



**Board of Trustees
Workshop and Regular Meeting Agenda
Wednesday February 4, 2026**

**Workshop 4:30 p.m. - 5:30p.m.
Members of the Board will break for dinner 5:30 p.m. - 6:00 p.m.
Meeting 6:00 p.m. - 8:30p.m.
Fraser Town Hall, 153 Fraser Avenue and Virtually**

**NOTE: Times are approximate and agenda subject to change
Watch the meeting live on Fraser's YouTube Channel**

<https://www.youtube.com/channel/UCs5aHnl7d-kk0j1cxV28DSg>

**Participate in the meeting through our virtual platform
Zoom Meeting Information**

<https://us02web.zoom.us/j/2590408013>

Meeting ID: 259 040 8013

Phone 1-346-248-7799

1. **4:30 P.M. Workshop - Review Of The Comprehensive Plan - Garrett**

Documents:

2-4-26 Fraser Comp Plan Board Workshop Presentation.pdf
DRAFT_Fraser_Forward_1-23-26.Pdf
PC Resolution 2026-01-02 Approving And Certifying To The Board Of Trustees The Fraser Forward Comprehensive Plan.pdf

2. **6:00 P.M. Roll Call**

3. **Approval Of Agenda**

4. **Consent Agenda**

- a. Minutes January 21, 2026

Documents:

5. **Open Forum**

- a. Business not on the agenda (If you would like to request time on a future agenda please contact the Town Clerk)

6. **Discussion And Possible Action Regarding**

- a. (5 Minutes) Purchase Of Crescendo Sculpture At The Historic Church
- Sarah W

Documents:

[Matter Before The Board Crescendo Sculpture .Pdf](#)

- b. (15 Minutes) East Grand School District Overview And Update - Brad Ray/Mark Rydberg

Documents:

[Fraser Town Board Strategic Plan Presentation - February 2026 \(1\).Pdf](#)

- c. (15 Minutes) Intergovernmental Agreement Concerning Land Dedications For Payments In Lieu For School Purposes - Garrett/Michael

Documents:

[Staff Memo_School Impact Fees.pdf](#)
[Intergovernmental Agreement Concerning Land Dedications For Payments In Lieu For School Purposes.pdf](#)
[2025 EGSD Final Impact Fee Study.pdf](#)

- d. (10 Minutes) Fraser Valley Arts Update - Steve Fitzgerald
- e. (10 Minutes) Fraser Valley Arts Memorandum Of Understanding, For Payroll And Health Care Coverage - Laurie

Documents:

[Fraser Valley Arts Memorandum Of Understanding, Employment Services.pdf](#)
[FVA MOU Staff Memo.pdf](#)

- f. (15 Minutes) Opportunity Zone - Garrett

Documents:

[Staff Memo_Opportunity Zone Designation.pdf](#)

- g. (10 Minutes) Public Woks Drop Attendant - Paul/Michael

Documents:

[Staff Briefing Drop Attendant.pdf](#)

7. Updates

a. Committee Minutes (Informational Only)

Documents:

[DDAM 2026-01-13.Pdf](#)

[PAC Minutes 1_8_26 DRAFT.pdf](#)

8. Executive Session

a. Regarding Joint Facilities Oversight Committee Agenda Review

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e). Regarding Joint Facilities Oversight Committee Agenda Review.

9. Adjourn

UPCOMING MEETING WEDNESDAY FEBRUARY 18, 2026 BOARD OF TRUSTEES

Board

Direct: Define the service, product or value to be delivered

Protect: Establish the operational boundaries to be respected by Staff and monitored by the Board

Enable: Advocacy, resource development, and role discipline

Staff

Lead: Future focused planning

Manage: Now focused policy and procedural guidance to ensure on time, on budget, and on target service delivery

Accomplish: Ensure the work defined by the direction of the Board of Trustees is accomplished

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or amcveigh@town.fraser.co.us

FRASER FORWARD

Town of Fraser Comprehensive Plan

BOARD OF TRUSTEES WORKSHOP

FEBRUARY 4, 2026

**Cushing
Terrell®**

AGENDA

- Comprehensive Plan Purpose
- Community Engagement
- Community Values
- Plan Organization / Elements
 - Vision & Goal Topics
- Implementation Approach
- Future Land Use
- Questions/Discussion
- Next Steps



