An aerial photograph of a town nestled in a valley. In the background, large, rugged mountains are partially covered in snow. The middle ground is dominated by a dense forest of evergreen trees. The foreground shows a town with various buildings, roads, and green fields. A winding road or path is visible on the left side of the town. The overall scene is a mix of natural beauty and human development.

# **COMPREHENSIVE PLAN TOWN OF FRASER 2010**

# TOWN OF FRASER

## **Acknowledgements**

### **Mayor and Board of Trustees**

Fran Cook, Mayor  
Steve Sumrall, Mayor Pro Tem  
Joyce Burford  
Scott Brent  
Eric Hoyhtya  
Kim Linin  
David Pratt

### **The Planning Commission**

Steve Sumrall, Chair  
Scott Brent, Vice-Chair  
Fran Cook, Mayor  
Philip Naill  
Vesta Shapiro  
Peggy Smith  
Katie Soles

### **Town Staff**

Jeff Durbin, Town Manager  
Catherine Trotter, Town Planner  
Nat Havens, Finance Manager  
Allen Nordin, Director of Public Works  
Lu Berger, Town Clerk  
Susan Stone, PW Administrator & Project Manager  
Nancy Anderson, Utilities Administrator

### **A Special Thank You**

Thanks to all the citizens, property owners and business owners of the Town of Fraser who participated in the comprehensive plan update process and all those who prepared previous plans.

# TOWN OF FRASER



# TOWN OF FRASER

## Table of Contents

<b>ACKNOWLEDGEMENTS .....</b>	<b>2</b>
<b>TABLE OF CONTENTS .....</b>	<b>4</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>HIGHLIGHTED GOALS &amp; VISIONS .....</b>	<b>6</b>
<b>INTRODUCTION .....</b>	<b>9</b>
<b>A BRIEF HISTORY.....</b>	<b>12</b>
<b>THE COMMUNITY.....</b>	<b>20</b>
<b>MANAGING GROWTH.....</b>	<b>23</b>
<b>LOCAL &amp; REGIONAL CHALLENGES .....</b>	<b>25</b>
<b>TRANSPORTATION .....</b>	<b>28</b>
<b>OPEN SPACE/RECREATION.....</b>	<b>35</b>
<b>LAND USE &amp; DEVELOPMENT.....</b>	<b>42</b>
<b>THREE MILE PLAN .....</b>	<b>56</b>
<b>INFRASTRUCTURE.....</b>	<b>60</b>
<b>PUBLIC SAFETY .....</b>	<b>63</b>
<b>IMPLEMENTATION STRATEGIES.....</b>	<b>66</b>
<b>APPENDIX .....</b>	<b>68</b>

# TOWN OF FRASER



## Executive Summary

*A comprehensive plan provides a vision for a community's future. The guiding vision provided by a comprehensive plan enables coordination of legislative, fiscal and administrative policy decisions, administrative actions, capital improvement decisions, and other community initiatives such that a community can achieve its goals. A comprehensive plan provides a public process for establishing, documenting, and reviewing community goals and visions. Visions are defined to be ideals, perspectives, directions, projections and governing principles.*

*The Town of Fraser Board of Trustees has adopted an overall mission and values statement as a guide for all elected officials, appointed officials and employees:*

### **Mission Statement:**

In order to preserve the health, safety and welfare of Fraser residents and businesses, the Fraser Town Board and staff will work to ensure environmental security, economic stability and social well-being.

### **Values Statement:**

In our goal of ensuring a sustainable town, the Fraser Town Board and staff will emphasize our values of communication, fairness, privacy, patience, health and safety, humor and trust.

### **Town of Fraser Goals:**

- Provide public services and safety;
- Preserve, enhance, and promote community values;
- Improve partnerships with the business community;
- Refine and implement growth management goals and strategies; and
- Ensure environmental security, economic sustainability, and social well-being.



# TOWN OF FRASER



**The goals and visions highlighted in the Comprehensive Plan are summarized by the following:**

## **Community:**

- ❖ Protect and enhance natural resources.
- ❖ Maintain small town character, strong sense of community, its unique sense of place, and socio-economic and cultural diversity.
- ❖ Support economic development to diversify the local economy and establish a sustainable year-round economy. Support development and retention of local businesses.
- ❖ Provide efficient and cost-effective local government services.

## **Managing Growth:**

- ❖ Implement growth management policies as outlined in the Plan both internally and in conjunction with other jurisdictions.

## **Local and Regional Challenges:**

- ❖ Provide leadership and/or participation in efforts to address local challenges through regional partnerships and cooperation.

## **Transportation:**

- ❖ Foster our relationships with the Colorado Department of Transportation (CDOT) and the Union Pacific (UP) Railroad and continue to be involved with regional transportation-related master planning efforts.
- ❖ Continue to work with the Town of Winter Park, Grand County and private landowners to ensure roadway connectivity to provide for alternate transportation routes other than US40 in the Fraser Valley.
- ❖ Manage and maintain street and drainage improvements throughout Town.
- ❖ Address parking and snow management challenges throughout Town.
- ❖ Seek ways to more effectively improve transit services within the Fraser Valley.
- ❖ Encourage a more balanced transportation system that supports walking, snow shoeing, bicycling, Nordic skiing, public transit, as well as driving.
- ❖ Expand and link the trail network system.

# TOWN OF FRASER

## **Open Space/Recreation:**

- ❖ Expand and enhance the multi-purpose open space network facilitating pedestrian and recreational opportunities while maintaining the environment and ecosystem.
- ❖ Enhance the Cozens Ranch Open Space.
- ❖ Protect unique and sensitive environmental resources.

## **Land Use & Development:**

- ❖ Update development codes, policies, and procedures regularly.
- ❖ Ensure that new growth and development pays its proportionate share for necessary public facilities and infrastructure improvements.
- ❖ Ensure that local land use decisions are made in the context of providing adequate water supply.
- ❖ Implement effective land use and site design criteria.
- ❖ Provide for water quality protection through effective erosion control, stormwater management and revegetation measures. Sensitive environmental features, wildlife habitat, and natural areas should be preserved as much as possible.
- ❖ Promote sustainable development, which is development that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”
- ❖ Integrate second home owners into the community.
- ❖ Reflect local history and traditions in the character of new development.
- ❖ Mitigate the negative effects of the railroad in Town.
- ❖ Seek opportunities and explore marketing strategies to revitalize the downtown business district.
- ❖ Encourage community leadership and participation in Town government and pride in the community.
- ❖ Pursue economic development and diversification opportunities.
- ❖ Encourage infill and redevelopment.
- ❖ Implement proactive property maintenance and noxious weed management initiatives.

# TOWN OF FRASER

## Three Mile Plan:

- ❖ Fiscal impacts associated with new development must be identified and mitigated by appropriate development policies.
- ❖ Local decisions should consider regional trends and impacts.
- ❖ Utilize Three Mile Plan goals to foster land use decisions for proposed annexations or in unincorporated areas that are consistent with the Town's Comprehensive Plan and the Grand County Master Plan.

## Infrastructure:

- ❖ Manage and operate the Town's water resources to provide for a safe and reliable supply of quality drinking water at a reasonable cost to customers.
- ❖ Manage and operate the Town's sanitary sewer system to provide for a safe and effective treatment of wastewater at a reasonable cost to customers.
- ❖ Manage and maintain public streets and trails to provide for transportation within, through and beyond Fraser.
- ❖ Review and update street, water, wastewater and other capital asset improvement plans annually in order to budget the necessary funds for system improvements.

## Public Safety:

- ❖ Maintain a high level of emergency preparedness and awareness.

**The Town of Fraser goals and visions are highlighted in bold throughout the Comprehensive Plan.**



# TOWN OF FRASER

## Introduction

A comprehensive plan provides the vision for a community's future and serves as a tool to guide the growth and development of the entire town. The guiding vision provided by a comprehensive plan enables coordination of legislative, fiscal and administrative policy decisions, administrative actions, capital improvement decisions, and other community initiatives to achieve these goals. A comprehensive plan provides a public process for establishing, documenting, and reviewing community goals. *It is the Town of Fraser's intent in this plan to provide a perspective on Fraser's past and present and to research and document a vision for the community's future.* The final section of this Comprehensive Plan establishes implementation strategies in order to provide a course of action to ensure that we reach the stated goals.

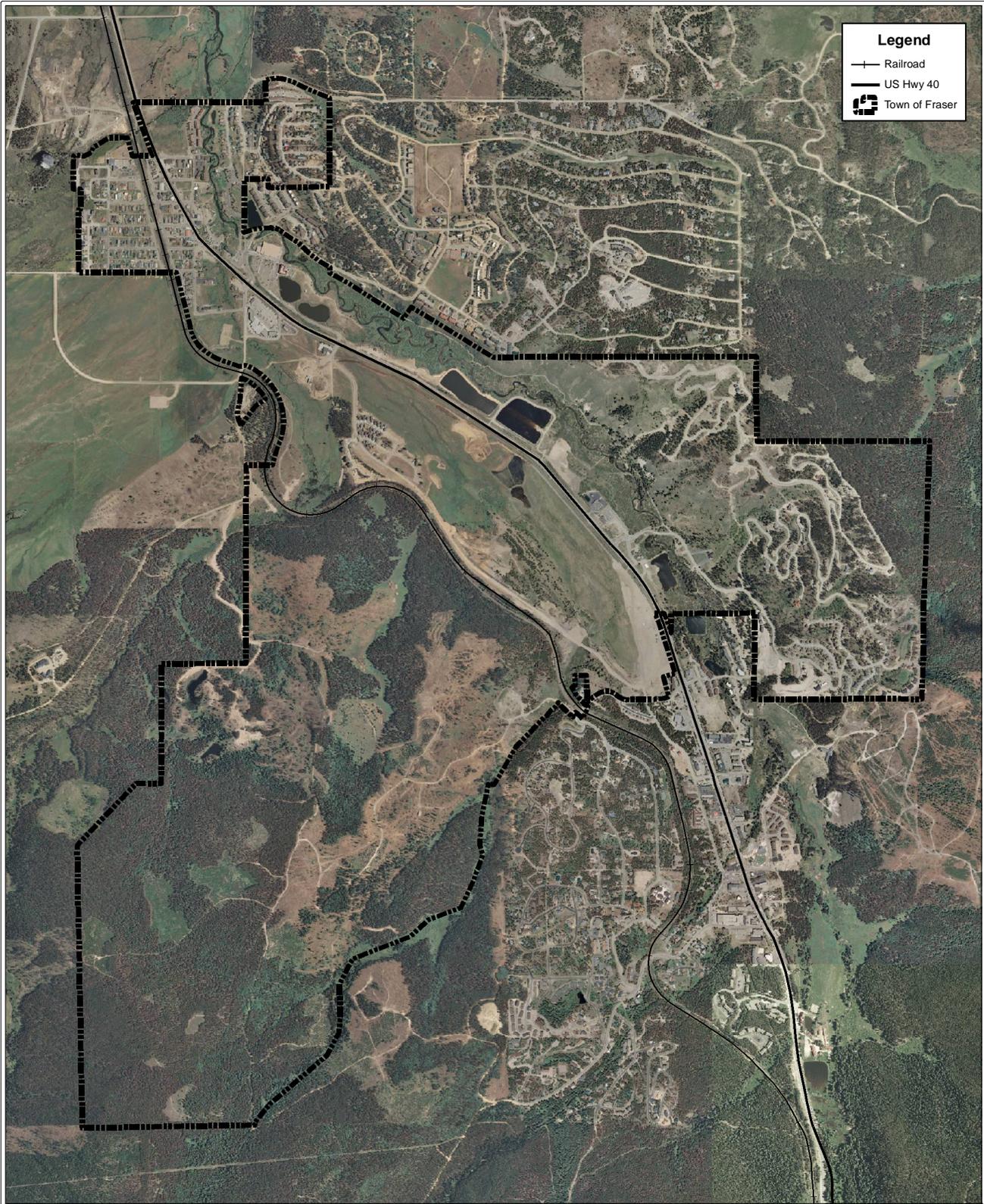
Geographically, this Comprehensive Plan addresses areas both within the Town of Fraser boundaries, which currently encompass approximately 2,300 acres, and areas outside those boundaries. The Three Mile Planning Area Map depicts these areas. In addition to providing policy guidance for areas within the Town of Fraser, this Comprehensive Plan also addresses the requirements of C.R.S. 31-12-105(e), the Colorado Municipal Annexation Act of 1965.

As a document, this Plan is a guide for decision-making. It requires active commitment to achieve implementation. It provides a foundation for decision-making for both the present and the future. The Plan should be referenced and reviewed regularly. The planning process should also include other local towns, county, and regional planning documents.

As set forth by Colorado State Statutes (C.R.S. 31-23-206), it is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including areas outside its boundaries. The Colorado Municipal Annexation Act of 1965, C.R.S. 31-12-105(1)(e) also charges the Planning Commission with preparing a plan that addresses areas outside the boundaries to improve decision making relative to annexations. The Comprehensive Plan addresses these planning requirements. The Plan has been prepared through a public process with consideration of public comment. Colorado statutes further specify that the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs. *The Comprehensive Plan of a municipality is an advisory document to guide land development decisions.*

The Town of Fraser Comprehensive Plan was last updated in 2003. The initial process of updating Fraser's Comprehensive Plan began when community surveys were distributed to Town residents and businesses (Winter 2009) along with their utility bills. The survey results indicated that citizens like the small-town, community feel of this mountain town. Many people have relocated to Fraser for the recreational amenities that are available nearby, the quiet mountain beauty, proximity to Denver and the relaxed, friendly and safe community atmosphere. Residents have mixed feelings about growth and development; however, most people realize some growth is necessary in order to sustain and enhance the level of services offered by the Town. The input suggests that many residents feel that utility rates are too high. There also seems to be a consensus to improve property maintenance throughout Town and work towards a downtown revitalization that will help Fraser compete with other communities.

# TOWN OF FRASER

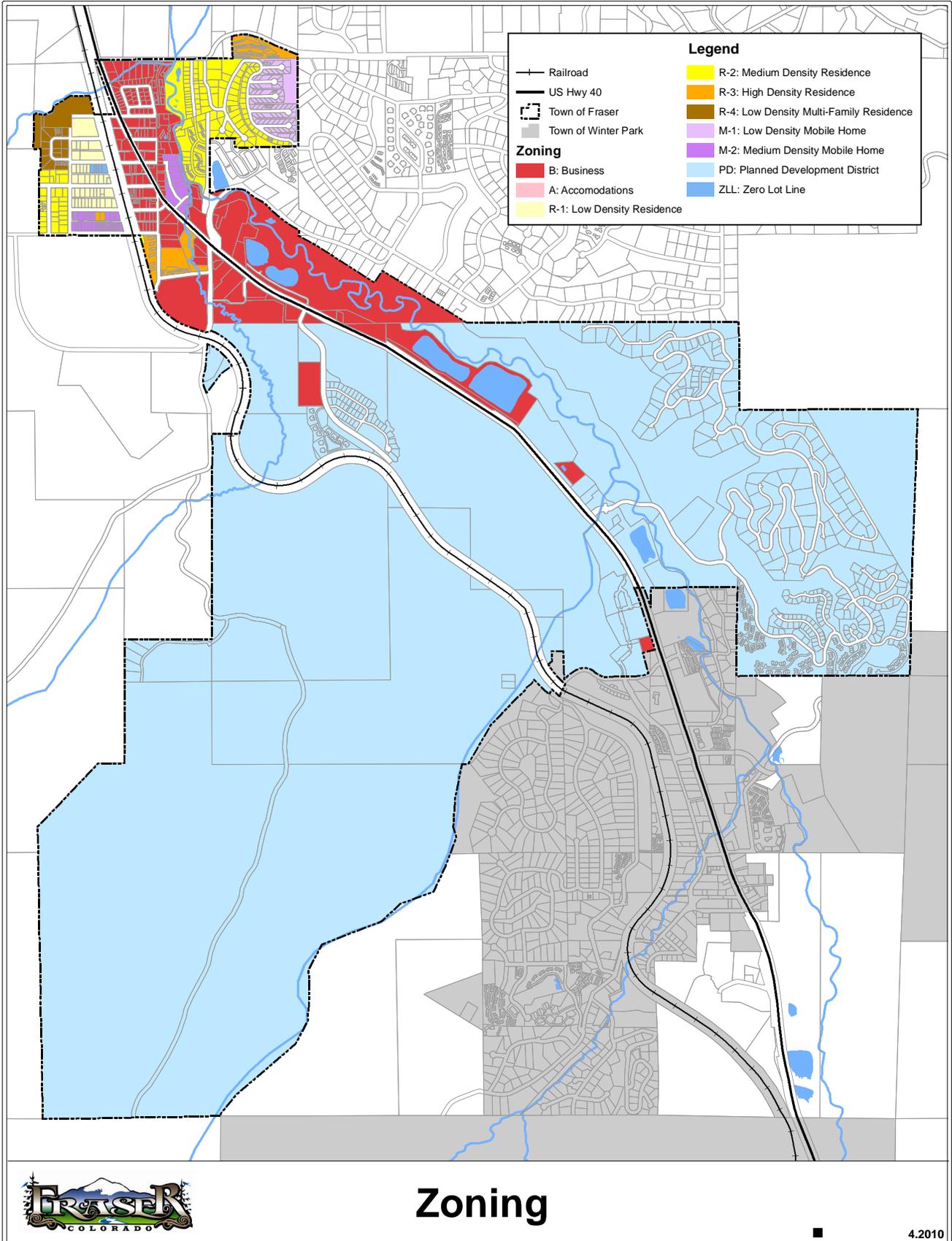


## Town of Fraser



4.2010

# TOWN OF FRASER



# TOWN OF FRASER

## A Brief History



# TOWN OF FRASER

## A Brief History

Fraser was originally established as a post office on the William Cozens ranch in 1876. Today, the Cozens ranch house remains on the property. While many of the ranch buildings no longer exist, the Grand County Historical Association uses the ranch house to educate and interpret this period of history. In addition to the ranch house, other historic features remain. The historic Cozens Cemetery and a portion of Cozens Meadow will be protected from development as will much of the Fraser River corridor through the Town of Fraser. Unlike many other mountain communities, the railway through the Fraser Valley does not closely follow the river corridor. Billy Cozens reportedly shot at railway surveyors and their stakes in his efforts to protect the Cozens Ranch, resulting in the railway alignment still in use today.



