have attached a brief, high-level writeup on this section of highway. I have also attached a Detailed Summary of all accidents for the latest three years of data we have.

In general, the highway is performing about as expected when compared to other similar highways around the state. While the total accident frequency is a bit elevated over the statewide norm, I believe that the reason why is because of the extremely high rate of wild animal collisions. If the rate of wild animal accidents were closer to the statewide average, this section of SH 40 would be close to average overall. The severity of accidents on this section of highway is at or slightly below the statewide average (see attachment).

A few other observations:

- Very few accidents are related to intersections. Most of the safety issues are related to other factors.
- Most of the severe accidents involve a single vehicle running off the road and either overturning or hitting a fixed object (tree, utility pole, wall, etc). Additionally, many accidents list contributing factors such as "asleep at the wheel", "driver distracted" and "driver inexperience". However, most accidents simply state "no contributing factors"

which means the reporting law enforcement officer had no idea why the accident occurred.

- Accidents occur about equally between westbound and eastbound traffic.
- Quite a few accidents occur at night. That may be related to commuter patterns, especially in the winter.
- Less accidents occurred during snowy/icy conditions than I would have expected.

Again, please don't consider this an exhaustive safety analysis, just a few observations that seemed to jump out. Let us know if you have any questions.

Zane

Zane Znamenacek, PE
Traffic and Safety Program Manager, CDOT Region 3



P 970.683.6275

 | www.codot.gov | www.cotrip.org
222 South 6th Street, Room 100 Grand Junction, CO 81501



CDOT
DiExSys™ Vision Zero Suite
General Summary Report

08/03/2023

US-40 MP 92-130 Detailed Summary All Crashes Type: Segment Search Name: Rt: 40 Section: A MM: [92 - 130] From: 1/1/2019 To: 12/31/2021

Crash Severity

By	Crashes:	Number of	People:
FAT:	2	Killed:	2
INJ:	75	Injured:	101
PDO:	360		
TOTAL:	437		

Crash Location

On Road:	296
Off Road Left:	60
Off Road Right:	81
Off Road at Tee:	0
Off in Median:	0
Unknown:	0
TOTAL:	437

Weather Conditions

None:	361
Rain:	10
Snow/Sleet/Hail:	61
Fog:	3
Dust:	0
Wind:	2
Unknown:	0
TOTAL:	437

Crash Type

Overtaking:	27	Bridge Abutment:	0
Other Non-Collision:	1	Column/Pier:	0
Pedestrian:	0	Culvert/Headwall:	1
Broadside:	7	Embankment:	36
Head On:	8	Curb:	0
Rear End:	36	Delineator Post:	9
Sideswipe (Same):	8	Fence:	18
Sideswipe (Opposite):	16	Tree:	11
Approach Turn:	5	Lrg Bldrs or Rocks:	8
Overtaking Turn:	6	Barricade:	0
Parked Motor Veh:	3	Wall/Building:	0
Railway Veh:	0	Crash Cushion:	0
Bicycle:	0	Mailbox:	3
Motorized Bicycle:	0	Other Fixed Object:	6
Domestic Animal:	5	Total Fixed Objects:	114
Wild Animal:	185	Rocks in Roadway:	0
Light/Utility Pole:	1	Vehicle Cargo/Debris:	10
Traffic Signal Pole:	0	Road Maint Equip:	0
Sign:	4	Involving Other Object:	6
Bridge Rail:	0	Total Other Object:	16
Guard Rail:	14	TOTAL:	437
Cable Rail:	0		
Concrete Barrier:	3		

Lighting Conditions

Daylight:	205
Dawn/Dusk:	47
Dark-Lighted:	5
Dark-Unlighted:	180
Unknown:	0
TOTAL:	437

Road Conditions

Dry:	310
Wet:	26
Muddy:	0
Snowy:	29
Icy:	55
Slushy:	9
Foreign Material:	0
Road Treatment:	6
Unknown:	2
Dry W/Icy Road Treatment:	0
Wet W/Icy Road Treatment:	0
Snowy W/Icy Road Treatment:	3
Icy W/Icy Road Treatment:	2
Slushy W/Icy Road Treatment:	1
TOTAL:	437

Number of Vehicles

One Car:	335
Two Car:	93
Three or More:	9
Unknown:	0
TOTAL:	437

Road Description Details by Vehicle

At Intersection:	20
At Driveway Access:	8
Intersection Related:	16
Non Intersection:	393
In Alley:	0
Roundabout:	0
Ramp:	0
Parking Lot:	0
Unknown:	0
TOTAL:	437



CDOT
DiExSys™ Vision Zero Suite
General Summary Report

08/03/2023

US-40 MP 92-130 Detailed Summary All Crashes

Type: Segment Search Name: Rt: 40 Section: A MM: [92 - 130] From: 1/1/2019 To: 12/31/2021

