

September 29, 2009

Steamboat Springs City Council

Via Email to Julie Franklin, City Clerk, John Eastman, Planning Services Manager and Tom Leeson, Planning and Community Development Director, with hard copy via City/County relay

RE: Steamboat 700 Annexation

Dear City Council President Loui Antonucci and members of City Council,

The Routt County Board of County Commissioners commends City Council, City Planning Commission and City Staff for your comprehensive review of the above proposed annexation submitted by Steamboat 700 LLC.

We have read the Department of Planning and Community Development Staff Report dated September 2, 2009 and other documents related to this proposed annexation and concur with the City Planning Staff finding that the annexation proposal as revised and refined through the annexation review process is consistent with the goals and policies of the West Steamboat Springs Area Plan and the Steamboat Springs Area Community Plan.

As you are aware, Routt County was a partner with the City in the development and update of both of the above mentioned planning documents. During the extensive community discussions held regarding the West Steamboat Springs Area Plan, the area west of the current City limits was identified and acknowledged as appropriate for controlled growth that would allow for the development of affordable and attainable housing for our citizens who work in Steamboat Springs and would like to live in Steamboat Springs. If this growth does not occur as part of Steamboat Springs, it will spread to other areas of the county and to adjacent counties causing unaddressed impacts on our state/federal highways and county road systems.

According to the September 2, 2009 staff report, the Steamboat 700 annexation is either neutral or the benefits exceed the impacts related to all major annexation issues including affordable and attainable housing, fiscal impact (both operating and capital), water, Hwy 40 improvements, schools and public safety.

For all of the reasons stated above, we support your approval of the Steamboat 700 annexation and reiterate our commitment of a portion of the building use tax collected by Routt County on future development in that area to offset some of the costs incurred for Hwy 40 improvements. We would like to continue to be a partner in monitoring the West of Steamboat Area as it develops, providing additional input and assistance as is feasible and appropriate.

Sincerely,

ROUTT COUNTY BOARD OF COMMISSIONERS

Douglas B. Monger, Chairman