The railroad played an important role in the history of the Fraser Valley providing jobs, access, and a means of transporting lumber out of the valley. History tells fascinating tales of the struggle to move people and materials via rail over the Continental Divide and through extremely difficult environments. Today, the railroad continues to have a pronounced presence in the community. The physical setting of the Town is divided by the railroad, the Fraser River and US 40.

# TOWN OF FRASER



Dr. Susan Anderson (Doc Susie) arrived in Fraser in 1907, suffering from tuberculosis and in dire need of a cold, dry climate. Anderson was concerned with controlling her disease and didn't open a practice, or tell people that she was a doctor. Word got out and the locals began to ask her for advice on various ailments, which soon led to her practicing medicine once again. Her reputation spread as she treated families, ranchers, loggers, railroad workers, and an occasional horse or cow, which was not uncommon at the time. The vast majority of her patients required her to make house calls, though she never owned a horse or a car. Instead, Doc Susie dressed in layers, wore hip boots, trekking through deep snow and freezing temperatures to reach her patients. She practiced medicine for 50 years and her home still stands in Fraser today.

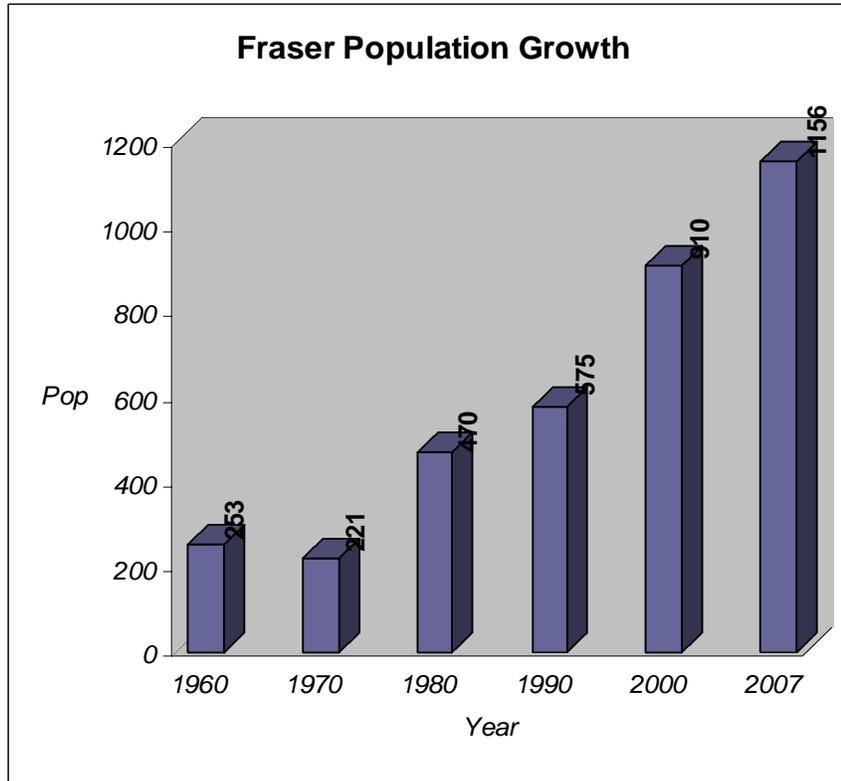
In 1905, George Eastom acquired the townsite land and recorded a plat of the town. Eastom came to the area to set up a lumber operation called the Middle Park Lumber Company, in conjunction with the development of the Moffat Line Railroad. The Town of Fraser was incorporated as a municipality in 1953.



Few pioneering souls made the Fraser Valley their home prior to the lumber industry. In 1890, the population of the area was about 157. The development of the lumber industry resulted in a short population boom as the area grew to 597 in 1920. The community prospered through the lumber industry in the 1920s, but with the depression, the town's population dropped to 218 in 1930.

# TOWN OF FRASER

The population in Fraser remained at 253 through 1960, 221 through 1970, and 470 through 1980. The 2000 US Census counted 910 year round residents. The State Demography Office estimated that the population has grown to 1156 as of July 2007. We await the results of the 2010 Census.



*Source: Demographer's Office, State of Colorado*

# TOWN OF FRASER



In 1944, during World War II, 200 German prisoners of war from the main POW center in Greeley, Colorado arrived in Fraser to work at the Kopper's logging and lumbering operation manufacturing railroad ties and telephone poles. The prisoners were captured in Anzio, Italy. The prisoners were quite free, enjoyed many perks and worked diligently in the lumber camp as loggers, skidders, horse-shoers and carpenters. The picture below shows the prisoners marching to the movie theater for a show. They would goose-step from the camp and sing German songs on their way to the movie theater. Ironically, former German POWs still visit the area and fondly reminisce about their time in Fraser.



# TOWN OF FRASER

Later, Fraser became known as the “Western White House” when President Eisenhower spent many summer months fly fishing the local waters while in office.



# TOWN OF FRASER

The development of the ski industry in nearby Winter Park continues to draw many people to the area, both visitors and residents. The resort is owned by the City of Denver but operated by Intrawest under a 50-year lease which originated in early 2002.

Recent trends indicate that the recreation and tourism industry, along with the second home market, will continue to play an important role in the local economy. The influx of second home owners and tourists greatly increase the peak demands on services within the Fraser Valley. While Fraser did not experience the boom in second homes like the Town of Winter Park during the 1960s, 1970s, and 1980s, recent trends and development patterns indicate that the second home market and associated impacts in Fraser has and will continue to play an increased role in the community.

In addition to recreation based employment, people have located within the Fraser Valley for a recreation oriented lifestyle. With ever increasing metropolitan sprawl, more people are moving to the area while maintaining Front Range employment through telecommuting.



The local environment is extreme. Located very near the Continental Divide at an elevation of over 8,550 feet, the Town of Fraser has been called the “Icebox of the Nation.” Daily temperature variations typically result in a 40 degree shift. The annual mean temperature is 32.5 degrees Fahrenheit.

Manufacturers recognized the opportunity to conduct product research and development, along with field applications in this challenging environment. Motor vehicle anti-freeze, batteries, and snow tires were presented to residents for testing for many years following World War II.

The climate that provides the local ski area with an annual average of over 362 inches of snow also provides for a rich and diverse wildlife habitat. Recognizing this, the 23,000 acre Fraser Experimental Forest (FEF) was established in 1937 as a representative site for conducting studies in the alpine/subalpine environment of the central Rockies. Most early research was oriented toward timber or water production resulting from forest management. In 1976, the FEF was designated a Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization.

# TOWN OF FRASER



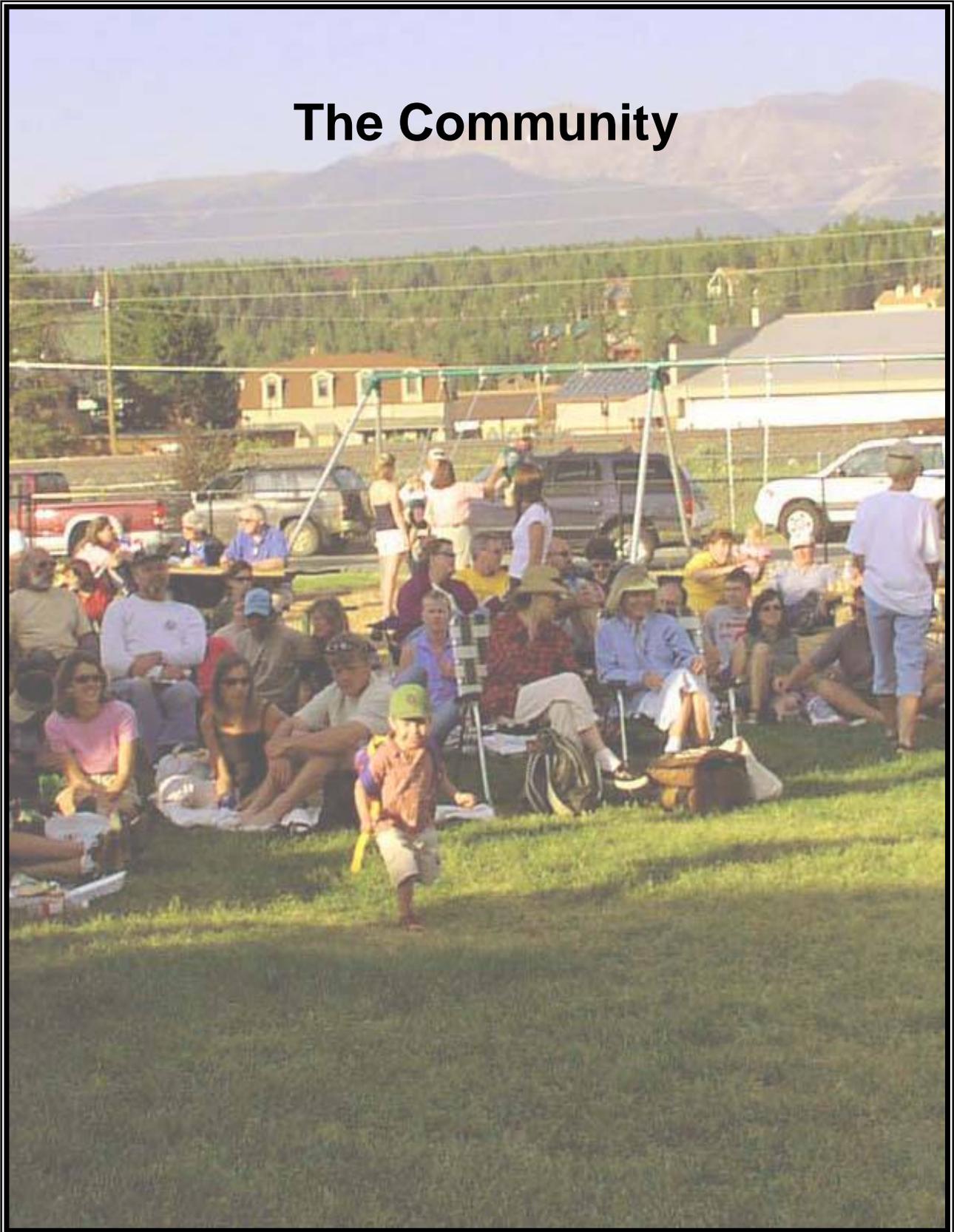
Future generations will benefit from the establishment of the James Peak Protection Area. This wilderness area supplements other areas around the Fraser Valley and within the Arapaho National Forest including the Indian Peaks Wilderness Area, the Vasquez Wilderness Area, the Byers Peak Wilderness Area, and Rocky Mountain National Park.

Visitors have come to the area to enjoy the scenic beauty since the late 1800s. Grand County consists of approximately 73 percent public lands. These public lands are managed by several different entities: U.S. and State Forest Services, National Park Service, the Bureau of Land Management and the State Land Board.



# TOWN OF FRASER

## The Community



# TOWN OF FRASER

## The Community

Fraser is a Statutory Town situated within Grand County and nestled centrally within the Upper Fraser River Valley. Proximity to the Continental Divide, the headwaters of the Colorado River, Rocky Mountain National Park, the Fraser Experimental Forest, and other significant natural environments has long shaped the character of the community. Perhaps the surroundings contribute to the community's strong sense of environmental stewardship. **Community goals include the protection and enhancement of natural resources.** Residents have a strong sense of concern for water quality, wildlife habitat, and other environmental concerns.

**The community also strives to expand social, economic, and housing opportunities for residents.** The local economy has benefited from increases in recreational activities such as mountain biking, hiking, camping, rafting and fishing. Proximity to well developed state and federal recreation facilities and wilderness areas have helped diversify the local economy.

The vitality and economy of Fraser rely largely on tourism for its sustenance and growth. **The Town seeks economic growth to diversify the local economy and establish a sustainable year round economy which is a necessary ingredient in the well-being of a community.**

**Fraser is committed to providing efficient and cost effective local government services.**

**As the community grows, residents remain committed to maintaining the small town character, strong sense of community, its unique sense of place, and socio-economic and cultural diversity.** Pictured below are photos from the Town of Fraser Picnic in the Park music series. These family-oriented summer concerts continue to foster a tremendous sense of community with the residents and visitors.



**The Town strives to maintain mutually beneficial relationships with other public entities.** Fraser is home to the Fraser Valley Elementary School, the Fraser Valley Library, East Grand Fire Protection District Headquarters, Emergency Medical Services (EMS), Fraser Valley Metropolitan Recreation District, and the Winter Park Ranch Water & Sanitation District offices. While these amenities are very attractive to residents, there are financial implications associated with having such non-income-producing entities within the Town limits.

# TOWN OF FRASER

Fraser is a small community surrounded by rural areas and public lands. Residents value the surrounding open spaces, the natural environment, easy access to recreation on public lands, and the informal lifestyle that is associated with a small community. Residents increasingly seek urban services and amenities such as public transportation, high quality law enforcement, fire and emergency services, arts and cultural programs, and varied opportunities for entertainment. Growth and development are viewed as a challenge to the small town atmosphere and natural environment, and may present additional community concerns, such as traffic, parking, attainable housing, clean air and water quality. Recent developments have demonstrated opportunities for community benefit from additional open space, infrastructure and other improvements.



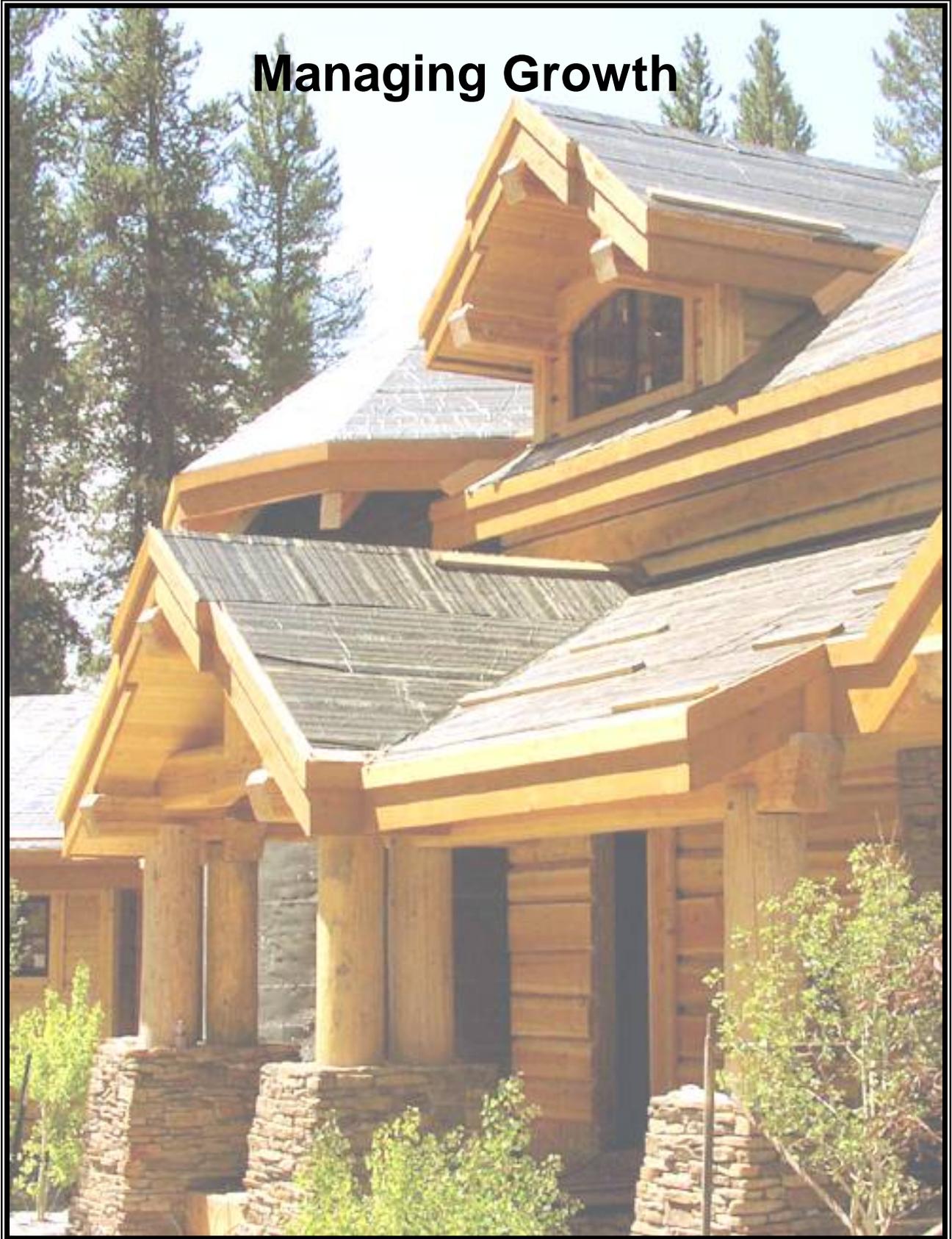
Clean water, air, and abundant wildlife are indicators of a healthy environment. **To residents and visitors, a high quality natural environment is critical to overall quality of life, both present and future.** The Fraser Valley is home to scenic mountain vistas, wildlife, forests, wetlands, and headwater drainages of the Colorado River.

