



What Parts Of The City Of Steamboat Springs Were Annexed Previously?

In 1900, the town was incorporated with James Crawford as the first mayor. By 1902, the town had three hotels, three livery stables, three banks, four general stores, two meat markets, and other businesses. Since then, Steamboat Springs has grown by annexation. Here are some of the annexations over the years.

- **Fish Creek Area** (i.e. Valdervant, Fish Creek Meadows). - 1/14/72 and 2/22/73
- **Brooklyn** - 11/16/72
- **Mountain Ski Area Base** - 5/2/73
- **Fairview and 13th Street** - (11/20/1989 and 12/21/1989)
- **West Steamboat** (West 40, Elk River Rd & Airport) - 1989
- Roughly **40 small scale annexations** across town, most don't have annexation agreements.

Brown Ranch Annexation Committee (BRAC) Discussions

- **Annexation Agreement:** The City of Steamboat Springs and the Yampa Valley Housing Authority (YVHA) are developing a draft agreement to annex 420 acres of Brown Ranch property within the Urban Growth Boundary (UGB) for City Council consideration.
- **Areas of Negotiation:** The committee is charged with negotiating the terms of a comprehensive agreement governing the proposed annexation. Meeting topics include but are not limited to:

- *Fiscal Impact:* Measuring the anticipated impact of Brown Ranch to the city.
- *City infrastructure and maintenance* including: roads, sidewalks, trails, alleys, snowplowing, transit, parks and open space.
- *Delivering drinking water to Brown Ranch residents:* Eventually, a third water source will be needed to serve future growth and provide resiliency to existing water users.
- *Providing critical public safety services:* In addition to fire and police personnel and equipment,, a new public safety building for Steamboat Springs Fire Department and Steamboat Springs Police Department will be needed to serve the annexation and other neighborhoods in the west of Steamboat Springs area.
- *Proportion of land for affordable housing:* What affordability measures will be enacted to ensure housing is attainable to the local workforce and other community members? How can Brown Ranch be utilized to address other community needs like childcare, access to affordable food options, indoor sports facility, etc?
- *Land value:* Every acre of the Brown Ranch is valued at \$44,944, based on the sale price in 2021. Any land given to the City for uses other than affordable workforce housing are part of the negotiations.
- **Brown Ranch Annexation Committee (BRAC):** The agreement will be ironed out by the Brown Ranch Annexation Committee (BRAC) consisting of two City Councilors, two members of the YVHA Board of Directors, City Manager, and YVHA Executive Director. In addition, city and YVHA staff and/or technical consultants will participate as required.
- **BRAC Meetings:** BRAC is an open public body that follows similar meeting procedures as city boards & commissions such as City Council or Planning Commission. All meeting minutes, agendas, session video recordings and other pertinent materials are accessible online through the [city website](#), EngageSteamboat.net/Annex and the [Brown Ranch website](#). Public comment is available at all committee meetings and by email, letter or online.
- **Final Agreement:** Once the draft agreement is finalized, City Council will review and discuss the agreement through normal meeting protocols..

What Does Annexation Mean?

According to the Colorado Municipal League: "Annexation is the process by which municipalities incorporate new territory, either before or after development has taken place. Over 70% of the total population of Colorado lives within the boundaries of a municipality. Annexation often, but not always, brings with it municipal utilities: water, sewer, electricity, and other services."

How Is The Brown Ranch Annexation Different?

Although the annexation process is similar to previous annexation attempts, the Brown Ranch is different in a number of ways. The YVHA is a governmental organization focused on affordable housing with

representatives from the city and county on its board.. Market rate housing is not part of the Comprehensive Development Plan for the Brown Ranch.

What Were The Earlier Annexation Proposals?

- It has long been part of the West Steamboat Area plan (written in 1999 and updated in 2006) to develop on the west side of town: "[The West Steamboat Springs Area Plan \(WSSAP\)](#) focuses on the area north of the Yampa River from the existing limit of Steamboat II. This is the area designated as the primary suitable area for higher density residential growth in the Steamboat Springs vicinity."
- The updated [Routt County Master Plan](#) also designates West Steamboat as the location for future growth.
- **Steamboat 700:**
 - In October 2009, the City Council voted to approve the annexation of Steamboat 700, a market rate housing project expected to comprise of 2000 homes, 20% which were designated for workforce housing, 380,000 square feet of commercial space and adding 4700 residents to the city.
 - Voters overturned the Council decision in a special March 2010 election. Voters denied the Steamboat 700 annexation by more than a margin of 20%.
- **Brynn Grey/West Steamboat Neighborhood:**
 - In 2016, Brynn Grey initiated conversations to develop what was called West Steamboat neighborhoods, which would have been three neighborhoods for a total of 450 homes with 33% for workforce housing.
 - In 2019, the city and the developer came to an annexation agreement to include 191 acres in the City of Steamboat Springs.
 - City documents developed for the Brynn Grey annexation process are [here](#).
 - In June 2019, the residents of Steamboat Springs voted 59.7% in favor of the 191 acre annexation with 40.3% against annexation.
 - Ultimately, the West Steamboat Springs neighborhood plan failed when the developer did not buy the Steamboat 700 property.

Consumer Demand For Services On The West Side Of Town:

According to public outreach, there is a desire for more public transit, an extension of the Core Trail west, and more services like a grocery store on the west side of town to meet the needs of the Brown Ranch and neighborhoods like Steamboat II, Silver Spur, Heritage Park, and Sunlight, etc.

At What Stage Is The Annexation Agreement?

The city and the YVHA are meeting twice a month to negotiate all aspects of annexation including water, sewer, stormwater, streets, alleys, transit, snow removal, parks, open space, public safety and more. The intention is to have a draft annexation agreement by summer 2023.

- The BRAC agreed that at full build out in twenty years, the estimated population at Brown Ranch would include 6,113 residents, many of whom already live in the Yampa Valley

What Is Required For Annexation? Is A Public Vote Required?

- Annexation is governed by the Colorado Constitution, state statute and the Community Development Code (CDC).
- Annexation requires a petition of 50% of landowners, Brown Ranch annexation was initiated by petition in October 2022.
- Annexation is a legislative act, not quasi-judicial
- Annexation Criteria for approval:
 - Petition cannot be approved without annexation agreement
 - Requires consistency with West Steamboat Springs Area Plan's affordability requirements
 - General findings regarding minimizing impacts, compatibility with surrounding zone districts, advantages outweigh disadvantages
- Annexation can be approved by ordinance:
 - Requires Planning Commission and City Council review
 - Statutory and CDC process can culminate in the same ordinance
- An election will be required if a certified referendum petition is submitted:
 - Must be submitted 30 days from adoption
 - 1126 signatures required
 - Electors are registered electors in the City
- An election can also be triggered by "additional terms" which would be only with the residents and property owners in the area to be annexed.

Does Annexation Of The Brown Ranch Mean Higher Taxes?

- Annexation does not automatically mean higher taxes.
- Part of the annexation agreement is to determine the funding streams for municipal services like public safety, transit, roads, parks and recreation.
- To reduce cost, YVHA is pursuing federal, state and private foundation grants to pay for the infrastructure of the Brown Ranch.
- The City Council proposes additional taxes which need to be voted upon by registered voters.