Vehicle Type Details by Vehicle

Veh:	Vehicle 1	Vehicle 2	Vehicle 3
Psg'r Car/Psg'r Van:	145	28	0
Psg'r Car/Psg'r Van w/Trl:	0	1	0
Pickup Truck/Utility Van:	122	29	4
Pickup Truck/Utility Van w/Trl:	8	1	0
SUV:	140	35	2
SUV w/Trl:	0	0	0
Truck 10k lbs or Less:	0	0	0
Trucks > 10k lbs/Busses > 15 People:	12	5	2
Motor Home:	0	0	0
School Bus 15 People or Less:	0	0	1
Non School Bus 15 People or Less:	1	1	0
Motorcycle:	2	2	0
Bicycle:	0	0	0
Motorized Bicycle:	0	0	0
Farm Equipment:	0	0	0
Hit and Run/Unknown Vehicle:	4	0	0
Other:	2	0	0
Unknown:	1	0	0
TOTAL:	437	102	9

Mainline/Ramps/Frontage

Crossroad A:	0
B:	0
C:	0
D:	0
E:	0
F:	0
G:	0
H:	0
I:	0
J:	0
Left Frontage Road (L):	0
K:	0
M:	0
N:	0
O:	0
P:	0
Mainline/HOV:	437
Right Frontage Road (R):	0
Rest Area/Truck Ramp (T):	0
Other (Z):	0
TOTAL:	437

Crash Rates

PDO:	1.48 / MVMT
Injury:	0.31 / MVMT
Fatal:	0.82 / 100MVMT
Total:	1.8 / MVMT

Human Contributing Factor Details by Vehicle

Veh:	Vehicle 1	Vehicle 2	Vehicle 3
No Apparent Contributing Factor:	255	98	9
Asleep at the Wheel:	21	0	0
Illness:	0	0	0
Distracted by Passenger:	4	0	0
Driver Inexperience:	45	1	0
Driver Fatigue:	4	0	0
Driver Preoccupied:	29	0	0
Driver Unfamiliar with Area:	9	0	0
Driver Emotionally Upset:	10	0	0
Evading Law Enforcement Officer:	0	0	0
Physical Disability:	0	0	0
Unknown:	60	3	0
TOTAL:	437	102	9



CDOT
DiExSys™ Vision Zero Suite
General Summary Report

08/03/2023

US-40 MP 92-130 Detailed Summary All Crashes

Type: Segment Search Name: Rt: 40 Section: A MM: [92 - 130] From: 1/1/2019 To: 12/31/2021

Condition of Driver Details by Vehicle

Veh:	Vehicle 1	Vehicle 2	Vehicle 3
No Impairment Suspected:	410	99	9
Alcohol Involved:	11	0	0
RX, Meds or Drugs Involved:	3	0	0
Illegal Drugs Involved:	5	0	0
Alcohol and Drugs Involved:	3	0	0
Driver/Ped not Observed:	0	0	0
Unknown:	5	3	0
TOTAL:	437	102	9

Vehicle Direction Details by Vehicle

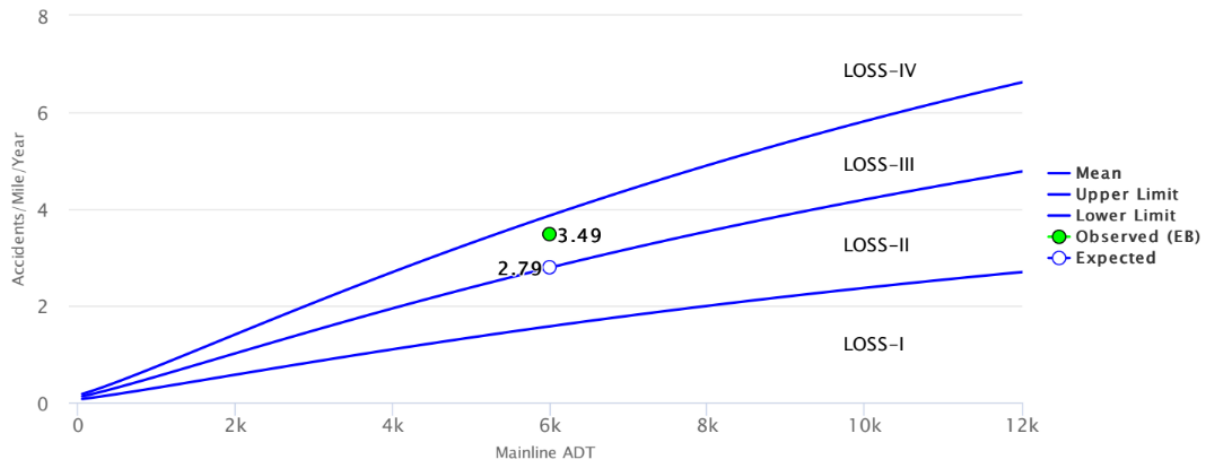
Veh:	Vehicle 1	Vehicle 2	Vehicle 3
North:	6	0	0
Northeast:	2	0	0
East:	218	45	8
Southeast:	1	0	0
South:	7	1	0
Southwest:	0	0	0
West:	200	54	1
Northwest:	2	2	0
Unknown:	1	0	0
TOTAL:	437	102	9