This tight-knit community is home to a diverse population including tourists, seasonal residents and local families and friends. Family values are prevalent in this quiet, peaceful and safe community. Residents are proud of their reputation for laid-back, friendly behavior and operating on “Fraser Valley time.”



# TOWN OF FRASER

## Managing Growth



# TOWN OF FRASER

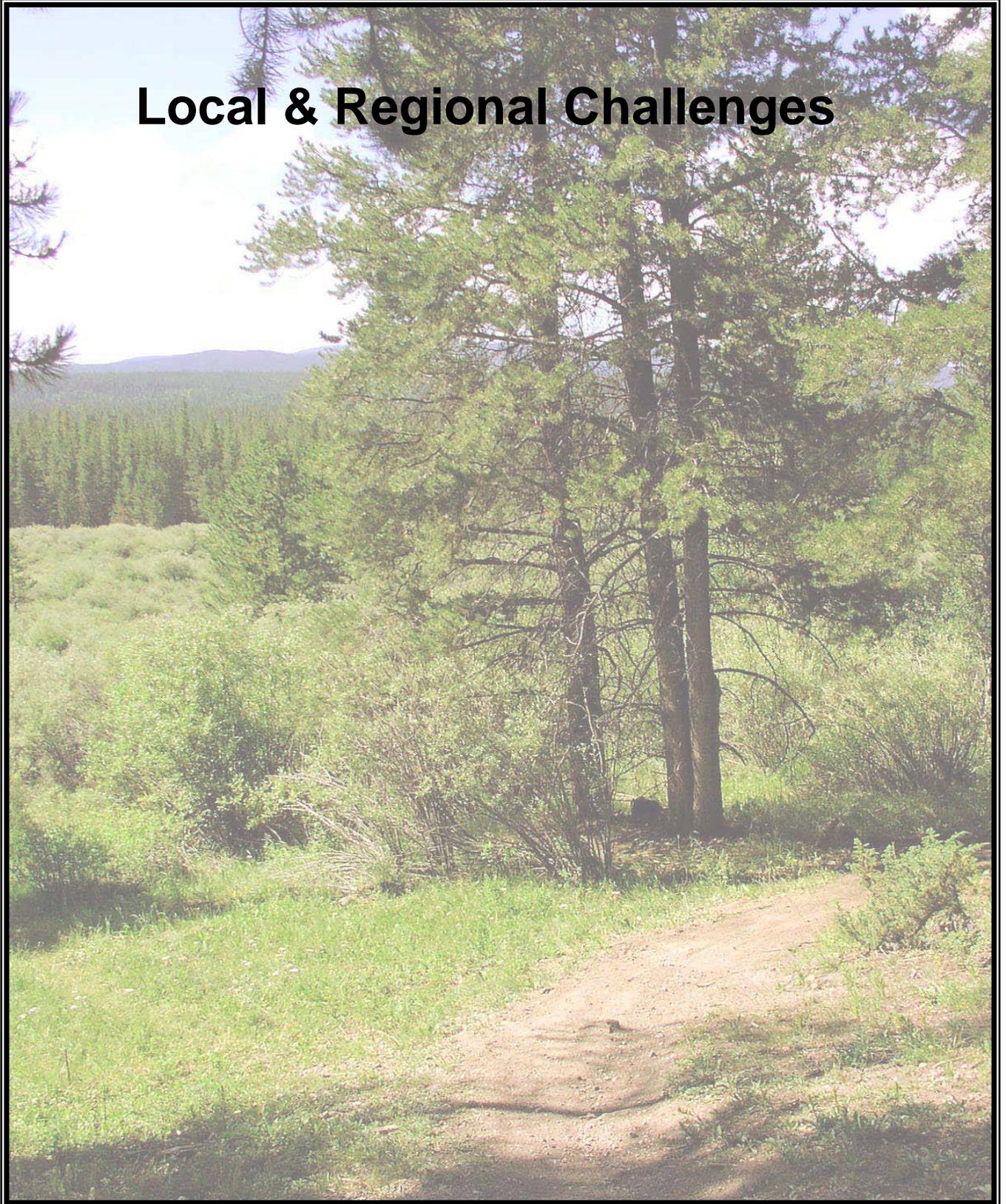
## Managing Growth

**As growth and development pressures increase, the community remains focused on sustainable growth and quality of life.** Growth, at least in terms of new annexations and urban expansion, is limited by the surrounding public lands and available water supplies. Nonetheless, the Town of Fraser is committed to the following growth management policies:

- ❖ **Promote sustainable development, which is development that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”**
- ❖ **Support efforts to provide leadership and/or participation in efforts to address local challenges via regional partnerships and cooperation.**
- ❖ **Ensure that new growth and development provides for and pays its proportionate share for necessary public facilities and infrastructure improvements.**
- ❖ **Ensure that new development provides for both legal and physical water supplies.**
- ❖ **Encourage infill development and redevelopment. Land use policies should be regularly reviewed toward encouraging infill development.**
- ❖ **Actively monitor attainable housing needs created by limited supplies of land and housing. The Town should promote a variety of housing types, densities, styles and prices to accommodate a variety of lifestyles and income levels. Public-private partnerships to mitigate housing shortages are encouraged.**
- ❖ **Promote an environment conducive to development and retention of businesses.** A diversified local economy would provide a more stable year-round and long term economy.
- ❖ **Strive to improve provisions for education, healthcare, childcare, and senior housing.**

# TOWN OF FRASER

## Local & Regional Challenges



# TOWN OF FRASER

## Local & Regional Challenges

Berthoud Pass, at 11,315 feet, serves as the gateway into the Fraser Valley which includes the Winter Park Ski Area, the Towns of Winter Park, Fraser, unincorporated Tabernash and many subdivisions within unincorporated Grand County. **The Town of Fraser will continue to work with governmental entities and special districts in the Fraser Valley to ensure and promote sustainable long range planning goals.**

Fraser's location along the headwaters of the Colorado River, surrounded by federal lands, sharing boundaries with the Town of Winter Park, and the surrounding Grand County Growth Areas, creates complex regional issues that affect municipal, county, state, and federal interests. As such, many community concerns extend beyond municipal boundaries. **The Town supports efforts to provide leadership and/or participation in efforts to address local challenges through regional partnerships and cooperation.**

The U.S. Forest Service, Experimental Forest and Denver Water Board own and/or manage vast forest acreages in the area. As recreation demands and impacts change, so do their management strategies. Fraser must remain prepared to work with these agencies and address secondary impacts that result from their management activities.

Public and private lands throughout Grand County have become infested with the mountain pine beetle (MPB). A recent outbreak of this insect pest has resulted in the loss of millions of trees which has created a heightened concern for wildland fire. In terms of emergency preparedness, wildfire is the greatest threat to life and property in the Town of Fraser. The devastation of the lodge pole pine forests has created a rebirth of timber-related industries in Grand County. The beetle-kill wood is creating a renewable energy in the form of wood pellets and construction materials.



Currently, the Denver Water Board's "Moffat Collection System" diverts 60% of the Fraser River watershed in the Fraser Valley above the Fraser Canyon to the Front Range. **This trans-basin east slope diversion creates a strong need for the Town to develop and maintain good working relations with the Denver Water Board and State and Federal agencies that help manage Colorado rivers and water law.**

Recently, and county-wide, we have seen recycling and trash disposal shifting from partially public funded operations to the hands of private enterprise. Imminently, both of the county landfills will have reached their capacities and will be mothballed. Fraser will monitor the effectiveness of the county-wide transfer station in Granby. **Solid waste management is a challenge that should be addressed along with a sustainable solution to the County refuse collection. Expanded opportunities for recycling should be sought.**

# TOWN OF FRASER



Recently, the Town of Fraser and the Town of Winter Park have coordinated efforts to their mutual advantage, including the establishment of a combined police force, building department and municipal court, all of which have been very successful. These efforts led to an interest in exploring additional areas of collaboration.

In August of 2006, the Town of Fraser and the Town of Winter Park executed an Intergovernmental Agreement (IGA) to study the relationship between the two Towns. The IGA created the Fraser/Winter Park Joint Working Group to review and evaluate the following four alternatives:

1. No change in our current relationship;
2. Additional cooperation, perhaps through additional IGAs (i.e. our joint Police and Building Departments);
3. Annexation of one Town by the other;
4. Consolidation of the two towns into a new Town.

The Working Group analyzed seven specific topic areas with respect to each of the four alternatives listed above: general government and personnel; political representation; zoning and land use; special districts; public works; public safety and municipal court; and finance and budget. Although both Towns decided to take no immediate action on either annexation or consolidation, the Joint Working Group and elected officials felt strongly that the report identifies the potential for enormous opportunities in future cooperation between the two Towns.

The Town of Fraser and the Town of Winter Park continue to schedule inter-jurisdictional coordination meetings. The Board of County Commissioners regularly attends Town Board meetings. **The Town of Fraser is committed to working cooperatively with other jurisdictions to further local interests through regional partnerships.**

Currently, local challenges that merit inter-jurisdictional cooperation, in no particular order, include:

- ❖ Sustainable development
- ❖ Quality and viability of water resources
- ❖ Protection of critical wildlife habitat
- ❖ Preservation of historically and archeologically significant sites
- ❖ Directing growth towards areas that are efficient to serve development
- ❖ Health care and emergency services
- ❖ Public safety, including wildfire protection
- ❖ Safe and efficient multi-modal transportation/transit system
- ❖ Attainable housing
- ❖ Childcare/education
- ❖ Solid waste management/recycling

# TOWN OF FRASER

## Transportation



Access to Fraser presents unique geographic challenges as regional points of access are limited. Collector and arterial streets are limited by topography; local streets are generally not designed for regional traffic. Alternative means of transit are constrained by limited economic and market forces within the Valley. Like most communities, however, the Town relies on a regional road network (arterial and collector streets), a local street network, the railroad, and alternative transportation systems (pedestrian, bikes, and transit).

# TOWN OF FRASER



## **Regional Road Network**

US Highway 40 (US 40) provides the primary means of vehicular access to the Fraser Valley from the north and south.

In 1986 an intergovernmental agreement was entered into between the Towns of Fraser, Winter Park and Grand County. This agreement called for the construction of the “Fraser Valley Parkway,” to provide another north-south transportation corridor to help alleviate traffic congestion on US40 and to provide emergency service access to the west side of the railroad. This roadway corridor will eventually go from the Town of Winter Park to Tabernash. A segment of this corridor, known as “Old Victory Road (OVR),” has recently been constructed, while others are pending final design and construction. The original vision for this road was a two lane arterial, within an 80-foot right-of-way. The right-of-way includes a pedestrian/bike trail separated from the automobile lanes. OVR has an 80-foot right-of-way with a 24-foot pavement width which falls under the classification of a local street. Thus, the intent of the road is now more of an alternate local north-south route than a fast moving arterial north-south transportation corridor. **The development of properties in the Town of Fraser along this transportation corridor must include provisions for this transportation route. Alternate transportation routes should be acquired to lessen our reliance on US 40.**

County Road 72 (CR 72) and County Road 8 (CR8) pose challenges that require inter-jurisdictional solutions.

**The Town of Fraser and Grand County cost share maintenance of the county/town interfaces and should continue to maintain planning and maintenance coordination.**

**Fraser is committed to continued involvement in regional transportation-related master planning efforts such as the I-70 Coalition.**

# TOWN OF FRASER

## Local Street Network

All development shall be served by local streets and integrated into the Fraser, Winter Park, and Grand County road network plans. The local street network provides access to properties throughout Town and beyond.

**New streets must be designed to provide safe and efficient movement and must meet the Town of Fraser 'Street & Roadway Minimum Design Criteria & Construction Standards.'** Street design and improvements must balance the need to provide neighborhood connectivity and emergency access with the need to avoid regional traffic on neighborhood streets. The failure to balance these goals in the past has led to the installation of gates across streets originally anticipated as connector streets. In addition to disconnecting neighborhoods, such gates pose serious safety and maintenance issues. Additional gates and closures are discouraged and will be considered only in special, unique circumstances.

Both businesses and residences experience parking problems in Fraser. Parking is further constrained by snow management operations and storage. The Town of Fraser recognizes that parking criteria may constrain development and redevelopment in the "downtown business district." On-street parking will certainly add value to properties in commercial and mixed-use districts. It can also be a design strategy to make streets safer and more appealing for pedestrians. **The Town should consider alternative means of parking and snow management provisions in this area.**

Some neighborhoods are experiencing parking deficiency problems. Specific problem areas exist in the Upper Ptarmigan and Rendezvous areas and the Town is reviewing ways to assist property owners in addressing these problems.

## The Railroad

Everyone who has visited Fraser never forgets the train! Traveling through the Fraser Valley, the railroad bisects the heart of Fraser. The at-grade crossing, combined with federally mandated whistles, have a huge impact on the residents and businesses in Fraser.



# TOWN OF FRASER



The Town of Winter Park is moving ahead with plans to create quiet zones for trains at two at-grade railroad crossings. Winter Park will retrofit these existing at-grade crossings with the necessary site improvements and quiet-zone infrastructure so as to eliminate the federally mandated whistles. The estimated cost of the upgrades is \$220,000 per crossing. **The Town of Fraser will monitor implementation of whistleless crossing regulations and seek opportunities to mitigate the effects of the railroad and improve the quality of life in Fraser.**

**The Town of Fraser encourages alternative modes of transportation and recognizes that, in the future, the railway corridor may provide an opportunity for another mode of transit.** The Town of Fraser supports expanded rail service for transit needs.

## **Alternative Modes of Transportation**

In 2008 the Town of Winter Park, in conjunction with the Town of Fraser and other countywide entities, received a grant to hire a transit consultant to complete a *Fraser Valley Public Transit System Analysis*. This analysis developed an implementation plan for public transportation service for the Fraser Valley area. The recent cuts in transportation funding have put the implementation plan temporarily on hold. **The entities in the Fraser Valley should continue their efforts in seeking ways to more effectively improve transit services within the Fraser Valley.**



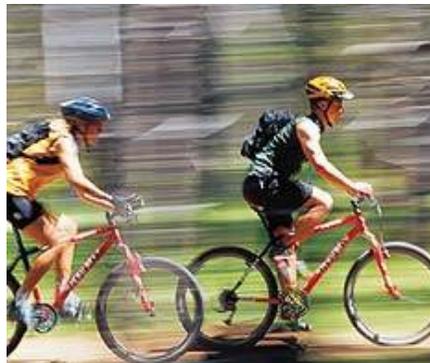
For years, the community has been served by “The Lift,” a privately operated bus system that provides transportation from the ski area through Winter Park and Fraser, with some routes traveling to Granby. “The Lift” is funded by the ski area and the Towns of Fraser and Winter Park. Intrawest contracts with First Transit (a private transit management company) to operate the service. This transit system has posed challenges in the past and may be subject to restructuring as the

current operator of the ski area, Intrawest, reviews its operations. The Town of Fraser recognizes the need for a community transit system as a component of a means of transporting guests to the ski area and other destinations and transporting the workforce to the Town of Fraser after working hours. Funding challenges and lack of ridership could hinder the viability of a sustainable year-round public transportation system to serve the Fraser Valley.

