

# **VISION STATEMENT**

*for*

**THE FUTURE GROWTH AND DEVELOPMENT**

*of*

**THE UPPER FRASER RIVER VALLEY**

*AS DEVELOPED BY*

**THE CITIZENS OF THE UPPER FRASER VALLEY**

*and*

**THE UPPER FRASER RIVER VALLEY GROWTH  
COORDINATION COMMITTEE**

*JULY, 1996*

**THE VISION**

**TO PRESERVE AND ENHANCE**

**THE SMALL TOWN, RURAL QUALITY OF LIFE**

**FOR THE REGION'S PRESENT AND FUTURE RESIDENTS**

**AND VISITORS**

*while*

**MAINTAINING AND DEVELOPING A SUSTAINABLE**

**REGIONAL ECONOMY**

*through*

**THE PROMULGATION AND IMPLEMENTATION**

*of*

**APPROPRIATE GROWTH, DEVELOPMENT AND**

**PRESERVATION**

**POLICIES, REGULATIONS AND PROCEDURES**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL  
NOT:

*BE BASED UPON DEVELOPMENT GUIDELINES AND CONTROLS WHICH ENCOURAGE  
BOOM & BUST CONSTRUCTION OR DEVELOPMENT, UNPLANNED OR  
UNCONTROLLED GROWTH OR PERIODIC RECESSION.*

*ENCOURAGE THE DEVELOPMENT OF INDUSTRIES, COMMERCIAL ENTERPRISES OR  
OTHER ACTIVITIES WHICH DO NOT PRODUCE HIGH QUALITY, SUSTAINABLE  
EMPLOYMENT OPPORTUNITIES, OTHERWISE COMPLEMENT THE SEASONAL NATURE  
OF THE LOCAL TOURISM BASED ECONOMY, OR PROVIDE SOLID ECONOMIC  
BENEFITS TO THE COMMUNITIES OF THE AREA.*

## **MAINTAIN AND DEVELOP SUITABLE TRANSPORTATION, INFRASTRUCTURE AND COMMUNICATION SYSTEMS**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL  
NOT:

*RESULT IN THE CREATION OF TRAFFIC VOLUMES WHICH CANNOT BE  
COMFORTABLY AND EFFECTIVELY ACCOMMODATED WITHIN THE FRAMEWORK OF  
EXISTING OR ENHANCED TRANSPORTATION SYSTEMS.*

*RESULT IN GROWTH WHICH ADVERSELY IMPACTS EXISTING OR IMPROVED  
INFRASTRUCTURE, INCLUDING SCHOOLS, PUBLIC SERVICES AND COMMUNITY.*

## **DEVELOP AND MAINTAIN A HOUSING BASE WHICH IS AFFORDABLE TO, AND ATTAINABLE BY, PERMANENT AND SEASONAL RESIDENTS ACROSS A WIDE RANGE OF SOCIAL LEVELS, ACCOMMODATIONS PREFERENCES AND ECONOMIC MEANS.**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL:

*BE IMPLEMENTED IN A MANNER WHICH BOTH ENCOURAGES AND REQUIRES THE DEVELOPMENT OF, AND EFFECTIVELY MAINTAINS, A BROAD BASED HOUSING STOCK WHICH IS BOTH AFFORDABLE AND ATTAINABLE BY FULL TIME AND SEASONAL RESIDENTS.*

**PLAN FOR AND DEVELOP HIGH QUALITY EDUCATIONAL SYSTEMS WHICH OFFER EDUCATIONAL OPPORTUNITIES FOR RESIDENTS OF ALL AGES, INTERESTS AND ABILITIES.**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL:

*PERMIT AND ENCOURAGE THE DEVELOPMENT OF AN EDUCATIONAL INFRASTRUCTURE WHICH OFFERS THE HIGHEST QUALITY EDUCATIONAL EXPERIENCES POSSIBLE TO THE WIDEST PRACTICAL RANGE OF RESIDENTS CONSISTENT WITH THE FINANCIAL ABILITIES AND SUPPORT OF THE RESIDENTS OF THE UPPER FRASER VALLEY.*

**ENCOURAGE THE MOST EFFECTIVE, EFFICIENT AND COORDINATED GOVERNMENTAL IMPLEMENTATION OF THE GOALS, OBJECTIVES AND VALUES STATED HEREIN**

*OUR GOVERNMENTAL BODIES SHOULD CONSOLIDATE WHEREVER POSSIBLE; AND THOSE BODIES SHOULD JOINTLY AND CONSISTENTLY ENACT AND ENFORCE SUCH REGULATIONS AS ARE REQUIRED TO DIRECT GROWTH AND DEVELOPMENT IN A MANNER WHICH PRESERVES AND PROMOTES THE VALUES STATED HEREIN.*

*end*

# OBJECTIVES

THE FOLLOWING EIGHT BROADLY STATED OBJECTIVES ARE HEREBY SET FORTH TO DIRECT PUBLIC POLICY TOWARDS THE ACHIEVEMENT OF THE VISION OF THE RESIDENTS OF THE UPPER FRASER VALLEY.