Vehicle Movement Factor Detail by Vehicle

Veh:	Vehicle 1	Vehicle 2	Vehicle 3
Going Straight:	297	56	3
Slowing:	11	12	0
Stopped in Traffic:	0	15	3
Making Right Turn:	1	0	0
Making Left Turn:	10	8	0
Making U-Turn:	2	1	0
Passing:	16	2	0
Backing:	3	0	0
Entering/Leaving Parked Position:	0	0	0
Starting in Traffic:	0	0	0
Parked:	0	3	0
Changing Lanes:	3	0	0
Avoiding Objects in Roadway:	10	4	1
Weaving:	11	0	0
Wrong Way:	0	0	0
Other:	72	1	2
Unknown:	1	0	0
TOTAL:	437	102	9

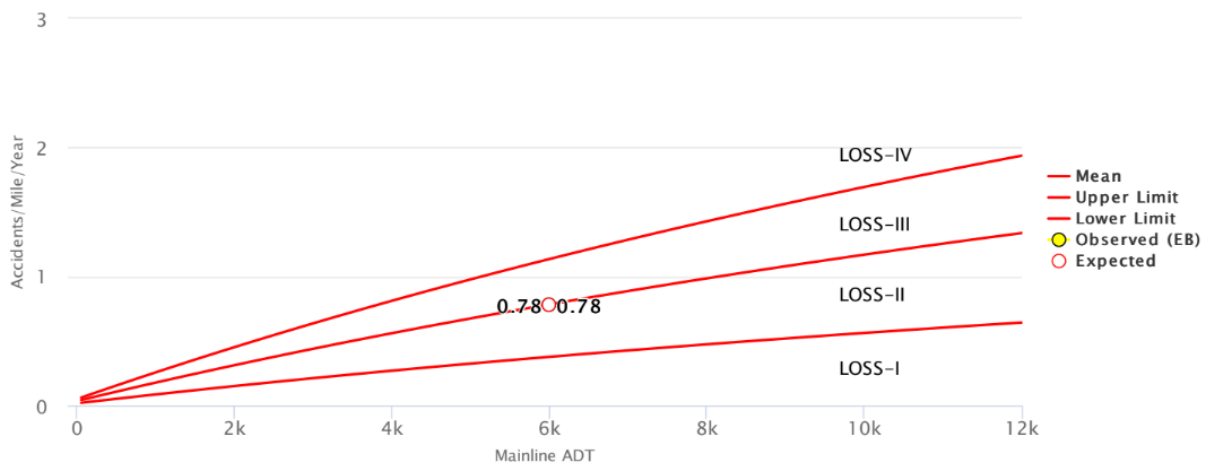
This graph shows the Level of Service of Safety (LOSS) for all accidents for the segment between Craig and Hayden. In this section, the frequency of accidents is about 25% above the expected rate when compared to other similar highways in the state.

US-40 MP 92-106.5 Total SPF Type: Segment Search Name: Rt: 40 Section: A MM: [92 - 106.5] From: 1/1/2019 To: 12/31/2021