# TOWN OF FRASER

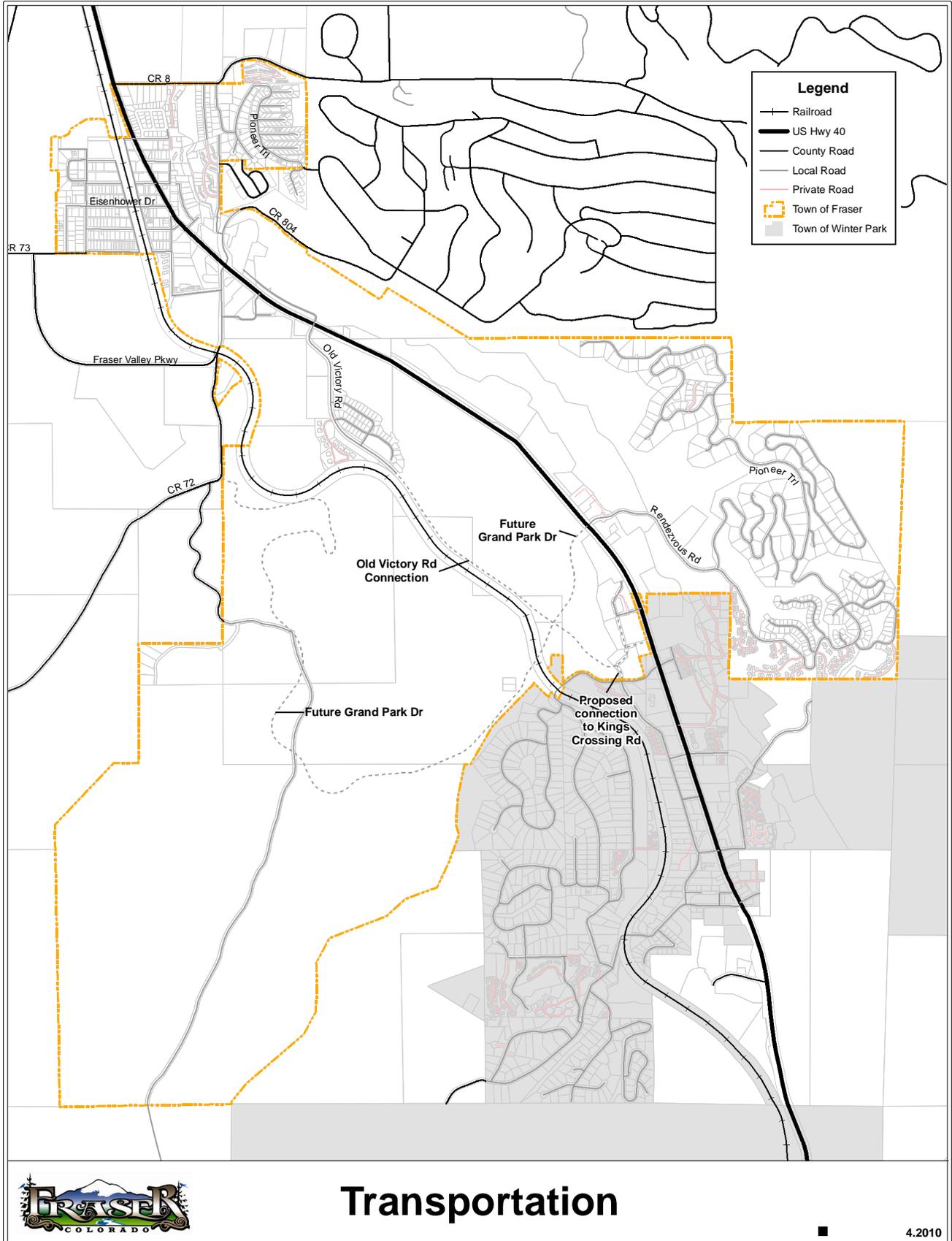
The Ski Area Master Plan provides for construction of a gondola which would connect the ski area to downtown Winter Park. If this facility is constructed, the community should seek to identify transit linking downtown Winter Park to downtown Fraser, enhancing both the visitor experience and expanding economic opportunities.

A vital component of a community transportation system is good pedestrian infrastructure. There are over 600 miles of mountain bike trails and countless miles of hiking trails in the Fraser Valley. Many of these trails, however, are located outside of Town, and the community has sought to create a local trail network throughout Town with links to trails throughout the Fraser Valley. The Town of Fraser has committed resources toward these links and recognizes that a pedestrian network plays a key role in linking community facilities, business centers, neighborhoods and the surrounding open spaces. **The Town of Fraser must work with other jurisdictions to complete regional trail linkages.**

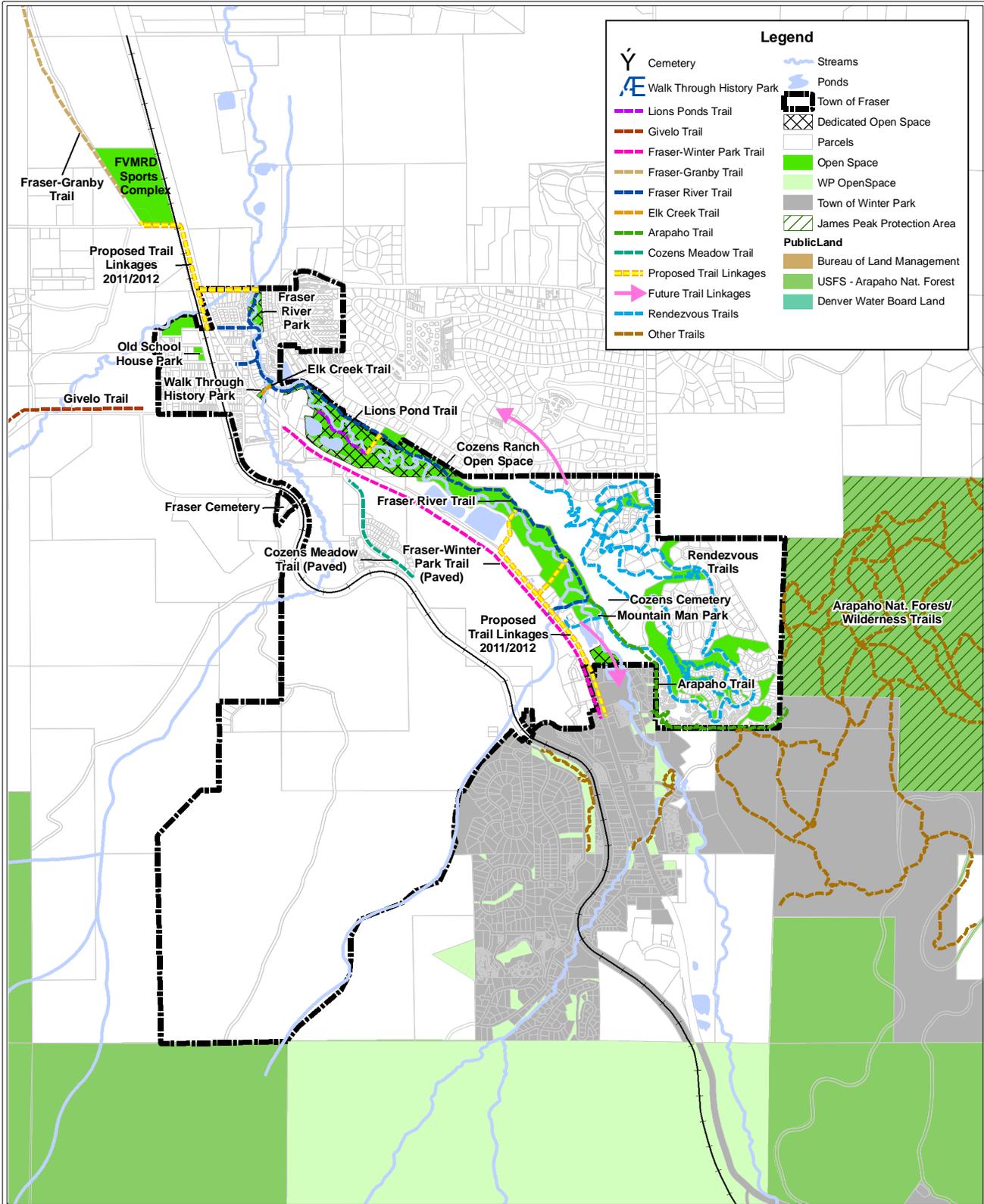


My other car  
is a hiking boot.

# TOWN OF FRASER



# TOWN OF FRASER

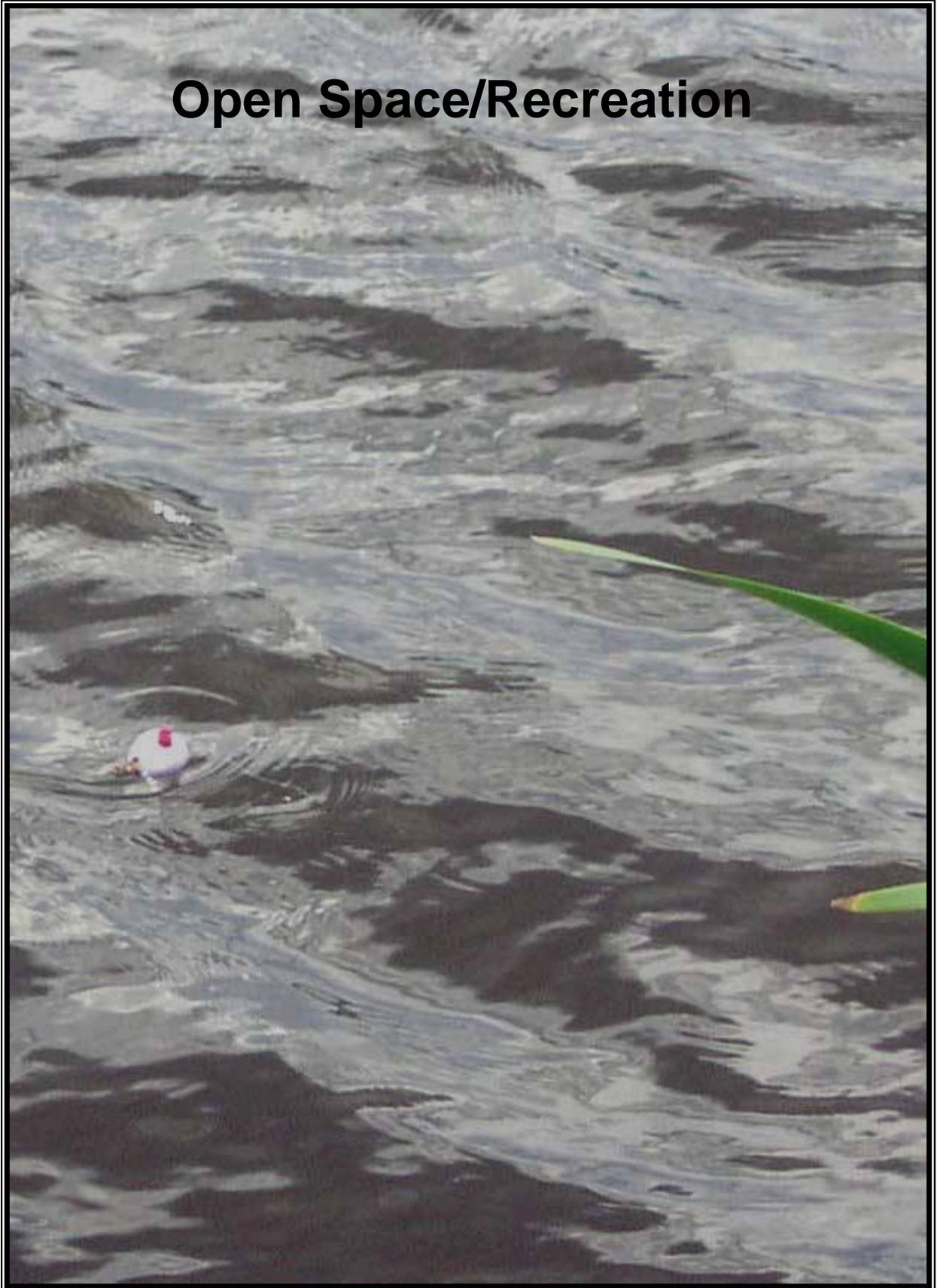


## Open Space/Parks/Trails

4.2010

# TOWN OF FRASER

## Open Space/Recreation



# TOWN OF FRASER

## Open Space/Recreation

Recreation is both an important quality of life feature and an important component of the local economy.

**Properties should be developed in a manner that preserves and provides open space, parks, trails and recreational opportunities based on community needs.**



**Ensuring public access to the existing trail system, public lands and waters is a high priority and should be retained where it exists and obtained wherever feasible. A rich and varied trail network which provides a variety of recreational opportunities should be preserved and enhanced.** This trail network should also provide for easy accessibility from residential neighborhoods and the core area of Fraser to public lands, trails, water and recreational areas.



# TOWN OF FRASER

In November 2007, Fraser Valley Metropolitan Recreation District voters approved a general obligation bond series in the aggregate principal amount of \$19,500,000 to pay for approved community enhancement projects. The general obligation bond series will pay for the following community enhancement projects:

- i Constructing and equipping a community recreation facility to include a natatorium, a fitness center, a gymnastics studio and multi-purpose areas. Construction of the facility began in August 2008 and was completed in December 2009. Initial budget: \$13.45m.
- i Making health and safety upgrades at the Fraser Valley Sports Complex. Projects are due to begin in 2010. Initial budget \$1.4m.
- i Replacing the existing irrigation system at the Pole Creek Golf Course. The irrigation system replacement was completed in September 2008. Initial budget: \$1.5m.
- i Equipping a new clubhouse and golf cart storage area at Pole Creek Golf Course. Construction began in October 2008 and was completed in the summer 2009. Initial budget \$3.15m.

Grants and private donations have allowed additional enhancements to the community recreation facility.



# TOWN OF FRASER

## The Cozens Ranch Open Space

The Town of Fraser currently owns over 120 acres of open space along the Fraser River corridor. The area is known as Cozens Ranch Open Space, honoring William Cozens who first settled the property. The open space will be expanded with additional open space dedications and conservation easements. This area forms the core of the open space network within Fraser.



**The Town of Fraser is committed to protecting and enhancing this riparian habitat.** The corridor includes diverse wetlands and other important wildlife habitat.

In 2004, the Town of Fraser, in collaboration with other entities within the watershed, received a Great Outdoors Colorado (GOCO) grant in the amount of \$457,000 to rehabilitate and enhance wildlife habitat, initiate an educational program, link trail systems and increase passive recreational uses along this open space corridor following the Fraser River from the south end of Winter Park to the north end of Fraser.



The project included a threatened and endangered species evaluation, aquatic habitat enhancements to address low flow impacts on the fishery, creation of boreal toad breeding habitat areas, placement of waterfowl nesting structures, an educational component centered around a series of educational and interpretive signage along the entire corridor, pedestrian trail linkages, improved picnic areas, and native

plant revegetation. The signage encourages the use of the open space area as a learning opportunity for a broad range of subjects including wildlife, ecosystems, geology, and history.

Additional improvements include the Kit Klancke picnic pavilion, complete with two BBQ pits, new picnic tables and drop curtains. Benches have been placed along a trail around the Lion's Ponds, leading to the pavilion.

A play area consisting of two climbing rocks and a large toad is located just north of the pavilion. Bear-proof trash cans, viewing scopes, picnic tables and benches are located along the trail.

# TOWN OF FRASER

**The Town will continue to maintain the Cozen's Ranch Open Space as a family oriented area, promoting passive, low impact recreational activities.** The Lion's Club stocks two ponds in this area with rainbow trout several times a year. The Colorado Department of Wildlife also stocks fingerlings in these ponds at least once a summer. Fraser will continue to work on improving parking and accessibility at the Lion's Fishing Ponds.



In April 2006, the Fraser River Lion's Club contracted with artist Howard Neville to create an 8-foot bronze statue of president Dwight D. Eisenhower in his fly fishing clothes netting a large trout. The Lion's Club chose this subject because as President of the United States, Eisenhower chose the Fraser River and its tributaries as the location to pursue one of his favorite forms of recreation, fly fishing.

A plaque tells the history of the "Western White House," which is what the press dubbed Fraser in the 50's because "Ike" conducted so much presidential business on his fishing trips to Fraser. This project was completed and dedicated in August 2008.



# TOWN OF FRASER

Grand County Water and Sanitation District #1 (GCWSD) has redesigned the former wastewater lagoon system to be utilized as two water storage reservoirs. The Town of Fraser has entered into an Intergovernmental Lease Agreement with GCWSD to allow public recreational use on the reservoir property. Fraser applauds GCWSD for embarking on this beneficial reuse of the former wastewater lagoons.