COMPREHENSIVE PLAN PURPOSE

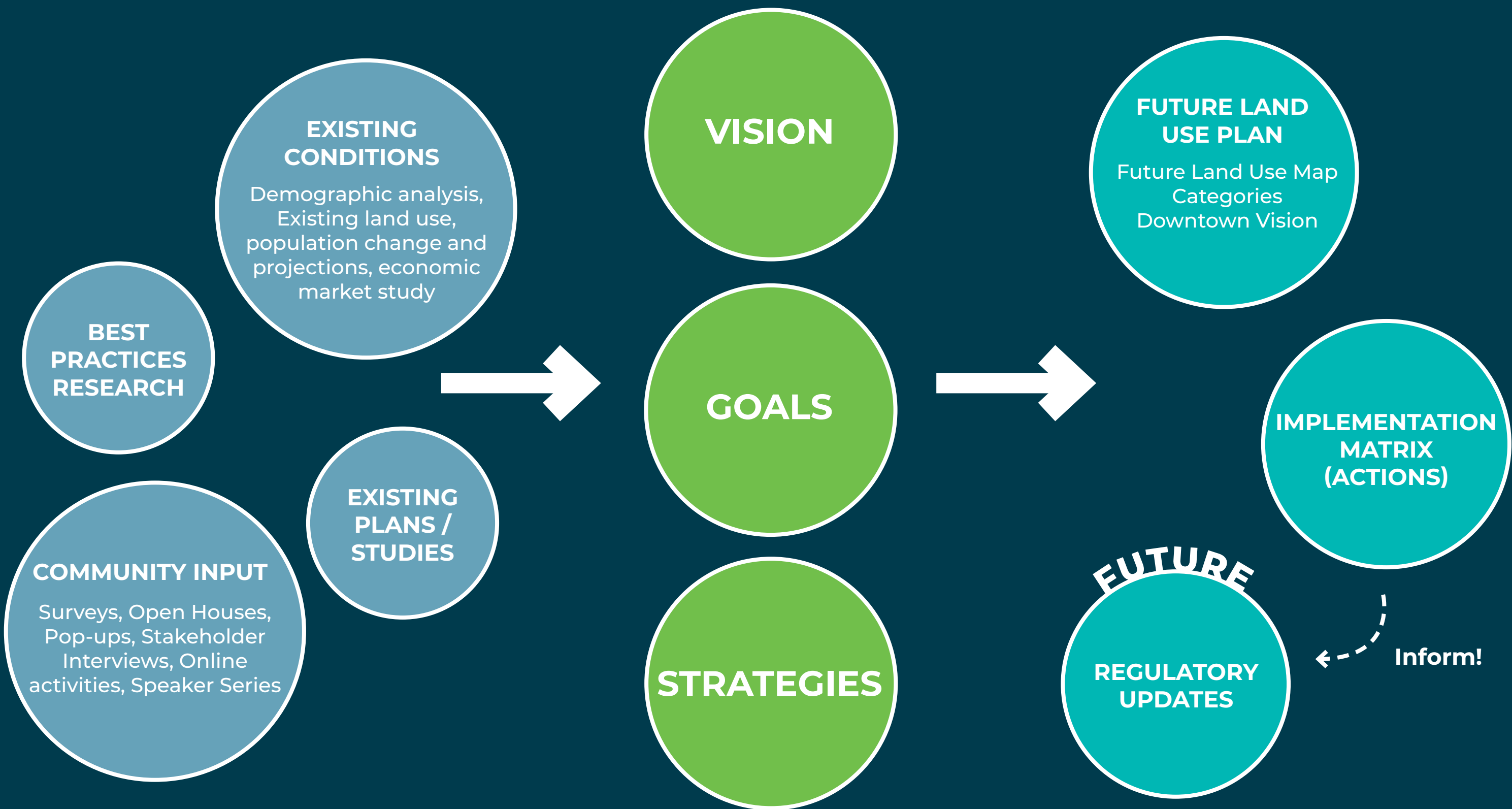
- Long-range policy guide for managing growth, development, and public investment
- Builds on prior planning efforts while responding to changing conditions, community priorities, and new opportunities and challenges
- Policy document to inform decision-making by Board of Trustees, boards and commissions, staff, and community partners