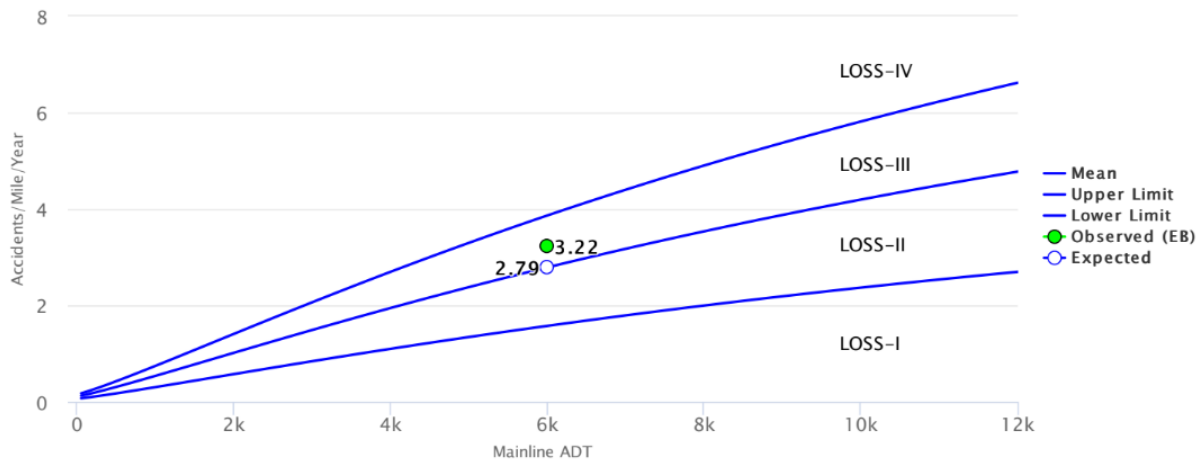
This graph shows the LOSS for injury and fatal accidents only, for the segment between Craig and Hayden. The frequency of injury and fatal accidents in this segment is exactly average when compared to other similar highways statewide.

US-40 MP 92-106.5 Severity SPF Type: Segment Search Name: Rt: 40 Section: A MM: [92 - 106.5] From: 1/1/2019 To: 12/31/2021



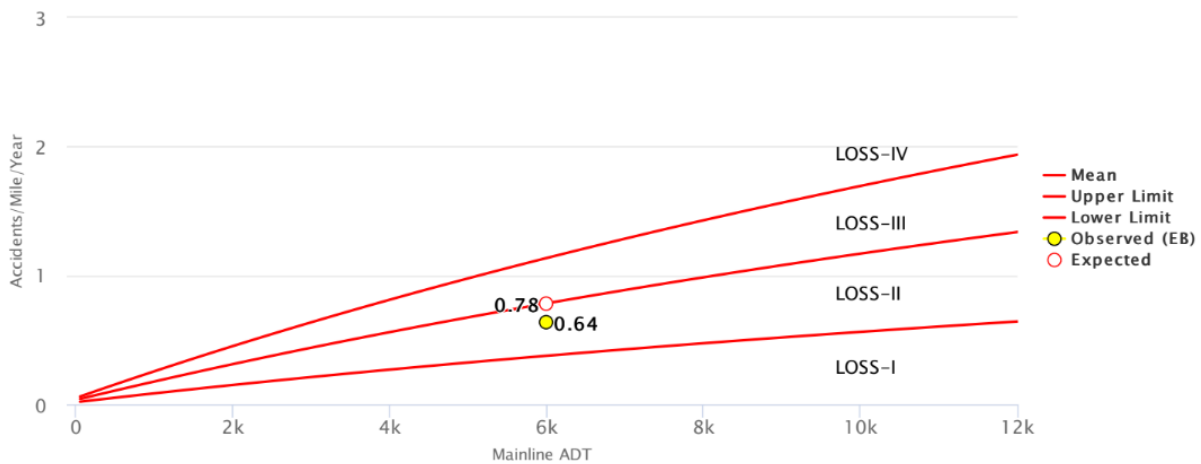
This graph shows the LOSS for all accidents for the segment between Hayden and Steamboat. In this section, the frequency of accidents is about 15% above the expected rate when compared to other similar highways in the state.

US-40 MP 108.2-130 Total SPF Type: Segment Search Name: Rt: 40 Section: A MM: [108.2 - 130] From: 1/1/2019 To: 12/31/2021



This graph shows the LOSS for injury and fatal accidents only, for the segment between Hayden and Steamboat. The frequency of injury and fatal accidents in this segment is about 18% lower than expected when compared to other similar highways statewide.

US-40 MP 108.2-130 Severity SPF Type: Segment Search Name: Rt: 40 Section: A MM: [108.2 - 130] From: 1/1/2019 To: 12/31/2021



From: [Heather Sloop](#)
To: [City Council](#)
Cc: [Gary Suiter](#); [Tom Leeson](#); [Angela Cosby](#)
Subject: Fw: Online Form Submittal: City Council Contact Form
Date: Monday, August 7, 2023 1:23:06 PM
Attachments: [image001.png](#)

FYI

Looks like the UGB may not be available for a Regional Park.
Somewhat concerned that this was not clearly stated by YVHA. That this area was an issue brought up and agreed upon as wildlife corridor.