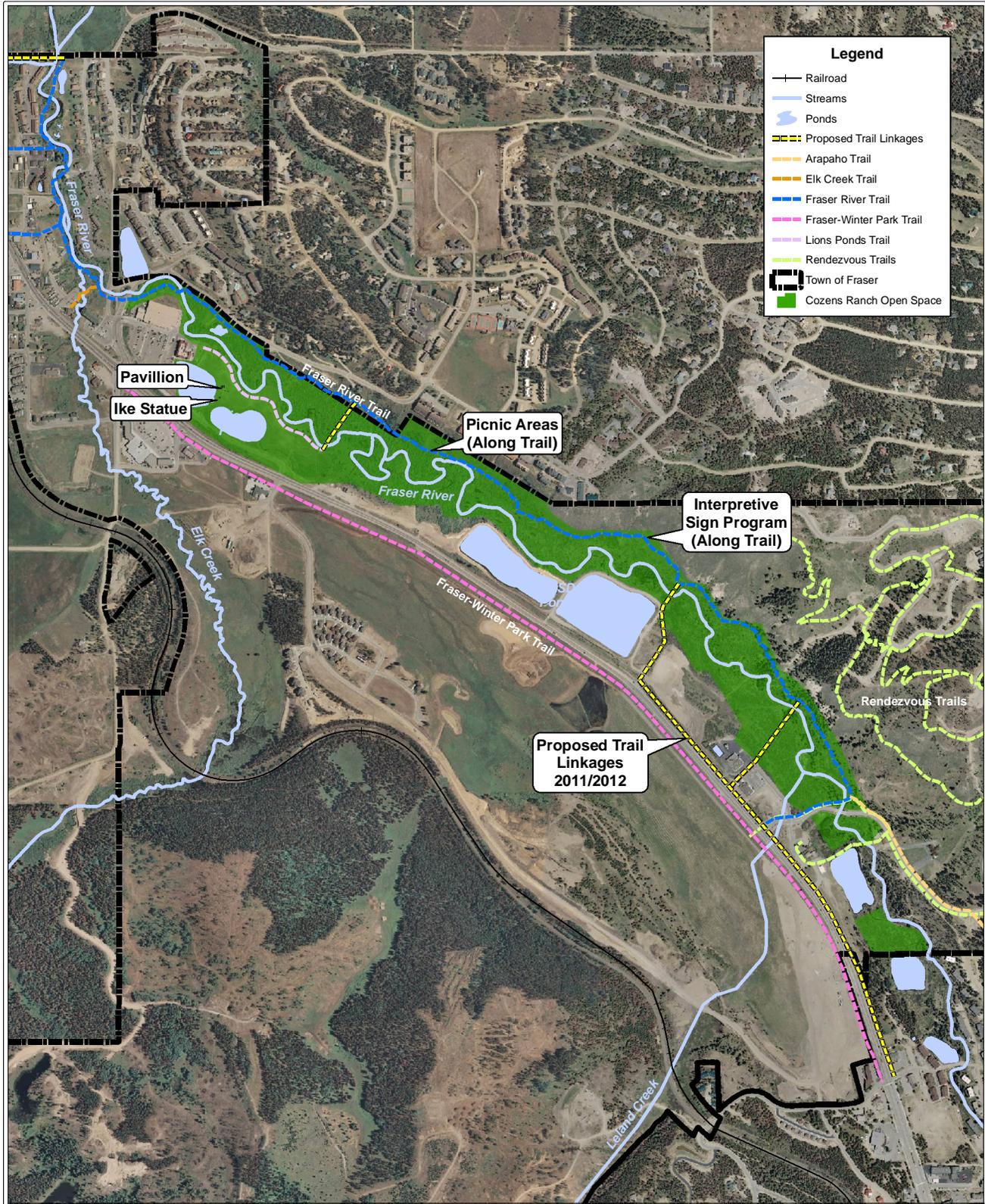
**Fraser will continue to encourage regional strategic planning and initiatives regarding the Fraser River.**

**Unique and sensitive environmental resources should be preserved and linked to (or contained within) open space to the extent feasible.** Environmental resources to be protected include, but are not limited to, wetlands and riparian areas, alpine meadows and tundra, steep slopes, floodplains, unstable soils, high value wildlife habitat, unique natural vegetation, and view corridors.



**Fraser should review land use regulations to ensure that development is designed to avoid and/or minimize impacts to open space and natural ecosystems in order to protect and maintain the open space network for the benefit of future generations and enhance the quality of development.**

# TOWN OF FRASER

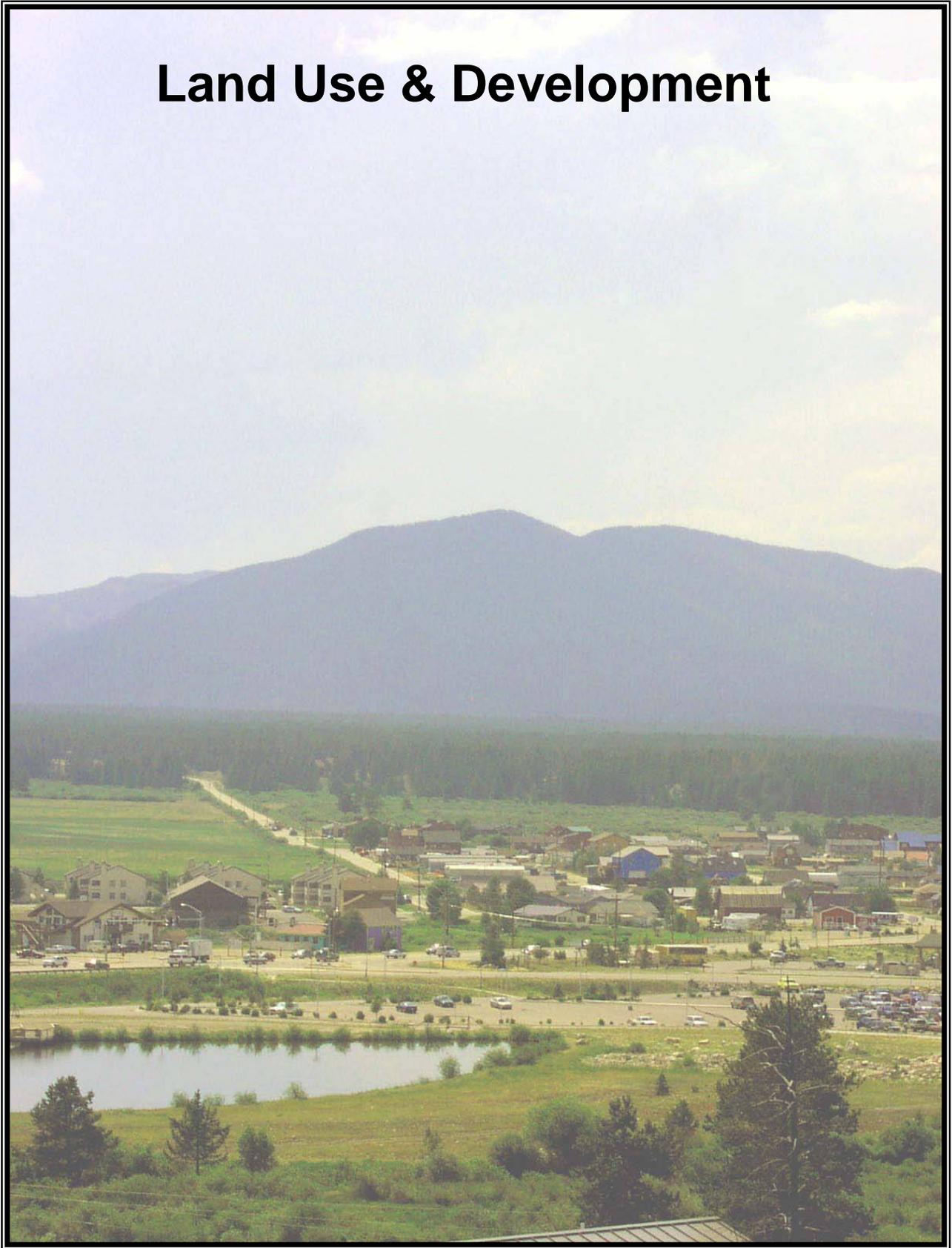


## Cozens Ranch Open Space/Trails

4.2010

# TOWN OF FRASER

## Land Use & Development



# TOWN OF FRASER

## Land Use & Development

Land use and development concerns are often the most emotional and contested activities within a community. This section outlines a series of land use policy guidelines and goals.



Development should be reviewed for both code compliance and consideration of the broader impact. **The development review process and associated regulations in Fraser should be regularly reviewed and refined to ensure that the land use regulations achieve the desired end product and meet the needs of the residents, property owners and developers.** The land use codes, policies and procedures of the Town are the tools used to achieve community character.

**New growth and development shall pay its proportionate share for all necessary public facilities and infrastructure.** It is critical to ensure that adequate facilities are in place or timed to occur with growth. Land use decisions should be made in the context of water supply.

Service levels must be sufficient to serve anticipated development. Typically, properties annexed into Fraser will be serviced by the Town of Fraser municipal water system and sanitary sewer system.

A variety of community services and facilities is key to a well-functioning town. The Fraser Valley Library and the Fraser Valley Metropolitan Recreation Center are located within the Town of Fraser. The Fraser Valley Sports Complex is located just north of Fraser. The East Grand School District provides K-5 education in Town. The East Grand Fire Protection District provides fire and emergency response. EMS has procured an ambulance storage garage and adjacent employee housing in Fraser. Most community services shall be provided in the same manner as they presently exist and may be expanded in the future.

**The Town of Fraser has established impact fees to mitigate the impact of development on some of these services and may consider additional impact fees in the future.**

Mixed use, commercial and light industrial uses should be maintained in the core urban areas. Residential development should be designed to avoid ridgeline development and visual impacts to the meadows whenever possible. It is critical to the character of the community to maintain the sense of open and scenic vistas. **Land uses must also be carefully planned to provide for critical wildlife habitat areas and sensitive environmental areas.**

The Fraser River is a headwater tributary of the Colorado River, and as such, water quality is a high priority. **Development review and permitting should provide for water quality protection through effective erosion control, stormwater management and revegetation measures.**

# TOWN OF FRASER

Research has indicated that current stormwater management practices are not doing a great job of protecting water quality. Some communities are recognizing the need to manage stormwater through an integrative, comprehensive approach to land use planning and site design. **Fraser should explore a “comprehensive green infrastructure” approach to managing stormwater through more natural approaches that take into account the wide range of development-related issues at the regional, neighborhood, and site-level that affect impervious cover and stormwater runoff.**

The local climate is varied and extreme and as a consequence improper landscaping occurs and revegetation efforts often fail. **The use of native plant material and other natural landscape features are encouraged.** The Town has developed recommended landscape planting guidelines and has established a management plan to control noxious weeds on Town properties, rights-of-way, parks, service areas, watershed regions, commercial and residential areas. **Fraser should ensure that revegetation and landscaping are weed-free.**

**Fraser is interested in seeking renewable energy sources such as solar and wind and supports green building design.** Renewable energy is derived from natural processes that are replenished constantly. Climate change concerns, coupled with high oil prices and government support, are helping to promote renewable energy legislation and incentives.

The Town of Fraser believes in and encourages sustainable development, which is defined as a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present but also for future generations. **Incorporating sustainability concepts into the development review process would involve evaluating the triple bottom line, economic prosperity, environment quality and social equity (people, planet and profit).**



In recent years, expansion of the second home market has occurred within the Town of Fraser. Increasingly, the population of Fraser is being supplemented by second home owners. Northwest Colorado Council of Governments (NWCCOG) conducted the second phase of a Second Home Study in 2006. At that time, the percentage of homes owned in Grand County by second homeowners was 64%. The three main reasons second homeowners purchased in Grand County were recreational amenities, scenery/surroundings, and the intent to vacation here for years. Local residents and second homeowners hold similar values regarding community amenities and recreational interests. **The Town should strive to integrate these residents and property owners into the community fabric in order to enrich the quality of life for both locals and second home owners.**

# TOWN OF FRASER



Fraser has a rich history. The Town supports historic interests through the Grand County Historic Association which operates the Cozens Ranch Museum in Fraser. The Town also owns and maintains the Walk Through History Park and the Historic Church/Community Center. Much of the character of Fraser comes from its strong-willed, independent, pioneering history.



**The character of new development should reflect the history and traditions of Fraser.** The community hopes to maintain its unique local character, rather than become just another “bedroom community.”

The railroad provides a second principal means of accessing the community. **It is important that the Town maintain a collaborative working relationship with Union Pacific in an effort to improve the aesthetic appearance of the railroad right-of-way throughout Town.**

Enhancing the physical appearance and improving the economic viability of the downtown business district are comments heard repeatedly from residents, property owners and the business community. **Fraser should seek opportunities and explore marketing strategies to revitalize the downtown business district.** Enhancement of the business district is critical to the community. **Fraser should re-evaluate the Business District zoning regulations to be consistent with the goals of the residents and business owners and this Comprehensive Plan. The Town should improve and expand parking in the downtown business district to alleviate downtown parking challenges. Fraser should encourage local business owners and residents to become active, invest and take pride in the community.**



# TOWN OF FRASER

**Economic development and diversification of the local economy is another important community goal.** Fraser, like most Colorado communities, is reliant on sales tax revenues. Fraser must seek to both increase revenues (as costs and demands increase) and stabilize/diversify those revenues.

Small and new businesses struggle to establish operations in Fraser. Beyond the challenges of business competition and a resort economy, new businesses are challenged by the high cost of land, high costs of construction and expensive leased/rental space. **A small business and/or light industrial incubator could help establish and retain new local businesses within the community.**

Rendezvous and Grand Park are the largest, most recent developments in Fraser. Both are regulated by annexation agreements and Planned Development District regulations. The developments include a variety of land uses including various residential and commercial uses, possible golf course, and other related improvements.



**Infill and redevelopment is encouraged.** (Refer to Neighborhoods map)

Clayton Court, a mobile home neighborhood, is centrally located in the core of Town along the Fraser River. The property offers great potential given the adjacent open space corridor, its proximity to “downtown,” and the adjacent Walk Through History Park. Appropriate land uses might include multi-family residential, commercial, professional or service offices, or a mixed use development.

# TOWN OF FRASER

The Town recently purchased a .8 acre parcel of land in downtown Fraser, fondly referred to as “FroDo”. The site is currently vacant, but it is highly visible from US40 and its central downtown location makes re-development of the block a model and catalyst for future change within the Town. A design study of the site was conducted. The study suggested that the mixed-use “re-development should respond to market needs and preferences in terms of building type, affordability, unit size, and parking accommodation.”

Victoria Village, located on the north edge of the Town, was subdivided into small lots years ago. This 11-acre site is located at the southeast corner of US40 and County Road 8 and will eventually become the “gateway” to Fraser from the North. This must be considered as an important component of site and architectural design. This site is currently in the process of being re-subdivided, but environmental site constraints have prolonged the process. The proposed land use is a mixed use development, which will complement the adjacent land uses.

There is a lumber/pole yard operating on property just north of Town. This property is adjacent to the railroad and is physically separated from the Town by St. Louis Creek. Currently there is no Town street access to this property; however, there may be future opportunities for light industrial or professional land uses.

Wildlife and habitat concerns abound in any community nestled within a series of wilderness areas and national forests and parks. Fraser is one such community. In addition to local concerns regarding the impacts of the urban/wildland interface on wildlife, the community should anticipate potential increased concerns from state and federal agencies as environmental regulations continue to evolve.

In the fall of 2008, the Town adopted an ordinance requiring the utilization of wildlife-resistant containers, wildlife-proof refuse containers, wildlife-proof dumpster enclosures and the proper storage of food or refuse. The purpose of these regulations is to protect and maintain wildlife in the Town of Fraser and surrounding areas and to minimize the risk of dangerous interaction between humans and wildlife.

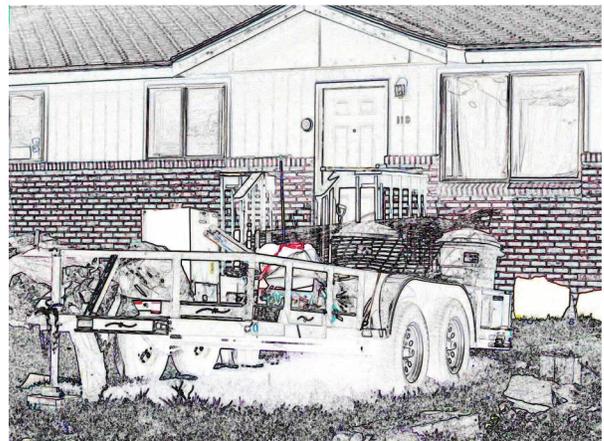
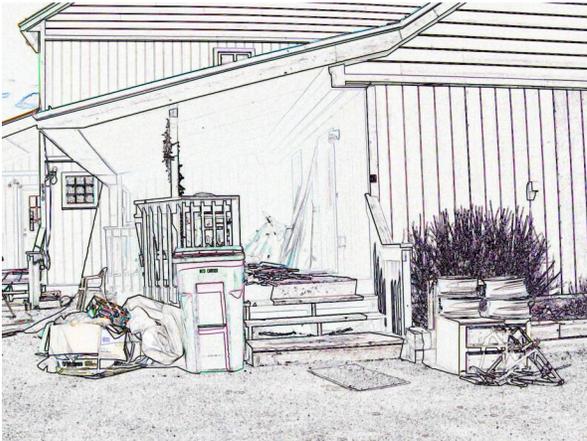


A balanced approach to development preserves nature and wildlife while enhancing property values.



# TOWN OF FRASER

**Another issue of growing concern as the community evolves is property maintenance.** Property maintenance concerns most often relate to storage of “junk” and noxious weeds. As the community expectations change toward a less relaxed approach to property management, the Town of Fraser should provide leadership, consistent standards and effective enforcement. Public facilities and properties should provide examples of the standards applicable to property management. Proactive creative management initiatives may reduce or eliminate the need for more aggressive management/enforcement options.



# TOWN OF FRASER

The Town implements a noxious weed program based on a mandate from the State. **The goal of noxious weed control will be achieved by raising public awareness through education, suppression and eradication of existing noxious weed populations, and preventing further spread of noxious weed growth into other areas.** Knowledge and awareness are keys to the success of any effort. This is especially true when keeping the proliferation of noxious weeds at a manageable level. Pictured below is *scentless chamomile*, a prevalent noxious weed commonly mistaken for a daisy.



Somewhat related to property maintenance concerns are matters related to animal control. Like many mountain communities, Fraser is known as a haven for dogs. Unfortunately, as the community grows, conflicts between people and dogs have grown. Dog owners must become more educated about animal control laws, clean up dog excrement, and avoid disturbing the neighborhood with loud barking dogs.



To this end in April 2009 the Town of Fraser amended its animal control regulations, which had been in effect since 1985. The Town Board felt the previous regulations were somewhat ambiguous, open to interpretation and outdated. The new regulations provide very clear language as to how “running at large” is defined. The new ordinance requires that all dogs within the Town of Fraser must be under “effective and immediate” control of the owner. The Fraser Animal Control Ordinance prohibits any dog owner from allowing their pet to defecate on public or private property not under their control unless the dog owner immediately removes the defecation and places it in a suitable waste container. The new ordinance also contains language prohibiting any person or dog from harassing an “Assistance Dog.” **Continued public relations and education regarding animal control and enforcement are necessary to ensure that Fraser meets the intent of this ordinance.**

# TOWN OF FRASER

Some citizens of Fraser would like to have an area designed and managed for a dog park. A controlled environment providing training and educational opportunities for dogs may reduce user conflicts.