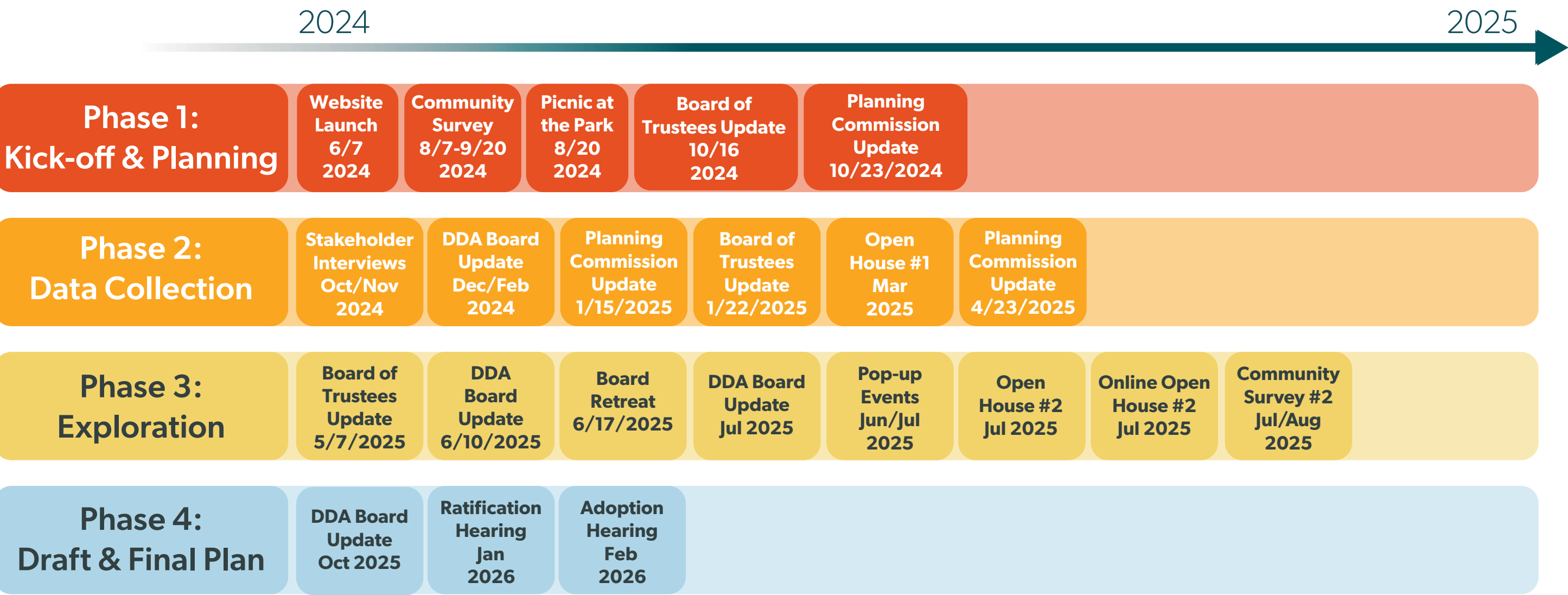
PLAN INPUTS

PLAN GUIDANCE

IMPLEMENTATION TOOLS



PLAN OUTREACH/PROCESS



COMMUNITY VALUES



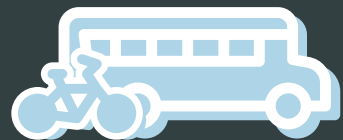
Affordable & diverse housing options



Economic resiliency & workforce development



Fraser's unique spirit and character



Safe roads and access for all



Public services and community resources



Natural spaces and wild places

PLAN ORGANIZATION

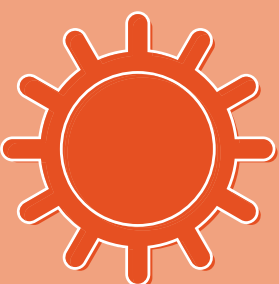
SPRING



Growth & New Beginnings

Downtown Vision
Housing
Economic Vitality

SUMMER



Vibrancy & Connection

Community
Parks, Recreation, Open Space, & Trails

FALL



Stewardship & Resilience

Land Use
Sustainability

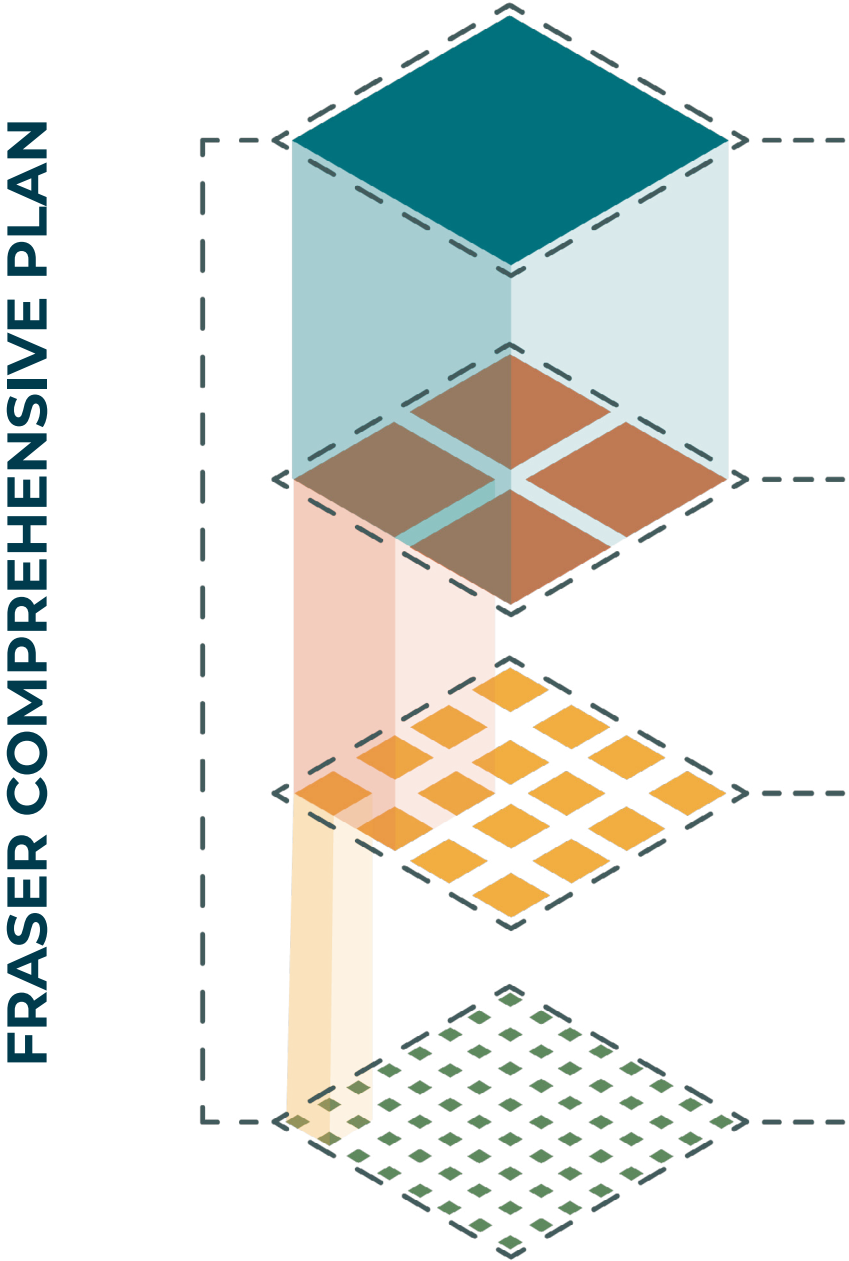
WINTER



Foundations & Support

Town Services & Infrastructure
Transportation & Mobility
Intergovernmental Coordination

PLAN ELEMENTS



VISION

Prophetic statement that envisions the future when all or most goals have been achieved

GOALS

Broad statements that push towards achieving the vision and encapsulate values.

STRATEGIES

Derived from goals and represent a set of guidelines that inform decision-making.

ACTIONS

Steps taken by departments or partner organizations to implement the goals and policies.

DOWNTOWN VISION

VISION

Create a vibrant and inviting Downtown that embodies the individuality of Fraser through thriving businesses, lively community spaces, walkable destinations, and local character.