From: Sonja Macys <[REDACTED]>
Sent: Monday, August 7, 2023 11:40 AM
To: Heather Sloop <[REDACTED]>
Subject: RE: Online Form Submittal: City Council Contact Form

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Also, see page 71 forward (of the summary document) for maps that show 100% of the area outside of the UGB as open space:

<https://brownranchsteamboat.org/2022/11/04/brown-ranch-community-development-plan-2022/>

Sonja Macys
County Commissioner, District III
[REDACTED]

Office: (970) 879-0108
Direct: (970) 870-5220

522 Lincoln Ave. Suite #30
Steamboat Springs, CO 80487



From: Heather Sloop <[REDACTED]>
Sent: Monday, August 7, 2023 8:25 AM
To: Sonja Macys <[REDACTED]>
Subject: Fw: Online Form Submittal: City Council Contact Form

Are you involved in the Routt Wild stuff?

Was this parcel agreed upon somewhere to remain open space?

From: Heather Sloop

Sent: Wednesday, August 2, 2023 3:28 PM

To: [REDACTED] <[REDACTED]>

Subject: Fwd: Online Form Submittal: City Council Contact Form

Can we discuss this, I'll buy you a coffee

Heather Sloop, City Council Pro tem

*In the midst of winter, I found there was, within me, an invincible summer.
Albert Camus*

Begin forwarded message:

From: [REDACTED]
Date: August 2, 2023 at 11:12:25 AM MDT
To: City Council <[REDACTED]>
Subject: Online Form Submittal: City Council Contact Form

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City Council Contact Form

Step 1

Note

Thank you for contacting the City of Steamboat Springs. Your comment has been received and will be forwarded to the appropriate city staff, who will respond within 3 to 5 business days.

All communications to City Council through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review.

The City Manager, City Attorney, City Clerk, and certain members of city staff, are copied on all emails in order to better assist with your inquiry.

Contact Information

First Name	Tim
Last Name	Sullivan
Email Address	
Questions or Comments	
Please select the department(s) you want to contact:	City Council
Please leave your comments or questions below.	<p>Re: Brown Ranch Annexation-Regional Park considerations</p> <p>Thank you for your careful consideration of the issues around the annexation of the Brown Ranch development. I listened to all of the discussion last night around the regional park and I felt one important component was missing: the suitability of Option 1 for 40 acres outside the UGB as an appropriate place to build a regional park given the land's potentially higher value as natural open space. During the community visioning process for the Brown Ranch masterplan, there was extensive discussion and comment about the importance of the parcel outside the UGB as an open space/wildlife habitat area. Colorado Parks and Wildlife and Keep Routt Wild expressed concerns as they see this area as one of the last possible wildlife migration corridors from USFS lands to the Elk River in Steamboat metro. The area is also important for bird habitat including for sharp-tail grouse. The preferred vision based on these comments was to keep this land as open space. In their final plan, YVHA compromised on this issue by committing the land for 20 years as open space, leaving the possibility that it would remain dedicated for passive recreation with trails. The West Steamboat Area Plan similarly identified the north end of Slate Creek as "as best opportunity to restore and enhance a large natural area within West Steamboat." A developed regional park would destroy significant acres of natural habitat, increase water demand, and drive significant traffic to this area. None of that is compatible with use of this area as open space, which Angela Crosby pointed out is also needed in west Steamboat. I would encourage the City to consult with Colorado Parks and Wildlife before deciding this is an appropriate area for a regional park. And to consider negotiating with YVHA for increasing the amount of dedicated open space, with passive trail based recreation, potentially in lieu of requiring land for a developed park with negative environmental implications.</p>
Please add attachments here.	<i>Field not completed.</i>

From: [Heather Sloop](#)
To: [Angela Cosby](#)
Cc: [City Council](#)
Subject: Fw: Online Form Submittal: City Council Contact Form
Date: Monday, August 7, 2023 8:26:38 AM

Is the 46 Acre parcel also agreed upon somewhere to be "set aside" for a wildlife corridor?
Have we discussed with CPW and what/if we could use this area?
What the implication are and how this effects a natural corridor?
What about the entirety of BR? Has CPW been contacted?

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, August 2, 2023 11:12 AM
To: City Council <[REDACTED]>
Subject: Online Form Submittal: City Council Contact Form

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City Council Contact Form

Step 1

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The City Manager, City Attorney, City Clerk, and certain members of city staff, are copied on all emails in order to better assist with your inquiry.

Contact Information

First Name	Tim
Last Name	Sullivan
Email Address	[REDACTED]

Questions or Comments

Please select the department(s) you want to contact:

City Council

Please leave your comments or questions below.