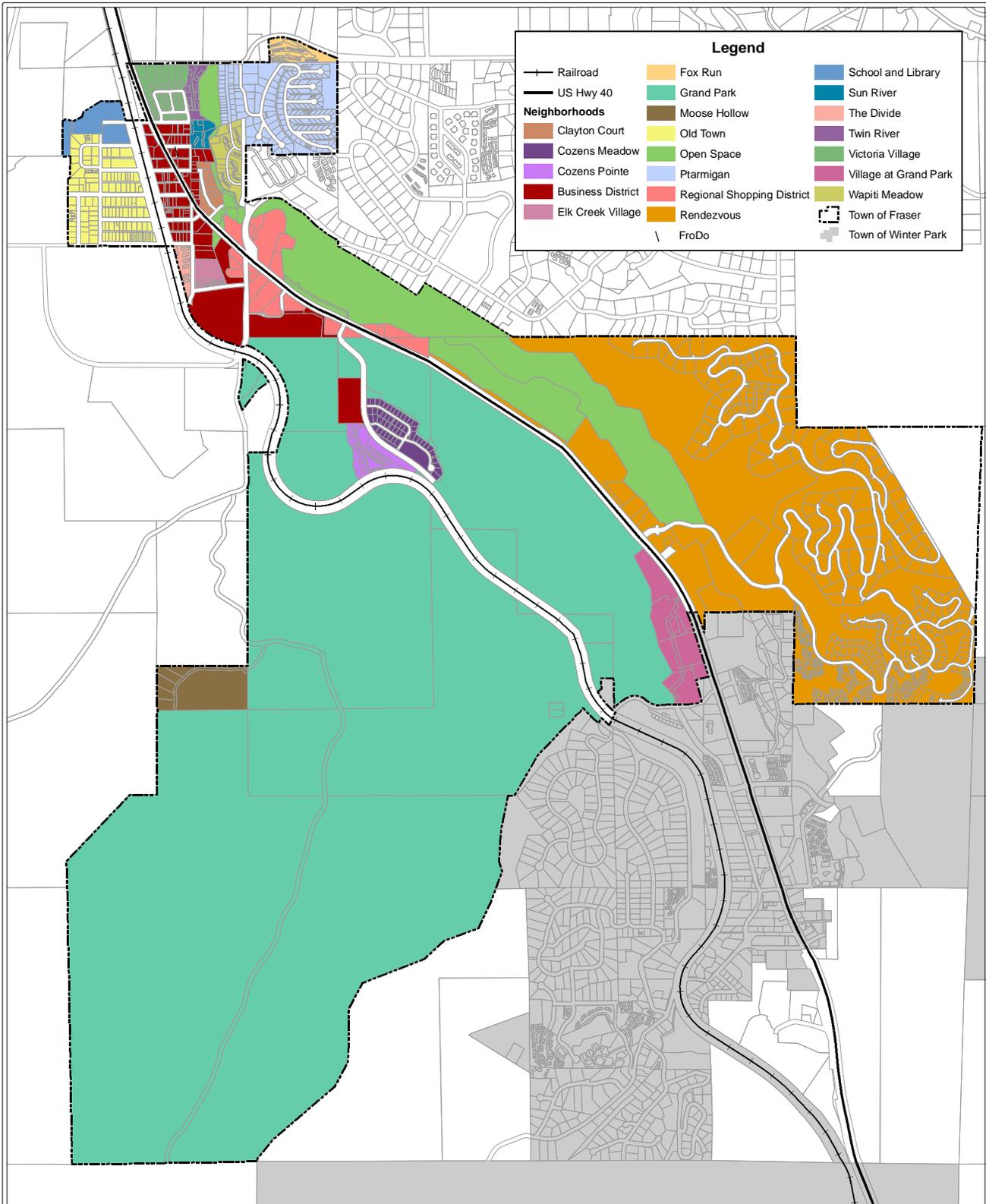


The Town of Fraser, like other small mountain communities, is concerned with light pollution. **Fraser should ensure that ordinances adequately regulate outdoor lighting in order to reduce light pollution and preserve the night sky.**



Like many other Colorado communities, Fraser has been studying the challenges associated with medical marijuana dispensaries. Municipalities are addressing the recent proliferation of medical marijuana dispensaries opening in their communities in a variety of ways. While Fraser has enacted a moratorium on such dispensaries, regulations at a local and/or state level are pending.

# TOWN OF FRASER



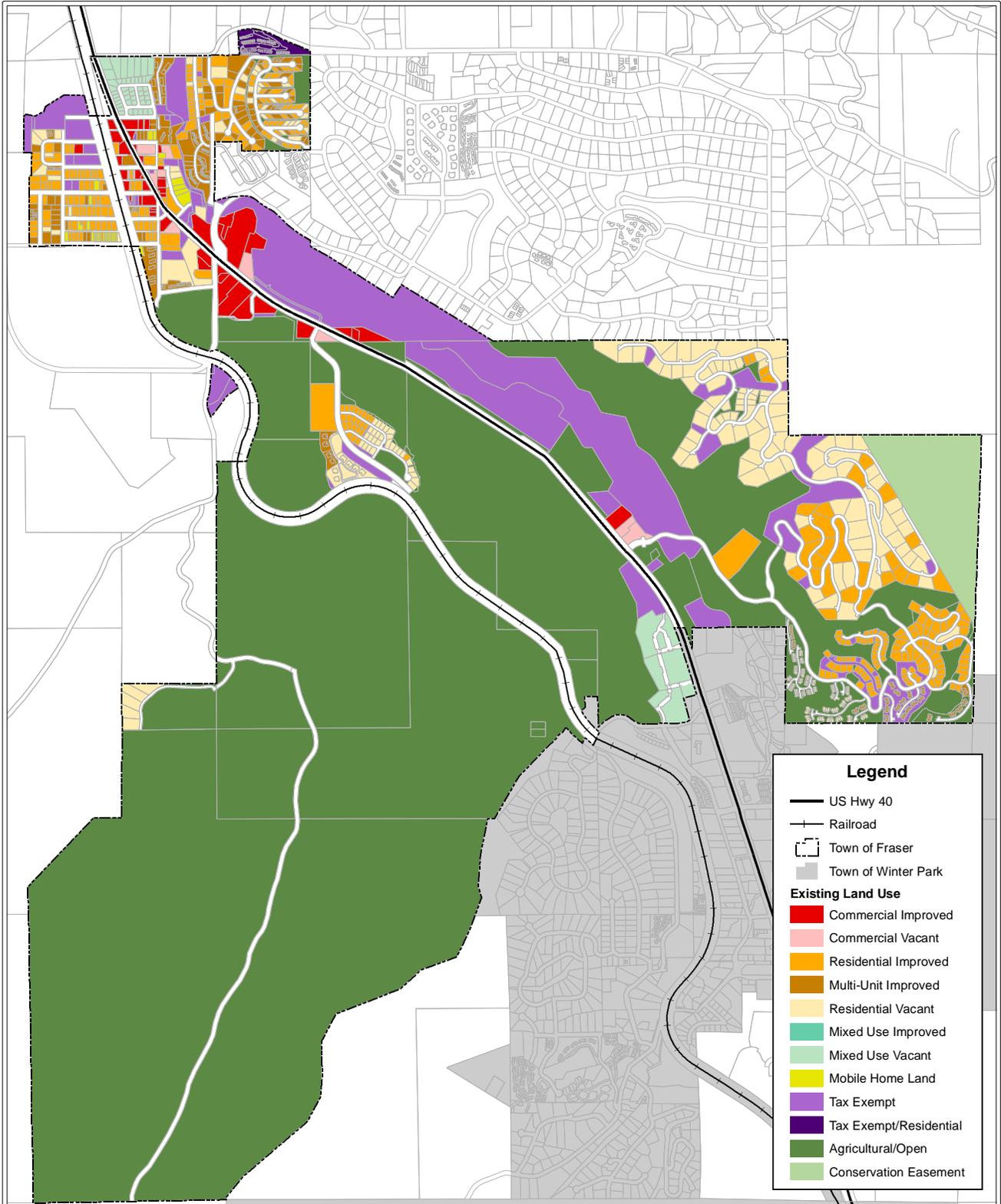
Legend		
—+— Railroad	■ Fox Run	■ School and Library
— US Hwy 40	■ Grand Park	■ Sun River
<b>Neighborhoods</b>	■ Moose Hollow	■ The Divide
■ Clayton Court	■ Old Town	■ Twin River
■ Cozens Meadow	■ Open Space	■ Victoria Village
■ Cozens Pointe	■ Ptarmigan	■ Village at Grand Park
■ Business District	■ Regional Shopping District	■ Wapiti Meadow
■ Elk Creek Village	■ Rendezvous	⬡ Town of Fraser
	— FroDo	■ Town of Winter Park