## **PRESERVE AND PROTECT THE ENVIRONMENT, INCLUDING WATER QUALITY, AIR QUALITY, WILDLIFE HABITAT AND VEGETATION**

THE CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL NOT:

*NEGATIVELY IMPACT WATER QUALITY, MINIMUM STREAM FLOWS OR THE PRISTINE NATURE OF THE AREA'S MOUNTAIN LAKES AND STREAMS.*

*NEGATIVELY AFFECT AIR QUALITY.*

*NEGATIVELY IMPACT WILDLIFE HABITAT, BREEDING OR MIGRATION CORRIDORS.*

*ADVERSELY IMPACT SIGNIFICANT VEGETATION FEATURES*

## **PRESERVE AND PROTECT OPEN SPACE, UNIQUE VIEW CHARACTERISTICS, ACCESS TO PUBLIC LANDS AND IRREPLACEABLE SCENIC ASSETS**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL NOT:

*DEGRADE OR DESTROY IDENTIFIED OPEN SPACE, WHETHER SUCH OPEN SPACE IS CATEGORIZED AS ACTIVE OR PASSIVE.*

*DAMAGE OR DESTROY IDENTIFIED VIEW CORRIDORS, SCENIC POINTS OF INTEREST, SCENIC CORRIDORS, OR SIGNIFICANT NATURAL FEATURES UNIQUE TO THE UPPER FRASER VALLEY VISUAL EXPERIENCE.*

*LIMIT OR REDUCE PUBLIC ACCESS TO PUBLIC LANDS, WATERWAYS, LAKES, OR RECREATIONAL FACILITIES.*

*INTRODUCE URBAN FACTORS WHICH CONTRADICT THE GOALS AND OBJECTIVES OF THE PRESERVATION AND ENHANCEMENT OF THE NATURAL, WESTERN, ALPINE CHARACTER OF THE UPPER FRASER VALLEY.*

## **MAINTAIN AN ACCEPTABLE SENSE OF COMMUNITY WITHIN THE FRAMEWORK OF LONG RANGE DEVELOPMENT GOALS AND LIMITATIONS**

CONTINUING USE AND FUTURE GROWTH OF THE UPPER FRASER VALLEY SHALL NOT:

*RESULT IN POPULATION GROWTH WHICH ADVERSELY IMPACTS THE ESSENTIAL AND UNIQUE RURAL CHARACTER OF THE UPPER FRASER VALLEY.*

*RESULT IN GROWTH OR DEVELOPMENT WHICH NEGATIVELY IMPACTS THE QUALITY OF LIFE FOR THE MAJORITY OF THE RESIDENTS OF, OR VISITORS TO, THE UPPER FRASER VALLEY.*

*BE IMPLEMENTED IN A MANNER WHICH TENDS TO CREATE OR SUPPORT THE TREND TOWARDS AN ELITE, ONE CLASS COMMUNITY WHICH ADVERSELY AFFECTS THE GOAL OF MAINTAINING A DIVERSE COMMUNITY COMPRISED OF PERSONS FROM A WIDE RANGE OF ECONOMIC, SOCIAL, POLITICAL, CULTURAL, PHILOSOPHICAL AND INTELLECTUAL LEVELS.*

## **ENSURE SUSTAINABLE ECONOMIC CONDITIONS FOR PRESENT AND FUTURE RESIDENTS OF THE REGION**

## **SURVEY ANALYSIS**

The Grand County Planning Survey response rate of 40% was the highest on record, according to RRC Associates of Boulder, which makes the results particularly valid and indicates to the Committee that County residents feel very strongly about growth and its related issues. After carefully reviewing the survey results from Tabernash, Fraser and Winter Park, we found certain responses to be very persuasive in forming our Vision statement. The Committee also relied on input received at the public meetings and workshops as well as impressions formed in everyday life to assimilate the message contained in the vision statement.

Balancing economic security with other quality of life issues is one of the most difficult issues facing any evaluation of community attitudes toward growth. No specific question in the survey is controlling on this issue, however, the multitude of comments contained in the Comment Addendum to the survey make it clear to the Committee that Fraser Valley residents are passionate in their desire to maintain their pristine small town, rural resort atmosphere even if the maximum of economic development is not achieved.