Re: Brown Ranch Annexation-Regional Park considerations

Thank you for your careful consideration of the issues around the annexation of the Brown Ranch development. I listened to all of the discussion last night around the regional park and I felt one important component was missing: the suitability of Option 1 for 40 acres outside the UGB as an appropriate place to build a regional park given the land's potentially higher value as natural open space. During the community visioning process for the Brown Ranch masterplan, there was extensive discussion and comment about the importance of the parcel outside the UGB as an open space/wildlife habitat area. Colorado Parks and Wildlife and Keep Routt Wild expressed concerns as they see this area as one of the last possible wildlife migration corridors from USFS lands to the Elk River in Steamboat metro. The area is also important for bird habitat including for sharp-tail grouse. The preferred vision based on these comments was to keep this land as open space. In their final plan, YVHA compromised on this issue by committing the land for 20 years as open space, leaving the possibility that it would remain dedicated for passive recreation with trails. The West Steamboat Area Plan similarly identified the north end of Slate Creek as "as best opportunity to restore and enhance a large natural area within West Steamboat." A developed regional park would destroy significant acres of natural habitat, increase water demand, and drive significant traffic to this area. None of that is compatible with use of this area as open space, which Angela Crosby pointed out is also needed in west Steamboat. I would encourage the City to consult with Colorado Parks and Wildlife before deciding this is an appropriate area for a regional park. And to consider negotiating with YVHA for increasing the amount of dedicated open space, with passive trail based recreation, potentially in lieu of requiring land for a developed park with negative environmental implications.

Please add attachments here.

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [REDACTED]
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Monday, August 7, 2023 11:55:20 AM

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City Council Contact Form

Step 1

Note

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The City Manager, City Attorney, City Clerk, and certain members of city staff, are copied on all emails in order to better assist with your inquiry.

Contact Information

First Name	Gail
------------	------

Last Name	Ward
-----------	------

Email Address	[REDACTED]
---------------	------------

Questions or Comments

Please select the department(s) you want to contact:	City Council
--	--------------

Please leave your comments or questions below.

As a homeowner in Steamboat Springs, I would like to share my concerns about the Council's possible commitment of 75% of the STR tax to the infrastructure of Brown Ranch. It seems to me that the question of annexation should be addressed before any tax commitment is considered. At this point, I am also NOT supportive of annexation of the Brown Ranch. The building of

1100 rental units without knowing what specific plans are for additional development, does not make sense to me. And I see the 1100 rental units being an economic benefit ONLY to the developer, who will continue to collect rental income for years to come. And will those units actually be affordable (however that is defined); and if the units are actually affordable, are there any plans for rent control to ensure they remain so? It seems to me that there are many young families and other residents of Steamboat that would prefer to be able to purchase a home where they can build equity over time, rather than paying rent forever more and without the confidence of a known monthly payment. My hope is that the Brown Ranch development would provide a wealth of single family housing that is truly affordable, if that is at all possible.

There are too many unknowns with the Brown Ranch so my hope is that the Council will not move forward on any financial commitments until all is resolved and known.... and most importantly, it will actually provide real affordable housing for the people of Steamboat Springs.

Please add
attachments here.

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Heather Sloop](#)
To: [City Council](#)
Cc: [Gary Suiter](#); [Tom Leeson](#); [Rebecca Bessey](#)
Subject: Fw: Funding Mechanisms
Date: Monday, August 7, 2023 3:24:32 PM
Attachments: [BROWN RANCH.pdf](#)
[AFFORDABLE HOUSING.pdf](#)

I just received this comment.
FYI, for the record.

From: Jim Cook <[REDACTED]>
Sent: Monday, August 7, 2023 3:04 PM
To: Heather Sloop <[REDACTED]>
Cc: Robin Crossan <[REDACTED]> Gary Suiter <[REDACTED]>
Tom Leeson <[REDACTED]> Gail Garey <[REDACTED]> Michael
Buccino <[REDACTED]>
Subject: Funding Mechanisms

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heather:

Thank you for saying what a lot of us have been thinking for quite a while. We cannot afford Brown Ranch with sales tax as our only outlet for funding. You all know my feelings about funding for the city of Steamboat Springs to make it great, and sales tax "ain't it" !! Yes, we have an obligation to provide housing for essential workers, but not on the back of an unsustainable business model. Sales tax revenues have been up because inflation has raised prices across the board. Once again, and unlike our brethren in the resort markets, we have no city property tax, no transfer tax, and no lift tax (this can be offset). The assessed values of our real estate is based upon the same formula as our second home owners, which is not right. It is not too late to get it right. I believe in providing housing for our essential workers, I believe companies that depend upon a seasonal workforce or own businesses that require double digit employees should provide housing for their people. How they do it is up to them, not the full time residents of our community. The attached letter to the editor from another community expresses some truths that we need to consider.

Regards,

J.