## Neighborhoods

4.2010

# TOWN OF FRASER



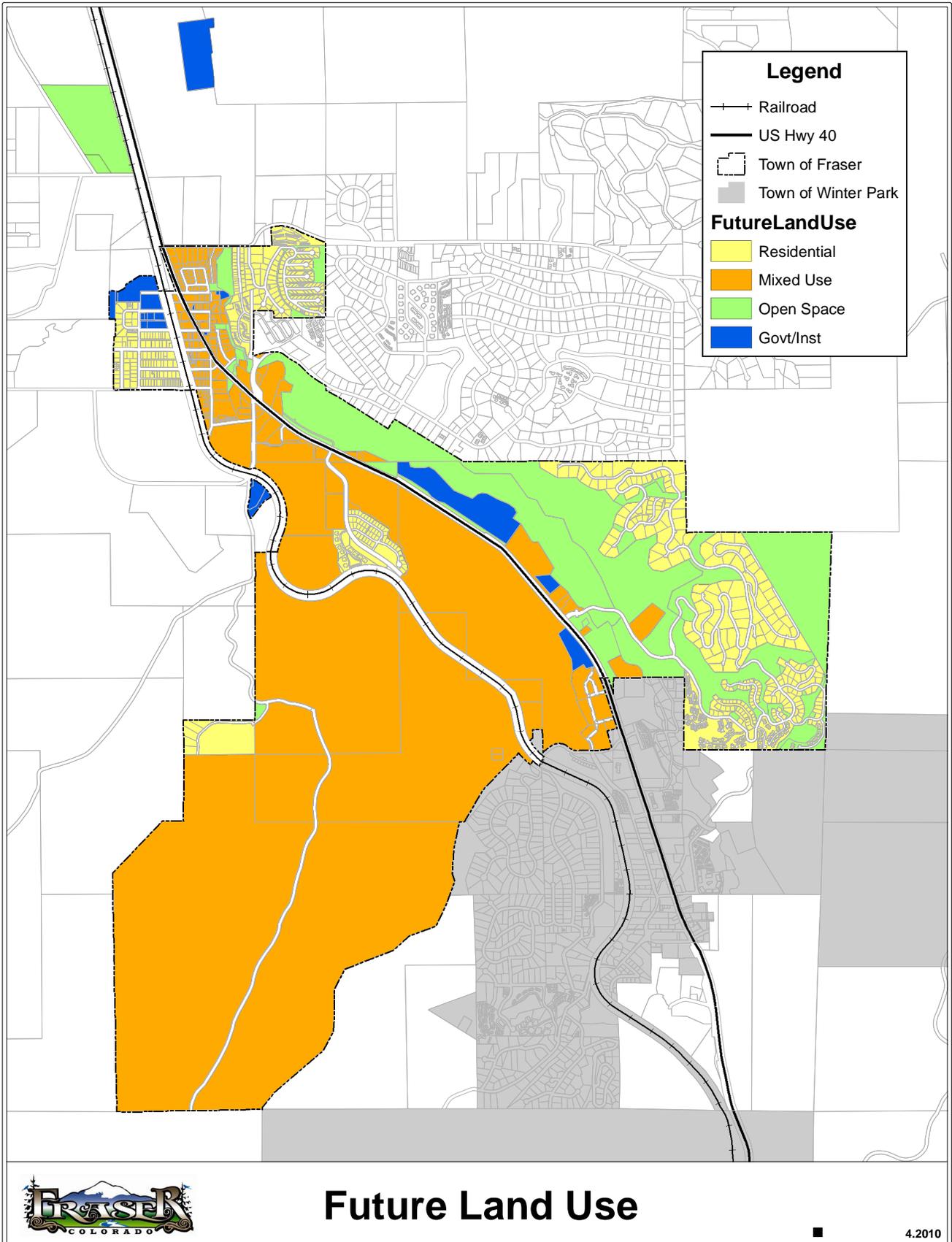
Source: Grand County Assessor



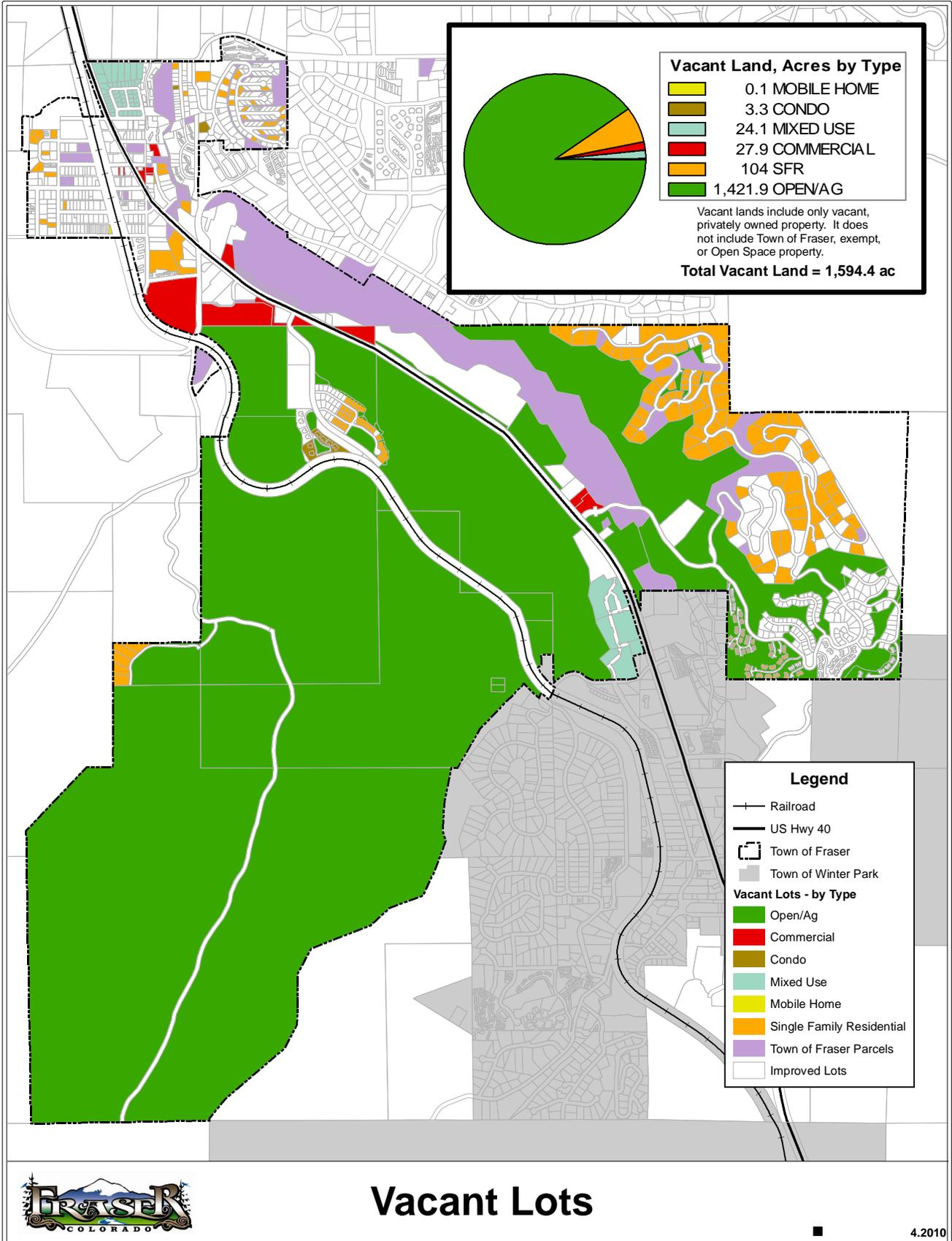
## Existing Land Use

4.2010

# TOWN OF FRASER



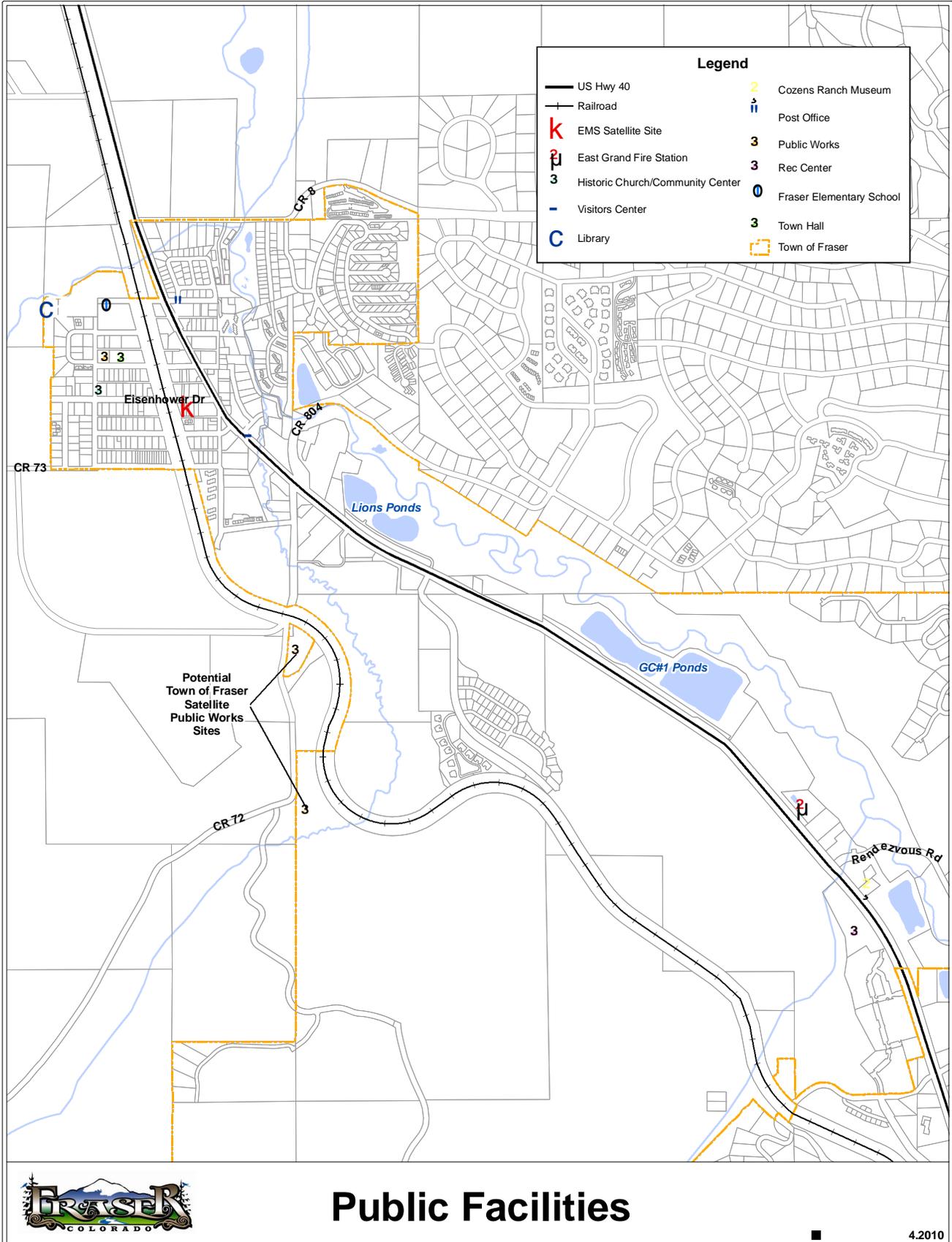
# TOWN OF FRASER



## Vacant Lots

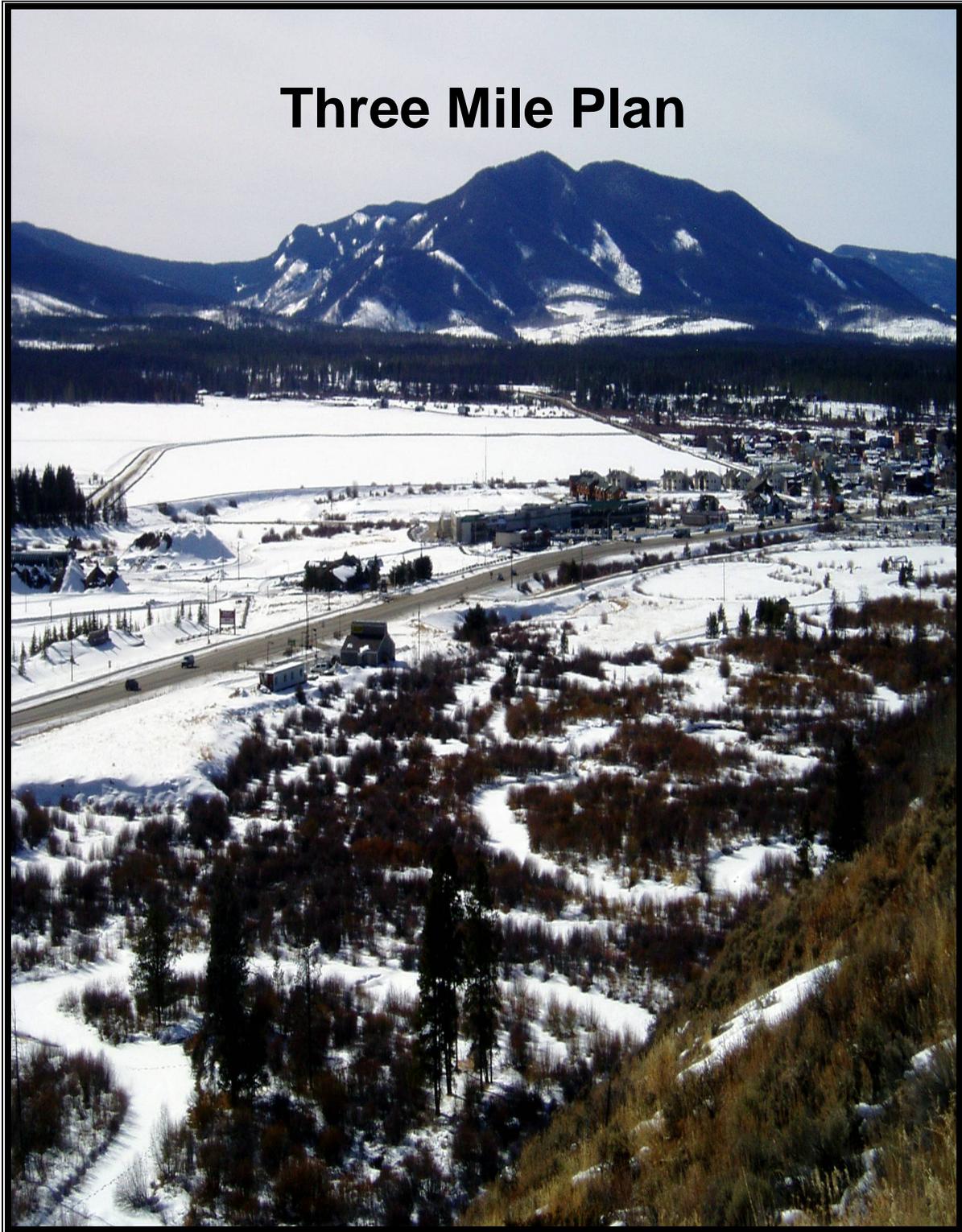
4.2010

# TOWN OF FRASER



# TOWN OF FRASER

## Three Mile Plan



# TOWN OF FRASER

## Three Mile Plan

Colorado State Statutes require that each community have in place a plan for that area within three miles of its boundary, and that said plan be updated at least once annually. This provides a framework for decision making regarding annexations and other extraterritorial matters. The Three Mile Plan is a long-range planning opportunity for municipalities to consider where they want to annex, how to provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. Although the Town of Fraser does not actively seek annexations, it intends to be prepared to make informed decisions should annexation petitions be presented to the Town. Additionally, the Town recognizes the effects that development outside the corporate limits can have on the Town and seeks to promote regional planning to improve regional decisions.

The Town of Fraser Three Mile Planning Area was established as follows:

- ❖ All properties within three miles of the Town boundaries were identified.
- ❖ Properties already included within another jurisdiction were removed.
- ❖ The National Forest Boundary Line was also used as a limiting factor on the plan map, though the Town is aware that property swaps can quickly change those boundaries.
- ❖ The Three Mile Planning Area will be modified as changes occur in the Town boundaries and/or Forest Boundaries.

The Town of Fraser Three Mile Plan is a component of the Comprehensive Plan. *The land use and development policies as outlined in the Comprehensive Plan for areas within Town also apply throughout the three mile area.*

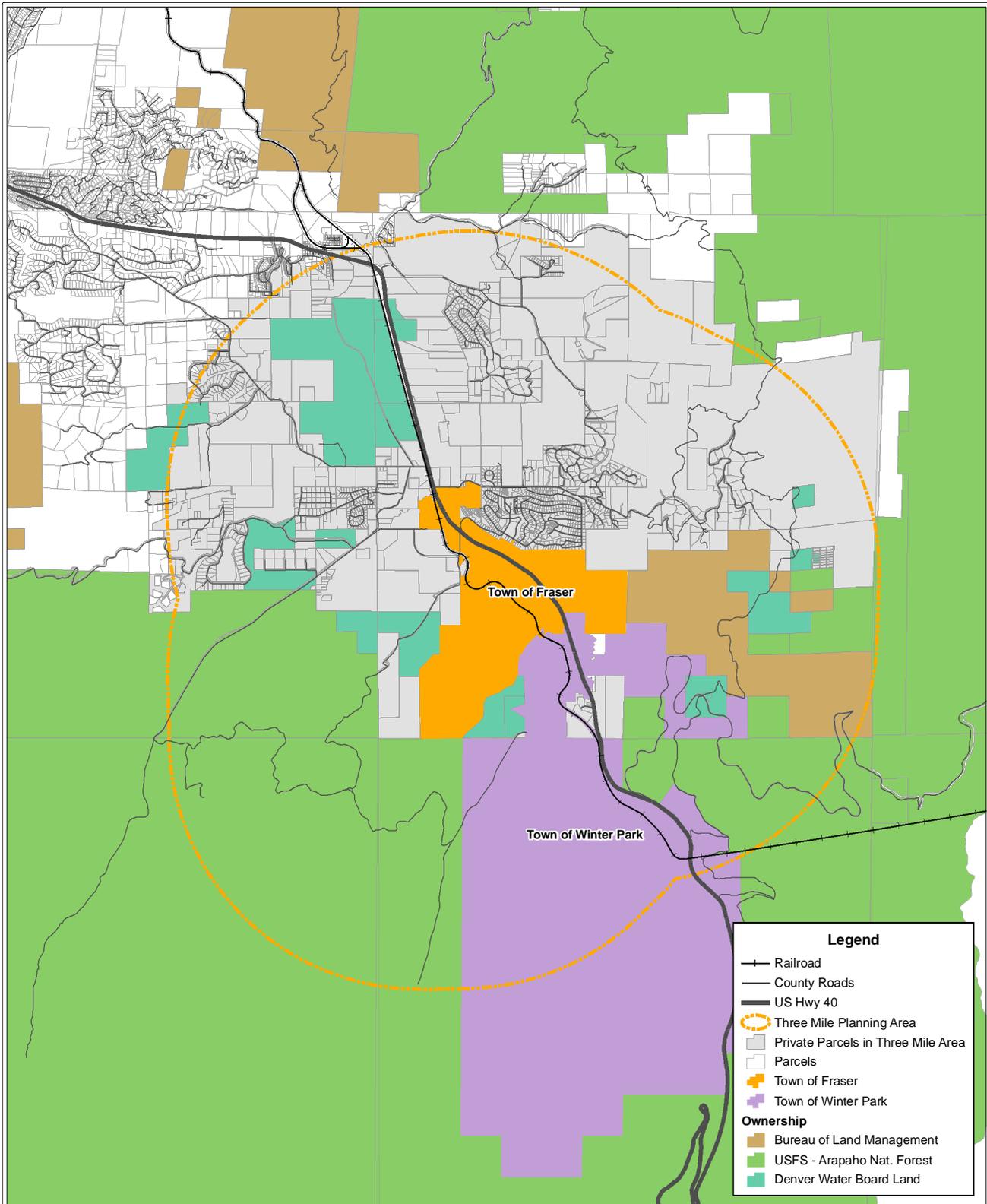
Generally, low to medium density residential land uses are preferred within the three mile planning area. Higher density residential, mixed use, commercial, and light industrial uses should be directed toward municipal areas.

Development proposals for areas surrounding the Town of Fraser should be considered for incorporation within the municipality before development in unincorporated areas. While the Three Mile Plan provides for low to medium density residential in these areas, low to medium density sprawl throughout the Valley is not a preferred land use pattern. The Town of Fraser recognizes that low to medium density residential development may occur in unincorporated areas; however, development within municipalities is preferable because public utilities and services can be provided more efficiently. The overall densities from these areas could be clustered into smaller higher-density areas enabling preservation of open space.

**The fiscal impacts of development should be considered as a component of the decision making process regarding both development in unincorporated areas or annexation into the Town.**

The Town of Fraser annexation policy provides that the Town of Fraser has no intention of annexing any developed areas that may be included within the Three Mile Planning Area, such as Winter Park Ranch Area, Icebox Estates and Sunset Ridge. The Town of Fraser intends to support a county-wide growth plan that reduces sprawl and provides for efficient provision of services while protecting the character, quality of life and sense of place that makes the Fraser Valley such a unique community. Growth or development that may be occurring outside the Town but within the Three Mile Planning Area should be consistent with these goals and policies.

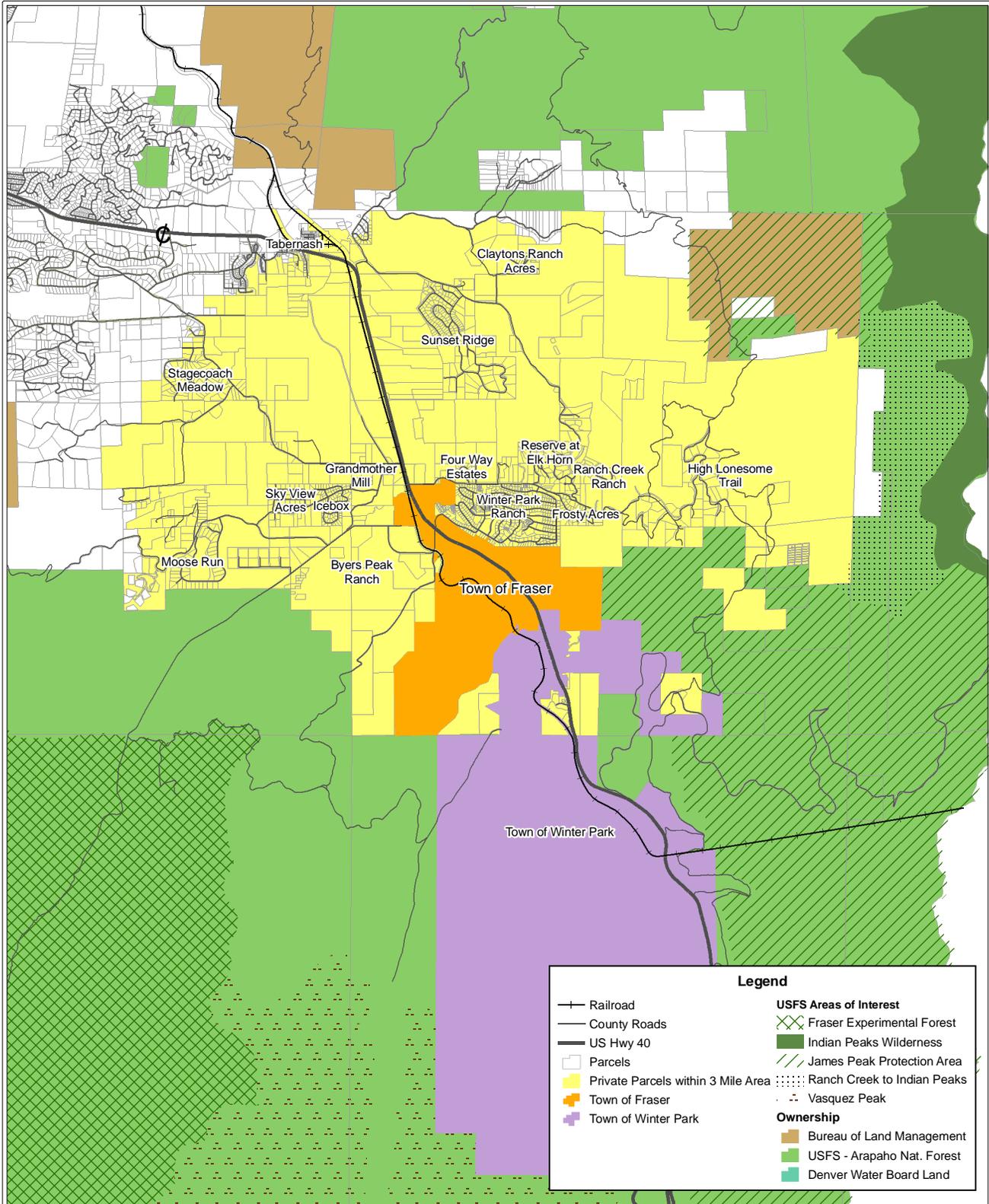
# TOWN OF FRASER



## Three Mile Planning Area

4.2010

# TOWN OF FRASER



## Surrounding Properties

4.2010

# TOWN OF FRASER

## Infrastructure



# TOWN OF FRASER

## Infrastructure



### Water

The Town of Fraser owns, operates and maintains the municipal water system serving most properties within Town and relies on a series of groundwater wells for its water supply. **It is the Town's goal to manage and operate the Town's water resources to provide a safe and reliable supply of quality drinking water at a reasonable cost to customers.**

The Town of Fraser actively manages its water portfolio in order to protect and enhance its water supplies. As the Town grows, additional water supplies and sources may be necessary to meet future demands. **As a component of the annual budget process, appropriate funding should be reserved for these future demands and system operations and maintenance.**

The Town annually reviews and updates the Capital Improvements Plan (CIP) to ensure funds are available for system improvements and rehabilitation of aging infrastructure. **The Town is committed to providing a reliable, high quality water supply and fire protection for the Town's customers at a reasonable cost.** Capital reserves are imperative in order for the Town to ensure economic sustainability as a service provider.