**Message: Growth should not destroy our rural, small town resort character.**

Question: How would you describe the condition of your area in Grand County? (T-31-b)

Answer: 61%-70% of the respondents indicated that there area was either already too developed or just about right

**Message: Although a small majority feel that growth over the past 3-5 years has been about right, other questions in the survey indicate that the concern is for the amount and impacts of future growth.**

Question: Over the last 3-5 years Development in Grand County is: (T-31-b)

Answer: 55% to 64% answered about right or too slow and 33% to 41% felt it was too fast.

Question: Land use regulations: Limit the Number of permits issued in year (T-44-b)

Answer: 54% agree and 23% - 30% disagree

**Message: Growth should not create an elite, one class society nor make housing unaffordable to a diversity of Valley residents.**

Question: Personal Importance: Affordable Housing (T-59-h)

Answer: 70-72% held this issue to have a degree of importance

**Message: Growth should not have a significant negative impact on the environment is a belief of an overwhelming number of Valley residents. The willingness to allow some environmental degradation is a divided issue.**

Question: Describe your opinion concerning environmental protection. (T-23b)

Answer: 52%-54% feel that the environment should take precedence over economic expansion while 42%-46% feel that the environment is important but should be balanced with healthy economy and human needs.

Question: Environmental Priority: Water Quality (T-19-b)  
Answer: 96% feel that this is a priority

Question: Environmental Priority: Wildlife habitat (T-20-b)  
Answer: 96% feel that this is a priority

Question: Environmental Priority: Air Quality (T-19-b)  
Answer: 90%-96% feel this is a priority

**Message: The feeling of Wide Open Spaces including undeveloped meadows along highway corridors should be preserved as well as providing public access to public lands and waterways.**

Question: Open Space Priority: Meadows along highway corridors (T-28-b)  
Answer: 88%-91% feel that this is a priority

Question: Personal Importance: Stop Development on Highway Meadows (T-71-b)  
Answer: 66%-69% feel that this is important while 15%-16% do not feel this is important

Question: Personal Importance: Open Space Acquisition/Protection (T-64-b)  
Answer: 87%-91% feel this is important

Question: Land Use Regulation: Strict regulations for US 40 / Hwy 34 Development (T-47-b)  
Answer: 74%-76% agree and 10% disagree

Question: Open Space Priority: Visually prominent parcels (T-27-b)  
Answer: 87%-93% feel this is a priority

Question: Environmental Priorities: Scenic Visual Quality (T-21-b)  
Answer: 94%-97% feel this is a priority

Question: Environmental Priorities: Open Lands (T-21-b)  
Answer: 94%-96% feel this is a priority

Question: Open Space Priority: Wildlife habitat (T-24-b)  
Answer: 96% to 98% feel that this is a priority

Question: Land Use Regulations: Require Access to Rivers and Streams (T-45-b)  
Answer: 75%-77% Agree and 8%-13% Disagree

Question: Land Use Regulations: Require Access to Public Lands (T-46-b)  
Answer: 77%-82% Agree and 6%-10% Disagree

**Message: A sound economy is important to the residents of the Valley, however, the other issues addressed in the Vision statement are of equal or greater importance.**

Question: Personal Importance: Commercial and Industrial Development (T-65-b)  
Answer: 55%-60% held this issue to have a degree of importance

Question: Personal Importance: Economic Development and Diversification (T-65-b)  
Answer: 69%-74% held this issue to have a degree of importance

Question: Rate Economic Development: Light Manufacturing Industry (T-34b)  
Answer: 16%-32% Support and 43-54% Oppose

Question: Rate Economic Development: Ski Resort (T-36-b)  
Answer: 62%-76% Support and 11%-14% Oppose

Question: How do you feel about resort expansion: Winter Park Base (T-38-b)  
Answer: 16%-18% Oppose while 76%-78% support with conditions.

**Message: Education must be of high quality and keep pace with growth.**

Question: Rate Economic Development: Educational Facilities (T-33-b)  
Answer: 76% Support and 5% Oppose

Note: In tabulating survey results, if a question that was answered Low Priority to High Priority (1-5) or Not Important to me to Very Important to Me (1-5), then the committee felt that all responses of 3,4, or 5 indicated a degree of priority or importance where a 1 or 2 indicated little or no degree of priority or importance. If a question was answered Strongly Disagree to Strongly Agree (1-5), then the Committee felt that a 3 response indicated no opinion, whereas the other responses indicated a degree of agreement / disagreement. The page number of the survey is listed in parentheses after the question in this report.