James A. Cook

Commercial/Investment Real Estate
Business Brokerage/Valuations
Innovative Leasing Concepts
Development Counseling
Raconteur – Bon Vivant
Advocate For The Arts

970.846.1746



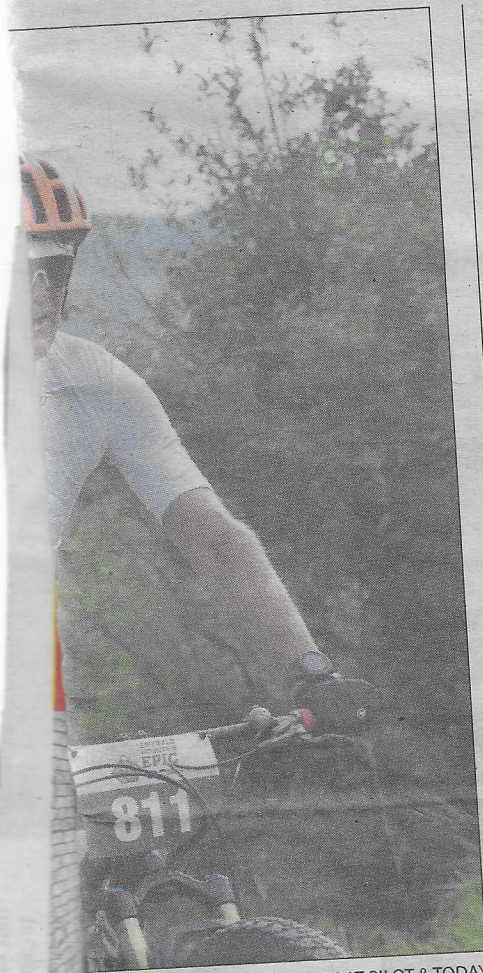
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STODAY

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FREE



TOM SKULSKI/STEAMBOAT PILOT & TODAY
Mountain Epic on Saturday.

Wins

erald Mountain Epic

to go at my own pace. I'm quite
experienced at these longer races so I let
go and slowly reeled them back in."
Saturday morning rolled along,
there was a noticeably high amount of
who ran into mechanical issues
Some had flat tires, oth-

Steamboat City Council questions Brown Ranch project

Hank Lacey

For Steamboat Pilot & Today

A joint meeting last week between the Yampa Valley Housing Authority and Steamboat Springs city leaders did not lead to agreement on the question whether to commit short-term sales tax revenue to the Brown Ranch project.

Nor did the discussions indicate that the city and housing authority have reached an accord on an annexation agreement for the tract west of Steamboat. Instead, City Council members and representatives from the housing authority focused on several points of division, including ongoing questions about the financial impacts to the city.

During the meeting Tuesday, several City Council members pointed to uncertainty about the amount of money taxpayers will be expected to pony up as a reason to delay finalizing any ballot measure relating to commitment of short-term rental tax revenue to the project.

"Obviously, there is a fiscal gap — a huge one," City Council member Heather Sloop said. "I am very uncomfortable with moving on forward with anything going on a ballot until we can really narrow down exactly where this gap is."

One problem lies in the strain Brown Ranch could impose on the city's general fund.

According to Steamboat Springs Finance Director Kim Weber, at the end of the first phase of construction, Steamboat Springs will face a \$1.5 million deficit if current levels of municipal services are maintained. By full buildout, that rift could expand to \$3 million every year, even considering increased sales tax revenues that Brown Ranch residents would likely generate.

Measured on a per household basis, Steamboat Springs is looking at a jump in the funding deficit for city services from

Affordable for whom?

Editor:

"Affordable housing" is a phrase I hear or see all the time. It comes up in newspaper articles, public meetings and any discussion with anyone about current affairs. Often attached is a phrase like "desperately needed."

Usually there is some great problem affordable housing would solve, like commuter and general traffic, or to provide needed employees to businesses, or to house necessary workers like cops, bus drivers, nurses or teachers. Aspen-Pitkin County has one of the country's leading programs for their size, with around 3,000 units.

But hold on — 3,000 units and there isn't enough affordable housing? Build and build and build, yet still there's not enough? Why not?

Two big reasons. First, affordable housing is itself a growth generator. And second, the constant increase in the business sector is the primary cause of growth. In the first case, putting people in new housing is not like putting skis in a closet that you take out only when you need them. These human beings need the complete infrastructure that residents do. Every facet of that support has to expand. And, more new people are needed to fill those slots.

In the second case, there are new stores, lawyers, doctors, banks, restaurants, city clerks, lift attendants, etc. These are new jobs that need new people to fill them. New people need new housing. It's a vicious circle.

There is a simple solution. Stop the growth. Put a halt on new business permits and licenses. Don't allow expansions. Put a limit on the number of businesses and on the number of employees. Don't build more employee housing. There is "enough" of both of those things.

There is no "constitutional right" to open any business in any place. Let existing businesses compete for the existing employees. Let the market sort itself out.

Patrick Hunter
Carbondale

Hats off to trail crews!

