



**MEMORANDUM**

TO: BRAC Committee Members  
FR: Robin Schepper and Sheila Henderson  
RE: BRAC Town Hall on May 4th  
DA: May 7, 2023

The following is a brief summary of both BRAC town hall meetings held at the Steamboat Community Center on May 4th.

- 1. **Presentation:** The presentation mainly covered annexation and parks and recreation. The presentation for both meetings can be found here: [https:// docs.google.com/ presentation/ d/ 124TyRVtV6bd-24IH9XrC4moUA9HPzzVxxzOwWBd5o6o/ edit?usp=sharing](https://docs.google.com/presentation/d/124TyRVtV6bd-24IH9XrC4moUA9HPzzVxxzOwWBd5o6o/edit?usp=sharing). The presentation will be posted on the Brown Ranch website here: [https:// brownranchsteamboat.org/ 2023/ 03/ 29/ brac-town-hall-may-4th-4pm-6pm/](https://brownranchsteamboat.org/2023/03/29/brac-town-hall-may-4th-4pm-6pm/)

2. **Annexation Fact Sheet:** An Annexation fact sheet was developed for the meeting but will also be available on the BRAC website and the Brown Ranch website. We plan to use the annexation fact sheet at future community meetings. The fact sheet can be found here: [https://docs.google.com/document/d/1ROyIr\\_s-d-DAmtn7mV2lEcZ3peBPvVlrjQbLAOMxmyg/edit?usp=sharing](https://docs.google.com/document/d/1ROyIr_s-d-DAmtn7mV2lEcZ3peBPvVlrjQbLAOMxmyg/edit?usp=sharing)
3. **Attendance:** We had better attendance at the 4pm Town Hall than the 6pm Town hall. The numbers were approximately:
  - a. 4 pm: 30 people in person, eight online
  - b. 6 pm: 12 people in person, eight online
  - c. These numbers do not include YVHA and City staff
4. **Questions and Comments:** Here's a summary of questions and comments from both meetings.
  - a. Lindsey
    - i. Very important to have parks and recreation opportunities at BR
    - ii. SS needs an indoor facility and more turf fields
    - iii. Know that a protective factor for kids is to have trusted adults like coaches to protect against adverse behaviors, we need more locations for youth activities
  - b. Benjamin
    - i. Would like more indoor opportunities for soccer
    - ii. The Sports Barn is needed
  - c. Scott
    - i. Using the 2.7 number means we are expecting more families at the Brown Ranch
    - ii. Expect a high concentration of kids in the neighborhood
  - d. Jennifer
    - i. West side of town needs more recreation spaces
    - ii. Current gym space at all the schools is not adequate for the need
    - iii. SSSD is very generous, but we need more safe spaces for kids to recreate
  - e. Jack
    - i. Will the parks be built at the same time as the rest of the development?
    - ii. We have uncontrolled growth, always will have more needs with more growth, stop the growth
    - iii. If the Brown Ranch is built, it's over for Steamboat Springs
  - f. Lizzie
    - i. We need more places for volleyball practice, right now don't get home until 9:30 or 10pm and then have homework
    - ii. We need to Sports Barn
  - g. Tim
    - i. Commend the BR Community Development Plan for its open spaces

- ii. It's important to understand the quality of open spaces, not just the quantity
  - iii. The open spaces are important for wildlife migration and habitat preservation for the ecosystem
  - iv. BR is protecting Slate Creek area, which is a key area
- h. Angelica
  - i. Representing Young professional network at the Chamber (YPN)
  - ii. We are putting out a housing survey to our members
  - iii. I work for three jobs, but could not find anything affordable in Steamboat, bought in Stagecoach
  - iv. Our members are excited about the Brown Ranch as a prospect to rent or to own
- i. Tanner
  - i. Represent High Altitude Basketball
  - ii. Thankful to School district for gym time, but we need more court time
  - iii. We could encourage more kids to play basketball if we had another venue like the Sports barn
  - iv. We need a space place for kids to play sports and recreate
- j. Celine
  - i. SSSD Superintendent
  - ii. We are able to attract teachers to move to Steamboat
  - iii. A common refrain, teachers accept a job in May or June and then just before school starts they cannot find housing and don't come to SS
  - iv. We need housing for our teachers and staff desperately
- k. Susie
  - i. Appreciate the courts and fields at SSSD, but we more for our kids
  - ii. Like other mountain communities, we need a true recreation center with a pool. When the Hot Springs goes under construction, our kids will have no place to swim.
- l. Vanessa
  - i. Was on the Brown Ranch Steering Committee
  - ii. Asked if all parks will be compliant with the Americans with Disability Act (ADA) (Angela Crosby, City Parks director said yes
  - iii. Emphasized that we need a Sports BArn year round for kids
- m. Irene
  - i. Representing Latin X
  - ii. Brown Ranch will provide safe and affordable community
  - iii. The workers of this community need housing
  - iv. It's important to have parks close to homes so kids can play close to home
- n. Debra
  - i. What is a regional park?

- ii. Angela Crosby explained that it is a 46 acre parks with playgrounds, ballfields and more, park of the City's parks plan.
- o. Charles
  - i. This sounds like a pep rally for the Brown Ranch
  - ii. Everyone I talk to does not want the annexation
  - iii. It's a mistake to make Steamboat bigger and bigger
- p. Dave
  - i. We are not getting an numbers on the costs
  - ii. Where is the business plan
  - iii. The relationships between the City and YVHA is not normal
- q. Jack
  - i. Will you put a vote to the people for annexation?
  - ii. What happened with the Overlook road area?
  - iii. What is the legal process for annexation?
  - iv. (Grady Suiter explained the options for City Council)
- r. Coach Joey
  - i. At Sleeping Giant, we are splitting the fields between the little and big kids
  - ii. A Sports Barn with two turfed fields would help soccer and other sports
  - iii. We need to create more indoor and outdoor sports opportunities
- s. Zana
  - i. Would love to have more outdoor turf fields
- t. Nathan
  - i. Our teams are struggling with fields, we need the sports barn
  - ii. It would be great to own and manage our own fields
- u. Barry
  - i. Represent the Crane Coalition
  - ii. We recognize the importance of housing and support it, but we are concerned about development in areas where cranes forage and live
  - iii. There is a well-known are next to County Road 42, a pond to the left that is a habitat for the Sandhill crane, it needs to be preserved and protected against development and dogs
  - iv. We need fencing and signage to protect the crane
- v. Chris
  - i. Can the City acquire land elsewhere for the regional park?
- w. David
  - i. Can see a detailed financial plan and fiscal impact?
  - ii. Is this good for Steamboat?
  - iii. Jason Peasley and Robin Crossan explained that both would be discussed at the May 10th meeting.
- x. Darrell
  - i. When is building going to stop?

- ii. We need more transparency
  - iii. What is the impact of the Brown Ranch?
  - iv. You are skating around a vote on annexation.
- y. Mike
- i. In the last annexation vote in 2019, the vote won by 20% which shows there is a lot of support for annexation.