

Executive Summary of the
DRAFT Brown Ranch Annexation Agreement (version 05.04.23)
Prepared by Yampa Valley Housing Authority
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Yampa Valley Housing Authority (YVHA) and has filed a Petition for Annexation with the City of Steamboat Springs to annex the 420 acres of real property known as Brown Ranch into the City. The following document is intended to provide a high-level summary of the draft Annexation Agreement proposed by YVHA to the City.

General Plan of Development: YVHA plans to develop up to 2,264 residential units and 419,000 square feet of commercial/community uses at Brown Ranch. The development would consist of four neighborhoods. The anticipated unit composition at full build-out is 65.5% multi-family units, 21.5% single-family attached units, and 13% single-family detached units. However, the unit numbers, composition, and size of non-residential uses may be updated over time to account for changes in local housing needs, and YVHA may seek to amend the Regulating Plan to add additional units or square footage of non-residential uses in response to changes in demand, which would require City Council approval.

- **Parks, Trails, and Open Space:** YVHA’s proposal is to provide for at least 70 acres of parks and 125 acres of open space, phased with the development of each neighborhood. Brown Ranch would be exempt from any further requirements for parks, open space, or trails as a condition of any city approval. YVHA would retain development rights for the 114 acres of the YVHA property north of the Urban Growth Boundary. YVHA would maintain the area outside the Urban Growth Boundary as open space for a minimum of 20 years.
- **Wildfire Mitigation:** Wildfire mitigation strategies would be incorporated into the Brown Ranch development per the *Increasing Wildfire Resilience at Brown Ranch* report prepared by the Community Wildfire Planning Center.

Private Infrastructure Plan: YVHA would pay for the design and construction of private utility services required to serve the Brown Ranch. These services may include electricity, geothermal, telephone, and cable television, and would be constructed in accordance with applicable City or public utility company standards and specifications.

General Public Infrastructure Plan: YVHA would be required to construct stormwater and multi-modal transportation systems in accordance with existing City Engineering Standards. YVHA would dedicate easements and rights-of-way without charge to the City and public utility companies for the installation and maintenance of the public improvements, including public streets. The maintenance of public infrastructure is provided for in a separate section.

Water & Wastewater Service, Offsite Water & Wastewater Facilities: The City would provide water and wastewater services to Brown Ranch through its existing water and wastewater utility services. The provision of water to Brown Ranch by the City will require the construction of additional infrastructure. The City would construct the West Area Water Tank booster station and

the US Highway 40 delivery pipeline at its expense, while the construction of onsite distribution facilities would be the responsibility of YVHA. A new water treatment facility must be constructed and accepted before building permits are issued at Brown Ranch that would cause Brown Ranch water demand to exceed 800 Equivalent Residential Units (EQRs). YVHA proposes allocating STR Tax funds to YVHA for the payment of water tap fees at Brown Ranch, with the tap fees being pre-paid upon YVHA receiving the STR Tax funds. Brown Ranch would not be subject to any further water-related payments as a condition of any City approval or building permit issuance during the vesting term, except for the normal payment of wastewater tap fees. YVHA would implement a water conservation and efficiency plan that meets or exceeds City standards.

Offsite Infrastructure: Payments by YVHA for offsite infrastructure improvements would be contingent upon the City allocating STR Tax funds for the payment of said improvements.

City Services:

- a. **Streets:** The City will accept the Brown Ranch internal street system for maintenance and provide the same level of service for Brown Ranch street maintenance as it does in other areas of the City. The City would accept alleys for dedication and maintenance based upon standards agreed to with the Public Works Director, at the time of platting. The City would provide snow removal service at the same level as it does in other areas of the City. Brown Ranch's street system would require the City to implement a sixth plow route in order to maintain existing service levels. YVHA would pay for these capital costs.
- b. **Transit:** YVHA would construct transit infrastructure and facilities within Brown Ranch. The City would provide transit service to Brown Ranch commensurate with the level of service provided to other bus lines in the City. The City shall be responsible for the operational costs of providing transit service to Brown Ranch.
- c. **Parks, Trails & Open Space:** YVHA would construct, at its expense, the Neighborhood Parks, trails, and open space at Brown Ranch. Land for Community Parks will be dedicated by YVHA. Construction of Community Parks would be the responsibility of The City. Trails will be dedicated to the City for maintenance.
- d. **Police, Fire & EMS Services:** The City would provide police, fire, and EMS services to Brown Ranch.

Affordability/Attainability of Housing: YVHA would develop Brown Ranch to provide affordable and attainable housing for low- and moderate-income households and the local workforce, pursuant to state statute and the Intergovernmental Agreement. All units sold or rented within Brown Ranch would be subject to restrictions requiring the owner or renter to work for an employer physically located within Routt County, use the unit as their sole primary residence (to prevent ownership by second homeowners), and short-term rentals will be prohibited throughout Brown Ranch. Brown Ranch's development would comply with the affordability requirements of the West Steamboat Springs Area Plan (WSSAP), and YVHA will update the Demand Study periodically to ensure appropriate housing needs are met.

Post Annex Land Use Approvals: The City would approve text amendments to the CDC to allow for quicker and more efficient land use approvals within Brown Ranch.

Dedication of Land: YVHA would dedicate 50,000 square feet of property for a fire station, as well as the parks, trails, and open space discussed above.

Sustainability Measures: YVHA commits to developing Health Equity, Resiliency, and Sustainability Design Guidelines that establish minimum criteria for all vertical development at Brown Ranch and are aligned with actions identified in the Routt County Climate Action Plan.

Vested Property Rights: The Annexation Agreement would create vested property rights for Brown Ranch for a period of 40 years, subject to applicable City ordinances and Federal regulations which do not conflict with the uses and densities permitted by the Regulating Plan.

Annexation Contingencies: The annexation of Brown Ranch would be contingent upon legal and referendum challenges.