In 2009, the Town of Fraser received \$652,255.00 in American Recovery and Reinvestment Act (ARRA) Funds for drinking water system improvements. These improvement projects greatly benefit the community, and without ARRA funding customers would pay for the necessary improvements through increased utility rates.

### Sanitary Sewer

The Town of Fraser owns, operates and maintains the sanitary sewer collection system serving most properties within the Town (the Winter Park Ranch Water and Sanitation District serves a small area within Town). Prior to 2010, the Fraser Sanitation District (FSD) owned, operated and maintained this system. The Town of Fraser established the FSD as a special district on January 3, 1968 to facilitate financing for a wastewater treatment plant. At that time, this financing was not otherwise available to the community. Public finance is very different now, and the Town and FSD discussed various forms of dissolution over the years in order to coordinate services, avoid duplication of efforts and improve service to their mutual constituents. On November 4, 2009, the FSD voters elected to dissolve the District and turn operations over to the Town of Fraser. The District Court issued a Dissolution Order with the effective date of December 31, 2009. **It is the Town's goal to manage and operate the Town's sanitary sewer system to provide for a safe and effective treatment of wastewater at a reasonable cost to customers.**



# TOWN OF FRASER

## Streets and Drainage

The Town of Fraser Public Works Department manages and maintains public streets and drainage facilities within the Town. Currently, Public Works is conducting a Street Surface Condition Survey to analyze the existing conditions of asphalt on the paved public streets throughout town. The resulting data will assist in budgeting for infrastructure management needs and Town assets.

Managing and maintaining the public streets includes the following: pothole repairs, crack sealing, striping, traffic control devices such as signs and traffic signals, street sweeping, snow management, surface and storm drainage facilities.



Street design standards are necessary in order to provide for the minimum design and technical criteria for the design and construction of streets, bridges, drainage utilities and associated infrastructure within the Town of Fraser for the following reasons:

- i To provide for streets of suitable location and width;
- i To accommodate for prospective traffic loads;
- i To provide adequate access for police, fire, EMS and road maintenance equipment;
- i To provide a corridor for utility infrastructure (i.e. water, wastewater, stormwater drainage and other necessary utilities); and
- i To coordinate street connectivity and design.

The Town of Fraser has adopted Minimum Design Criteria & Construction Standards for Water, Sanitary Sewer, Streets and Roadways and Storm Drainage. The design and construction of all associated infrastructure shall meet or exceed the criteria set forth within said standards.

**The standards are reviewed and revised annually in an effort to keep up with changing industry designs and standards.**

# TOWN OF FRASER

## Public Safety



# TOWN OF FRASER

## Public Safety

### Law Enforcement:

Law enforcement services for the Town of Fraser are provided by the Fraser/Winter Park Police Department. The department was formed in 2005 by means of an Intergovernmental Agreement (IGA) with the Town of Winter Park. The Fraser/Winter Park Police Department is a police agency with personnel assigned to patrol, investigations, municipal court, animal control and departmental administration.



The Police Department maintains effective working relationships with the Grand County Sheriff's Office, which provides animal control and E911/dispatch services, and the Granby Police Department, which provides mutual aid support in emergencies.

### Fire Protection:

Fire protection for the Town of Fraser is provided by the East Grand County Fire Protection District #4 (EGFD). Comprised of approximately 32 volunteers and 5 paid employees, the East Grand Fire Department is equipped to respond to both structural and wildland fires anywhere within district boundaries. The Fire Department also responds to vehicle accidents and has a mutual aid agreement with Clear Creek, all Grand County Fire Districts and Search and Rescue. In accordance with Colorado Revised Statutes, a wildland fire that exceeds the capabilities of the EGFD becomes the responsibility of the Grand County Sheriff.



### Emergency Medical Services:

The Grand County Emergency Medical Services Department (EMS) provides both emergency and routine ambulance response in the Town of Fraser, and throughout Grand County. Grand County EMS is fully equipped to handle almost any emergency ranging from basic first aid to advanced emergencies requiring paramedic advanced life support.

Grand County EMS also provides a Mountain Medical Response Team to provide assistance during Search and Rescue Operations. Under their tiered life support system, a staffed ambulance is stationed in Fraser.

### Search & Rescue:

The Grand County Sheriff's Office is statutorily responsible for providing search and rescue response within Grand County; as such, the Grand County Search and Rescue (S&R) Team falls under the Sheriff's authority. Comprised entirely of volunteers, S&R is available to respond to assist with finding someone who is lost and also provides timely and safe evacuation of injured people who are located in areas where routine transport is not possible.

# TOWN OF FRASER

## Emergency Preparedness:

**All Town of Fraser employees are committed to preparing for and responding to any emergency, whether natural or manmade.** As such, employees have been trained in the National Incident Management System and Incident Command System. Further, a member of the Fraser/Winter Park Police Department serves as a representative on Grand County's Local Emergency Planning Commission.



The Grand County Office of Emergency Management (OEM) is run by Grand County EMS. It provides training, public information/notification and response to both small and large scale emergencies within Grand County. They also administer Grand County's 211 system (Special Needs Registration for Disaster Assistance) and CodeRED Emergency Notification System. The CodeRED system allows ultra high speed cellular phone or text messaging to inform *registered participants* during an emergency or disaster affecting Grand County.



The single greatest hazard to life and property in the Town of Fraser is wildfire. As such, in 2007, the Town of Fraser joined with the Town of Winter Park, The East Grand Fire Department and other organizations to produce the Upper Fraser Valley Community Wildfire Protection Plan. This plan is the result of a community-wide planning effort that included extensive field data gathering, compilation of existing documents, GIS data, and analyses and recommendations designed to reduce the threat of wildfire-related damages to values at risk.

# TOWN OF FRASER



## Implementation Strategies



**Implementation of the Town of Fraser Comprehensive Plan requires a commitment by the Planning Commission, Board of Trustees, Town staff and the community in order to put the visions and goals into action.**

The Comprehensive Plan will be implemented through a variety of actions to ensure that the Town of Fraser reaches its stated goals:

- ❖ Staff recommendations regarding land use decisions should be in compliance with the Comprehensive Plan.
- ❖ The Town will initiate projects outlined within the Plan as resources are available. The Plan outlines many long term goals that may take years to achieve.
- ❖ The Comprehensive Plan itself shall be reviewed and updated regularly. The Planning Commission and Town Board should participate in planning workshops regularly to review and update components of the Comprehensive Plan for intent, consistency, clarity and expressed direction.
- ❖ Utilize capital improvement planning as a tool to implement the goals and strategies set forth in the Comprehensive Plan.
- ❖ Ensure that public facilities are properly designed and maintained and all citizens receive quality public services in order to promote health, safety and welfare.
- ❖ The Town's Land Use regulations will be reviewed and updated regularly to implement the goals of the Comprehensive Plan.
- ❖ The Town will address growth with the intention of maintaining Fraser's small mountain town atmosphere by maximizing the opportunities and benefits associated with growth and development while minimizing and managing its negative impacts.

# TOWN OF FRASER



# TOWN OF FRASER

## Appendix

### ***Resources utilized in the preparation of the Plan:***

Comprehensive Plan Town of Fraser 2003

Town of Fraser Community Plan, Volume I, November 1981

Town of Fraser Community Plan, Volume II, Update, October 1986

2009 Fraser Community Survey and Survey Results

Community Plan for the Upper Fraser Valley, December 1979

Grand County Growth Coordination Plan,  
Survey Results for the Town of Fraser, October 1996

Grand County Master Plan, April 1998

Grand County Master Plan – DRAFT COPY, August 2009

Fraser Valley Metropolitan Recreation District,  
Parks, Trails, Open Space, and Pole Creek Golf Club Master Plan, February 2001

Housing Needs Assessment Grand County Colorado, November 2001

NWCCOG Transitions in Mountain Communities: Resort Economies and their Secondary Effects,  
2006

Downtown Fraser Mixed-Use Block Design Study by Wolff Lyon Architects

A Time to Speak by Jeanne Manning

Demographer's Office, State of Colorado

Photo credit to the following people: Lynn Hanna, East Grand Fire Protection District, Susan Stone, Catherine Trotter, Allen Nordin

All maps created by Jodi Flory, NWCCOG

Mapping generated by the Town of Fraser Geographic Information System by NWCCOG. These maps are based upon Grand County GIS and Assessor databases and have been modified to more accurately reflect local conditions. They are provided for planning and illustrative purposes only, and are not suitable for final design and construction purposes. The property and mapping databases are subject to constant change, the accuracy and completeness cannot be guaranteed. The Town of Fraser makes no warranties or guarantees, either express or implied, as to the accuracy or completeness of these maps, and accepts no liability arising from any incorrect, incomplete, or misleading information contained therein.

Public input toward development of the Plan was initiated in 2009. Informal discussions were also conducted at Town Board and Planning Commission meetings. Drafts of the Plan were also sent out to over twenty people within the Fraser Valley, Fraser businesses, and Fraser residents for review and comment.

**TOWN OF FRASER  
PLANNING COMMISSION  
RESOLUTION NO. 2010-02-01**

A RESOLUTION OF THE FRASER PLANNING COMMISSION APPROVING AND CERTIFYING TO THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO, AN AMENDED COMPREHENSIVE PLAN (MASTER PLAN) FOR THE TOWN OF FRASER AND SUCH ADDITIONAL TERRITORY AS INCLUDED THEREIN, AS AUTHORIZED BY COLORADO REVISED STATUTES, AS AMENDED, SPECIFICALLY TITLE 31, ARTICLE 23, PART 2.

WHEREAS, it is the duty of the Planning Commission of the Town of Fraser to adopt a Comprehensive Plan (Master Plan), pursuant to Title 31, Article 23, Part 2 of the Colorado Revised Statutes, as amended, for the physical development of the municipality, including certain areas outside its boundaries; and

WHEREAS, the Planning Commission has prepared an amended Comprehensive Plan, after making careful and comprehensive review and evaluation of present conditions and future growth of the Town of Fraser, with due regard to neighboring territory; and

WHEREAS, said amended Comprehensive Plan is intended to replace the Town's current Comprehensive Plan, as previously adopted and amended; and

WHEREAS, the Planning Commission has conducted one or more public hearings, duly advertised as provided by law, at which were considered public comments.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF FRASER, COLORADO, AS FOLLOWS:

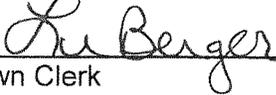
1. That the Town of Fraser Comprehensive Plan (2010) attached hereto as Exhibit "A" (including all maps and descriptive and other matter contained therein) shall be and is hereby adopted by the Planning Commission as the amended Comprehensive Plan (Master Plan) of the Town of Fraser, Colorado, to apply to all territory within the boundaries of the Town of Fraser and those areas outside town as provided by C.R.S. 31-12-105(1)(e), and shall constitute the whole of said Plan, subject to all conditions and authority as authorized by the Colorado Revised Statutes, Title 31, Article 23, Part 2, as amended, and subject to final approval by the Board of Trustees.
2. That the approval of said Plan by the Planning Commission shall be recorded on a copy of said Exhibit "A" by the identifying signature of the chairman or secretary of the Commission, and an attested copy thereof shall be certified to the Fraser Board of Trustees.
3. That the Board of Trustees of the Town of Fraser is urged to approve said amended Comprehensive Plan (Master Plan).

DULY MOVED AND ADOPTED BY THE TOWN OF FRASER PLANNING COMMISSION BY THE AFFIRMATIVE VOTE OF AT LEAST TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COMMISSION, This 24<sup>th</sup> day of February, 2010.

FRASER PLANNING COMMISSION

BY:   
Chair, Steve Sumrall

ATTEST:

  
Town Clerk



**TOWN OF FRASER  
ORDINANCE NO. 364  
Series 2010**

AN ORDINANCE APPROVING AND ADOPTING AN AMENDED COMPREHENSIVE PLAN (MASTER PLAN) FOR THE TOWN OF FRASER, AND SUCH ADDITIONAL TERRITORY AS INCLUDED THEREIN, AS APPROVED, ADOPTED, AND RECOMMENDED BY THE PLANNING COMMISSION OF THE TOWN OF FRASER.

WHEREAS, the Planning Commission and Board of Trustees of the Town of Fraser are authorized to adopt a Comprehensive Plan (Master Plan), pursuant to C.R.S 31-23-206, as amended, for the physical development of the municipality, including certain areas outside it's boundaries; and

WHEREAS, the Planning Commission has prepared an amended Comprehensive Plan after making careful and comprehensive review and evaluation of present conditions and future growth of the Town of Fraser, with due regard to neighboring territory; and

WHEREAS, said amended Comprehensive Plan is intended to replace the Town's current Comprehensive Plan, as previously adopted and amended; and

WHEREAS, the Planning Commission has conducted one or more public hearings, duly advertised as provided by law, at which were considered public comments; and

WHEREAS, the Planning Commission has properly adopted such Comprehensive Plan and recommended to this body that it adopt it as the Town of Fraser Comprehensive Plan; and

WHEREAS, the Board of Trustees has reviewed said plan and has concluded that the same should be adopted as the Comprehensive Plan for the Town of Fraser.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO AS FOLLOWS:

**PART 1: ADOPTION OF PLAN**

(1) The Board of Trustees hereby finds that the Town of Fraser Comprehensive Plan (2010) (including all maps and descriptive and other matter contained therein), as adopted and certified by the Planning Commission of the Town of Fraser pursuant to Planning Commission Resolution No. 2010-02-01, was made and adopted as the amended Comprehensive Plan (Master Plan) for the Town of Fraser in accordance with the laws of the State of Colorado (specifically Colorado Revised Statutes, Title 31, Article 23, Part 2, as amended).

(2) The Board of Trustees further finds that said Comprehensive Plan was made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision for public utilities and other public requirements, and the promotion of energy conservation.

(3) The said Comprehensive Plan is hereby adopted as the amended Comprehensive Plan (Master Plan) for the Town of Fraser, and said Comprehensive Plan, as amended, is hereby certified to apply to all territory within the boundaries of the Town of Fraser and to those areas outside the Town as provided by C.R.S. 31-12-105(1)(e).

**PART 2: SEVERABILITY.** If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance and the Board of Trustees hereby declares that it would have passed this Ordinance, and each part, section, subsection, sentence, clause or phrase thereof, regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

**PART 3: EFFECTIVE DATE.** This Ordinance shall become effective thirty (30) days after publication hereof.

READ, PASSED, ADOPTED AND ORDERED PUBLISHED BY THE BOARD OF TRUSTEES AND SIGNED THIS 14<sup>th</sup> DAY OF APRIL, 2010.

Votes in favor: 6  
Votes opposed: 0  
Votes abstained: 0

BOARD OF TRUSTEES OF THE  
TOWN OF FRASER, COLORADO

BY: Fran Cook  
Fran Cook, Mayor

Attest: Lu Berger  
Lu Berger, Town Clerk



(SEAL)

Published in the Middle Park Times on April 22, 2010.

# TOWN OF FRASER

***Resolution Updating and Renewing the Three Mile Plan  
(for future use if annual update does not result in any plan changes)***

**TOWN OF FRASER**

**RESOLUTION NUMBER \_\_\_\_\_**

A RESOLUTION UPDATING AND RENEWING THE TOWN OF FRASER'S THREE MILE PLAN, AS APPROVED BY THE FRASER PLANNING COMMISSION AND AS AUTHORIZED AND REQUIRED BY COLORADO REVISED STATUTES.

WHEREAS, the Town of Fraser is required by C.R.S. 31-12-105(1)(e) to have in place a plan prior to completion of any annexation within a three mile area from the existing municipal boundaries and that the plan be updated and renewed at least once annually; and

WHEREAS, the properties within the Three Mile Planning Area are identified on the Three Mile Plan Map within the Comprehensive Plan of the Town of Fraser; and

WHEREAS, areas within the Three Mile Planning Area have been considered regarding general land description, land use, utilities, transportation, community services, open space, parks, and recreational amenities; and

WHEREAS, the Comprehensive Plan of the Town of Fraser addresses the requirements of C.R.S. 31-12-105(1)(e)

WHEREAS, the Fraser Planning Commission extensively reviewed the Three Mile Plan Component of the Comprehensive Plan and recommends no changes at this time.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO THAT THE THREE MILE PLAN COMPONENT OF THE TOWN OF FRASER COMPREHENSIVE PLAN IS UPDATED BY ADOPTION OF THE FRASER PLANNING COMMISSION RECOMMENDATION THAT NO CHANGES BE MADE TO SAID PLAN AT THIS TIME.

DULY MOVED, SECONDED, AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

TOWN OF FRASER

By: \_\_\_\_\_  
Mayor Fran Cook

Attest: \_\_\_\_\_  
Lu Berger  
Town Clerk