LINDA
JACK

From: [Heather Sloop](#)
To: [City Council](#)
Cc: [Gary Suiter](#); [Tom Leeson](#); [Rebecca Bessey](#)
Subject: Fw: Thank You for You Diligence
Date: Monday, August 7, 2023 3:30:16 PM

Another public comment for the record

From: Michael McLarney <[REDACTED]>
Sent: Saturday, August 5, 2023 8:18 AM
To: Heather Sloop <[REDACTED]>
Subject: Thank You for You Diligence

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a participant in the Aug 1 council meeting that covered the annexation and funding for Brown Ranch I wanted to commend you for your preparation and diligence on the project. Your questions illustrated your advanced research and protection of the community's financial interests. You stood out from other council members with your level of preparation and relevant questions. Given the gravity of this long-term financial commitment from the community it's comforting knowing you're doing the appropriate work.

Best,

--

Michael McLarney
Mica Creek Advisors, LLC
Ph: (917) 399-0058
[REDACTED]



www.micacreekadv.com

AGENDA ITEM #7.

BRAC Rainbow

From: [Heather Sloop](#)
To: [City Council](#); [Gary Suiter](#); [Tom Leeson](#)
Cc: [Rebecca Bessey](#); [Bob Keenan](#); [Angela Cosby](#); [Jon Snyder](#); [Matthew Barnard](#)
Subject: Fwd: Brown Ranch
Date: Monday, August 7, 2023 7:13:38 PM

FYI.

I reached out to Kris about the public comment we received on the wildlife corridor where the possible regional park at BR could be, to learn more.

This was his response.

Heather Sloop, City Council Pro tem

In the midst of winter, I found there was, within me, an invincible summer.
Albert Camus

Begin forwarded message:

From: "Middledorf - DNR, Kris" <[REDACTED]>
Date: August 7, 2023 at 5:45:04 PM MDT
To: Heather Sloop <[REDACTED]>
Cc: "Bond - DNR, Kyle" <[REDACTED]> Molly West - DNR
<[REDACTED]> Libbie Miller - DNR <[REDACTED]> Eric
Vannatta - DNR <[REDACTED]>
Subject: Brown Ranch

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heather,

Thank you for the phone call today. I received a referral for the Brown Ranch Annexation and Zoning from Bob Keenan with the City requesting comments from CPW by August 14th. We do not have the ability to turn comments around in one week, I asked for an extension to August 31st and we will need the next three weeks to work through the details with our land-use team, Biologists and District Wildlife Manager. I appreciate Bob's willingness to give us time to provide thorough comments. We have been involved in this process for the past year and CPW staff attended a number of meetings related to Brown Ranch and the original Brynn Grey (Steamboat 700) annexation. However, we have not had an opportunity to develop our formal comments and recommendations for this development.

There are a couple items that immediately come to mind on this development as it relates to wildlife:

1. Brown Ranch lies within two Columbian Sharp-tailed Grouse

production areas and one lek that is in the Brown Ranch area (the lek is aptly named "steamboat 700"). Columbian Sharp-tailed Grouse are considered a Tier 1 species in the State Wildlife Action Plan. Tier 1 species represent species which are truly of highest conservation priority and need for the State.

1. The area north of Brown Ranch is mapped as a mule deer migration corridor. Mule deer must migrate from eastern Routt County to western Routt County and Moffat County to seek winter range. Mule deer rarely winter in or around Steamboat Springs due to the lack of forage and snow depths. Mule deer are more vulnerable to winters compared to elk. Essentially mule deer start their migration east of Steamboat Springs and move around the town to the south and north and then head west to winter range.

CPW will provide comments on the species and habitats that may be affected by this development along with recommendations on how to avoid, minimize, or mitigate the impact to wildlife. In the case of Brown Ranch, CPW recognizes the need for housing in and around Steamboat Springs, there is likely little that can be done to avoid all impacts, some things we can do to minimize impacts, and the most likely outcome is to mitigate the loss of habitat due to the development. Habitat loss is the leading cause for wildlife species decline. Although Brown Ranch only encompasses a small fraction of wildlife habitat, we can look across Colorado and see the alteration of the landscape due to human development.

CPW will make the recommendation for compensatory mitigation through the Real Estate Transfer Tax. CPW staff has brought this forward at previous meetings with the YVHA. There is an existing endowment fund (WHILD) at the Yampa Valley Community Foundation, which can be used for habitat improvement and off-site mitigation in Routt County for potentially unavoidable circumstances such as this.

Thank you,

Kris Middledorf
Area Wildlife Manager



C 970.896.6066
925 Weiss Drive, Steamboat Springs, CO 80487
[REDACTED] | cpw.state.co.us

Never Above You, Never Below You, Always Beside You