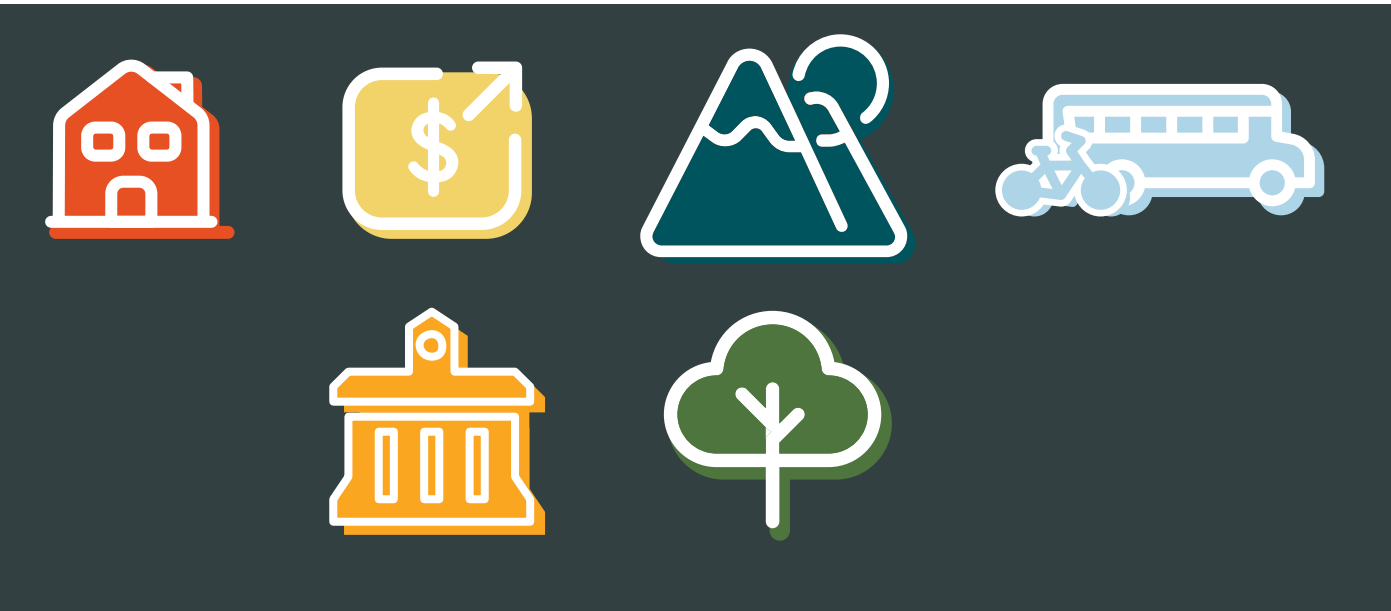
GOAL TOPICS:

- Comfortable environment for walking, biking, and rolling
- Lively and sustainable business environment
- Fraser River & Trail the heart of town shaping our identity
- Go-to destination where there's always something fun for everyone

EXAMPLE STRATEGIES & ACTIONS:

- Add sidewalks to all existing and proposed roadways in Downtown Fraser and add to Town's CIP
- Establish the Fraser Mobility Hub at 360 Railroad Ave
- Continually assess and evaluate the effectiveness of zoning incentives to create affordable housing
- Encourage active uses and programming on the Fraser River while respecting ecologically sensitive areas
- Support and enhance the Town's signature seasonal events

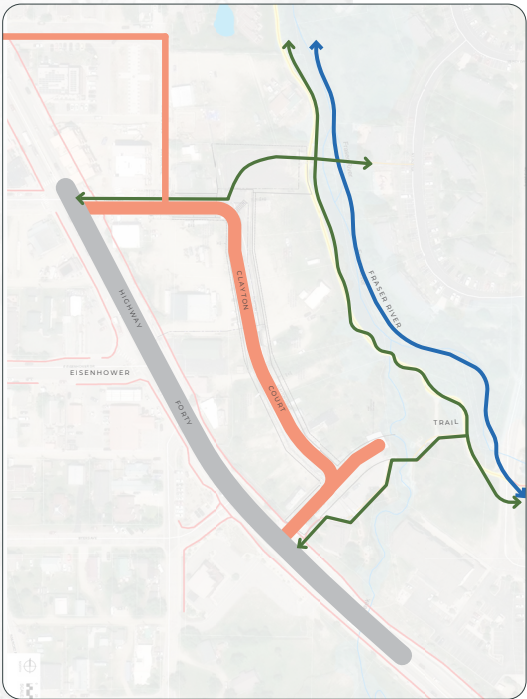
Ultimately, implement the Downtown Vision Plan.



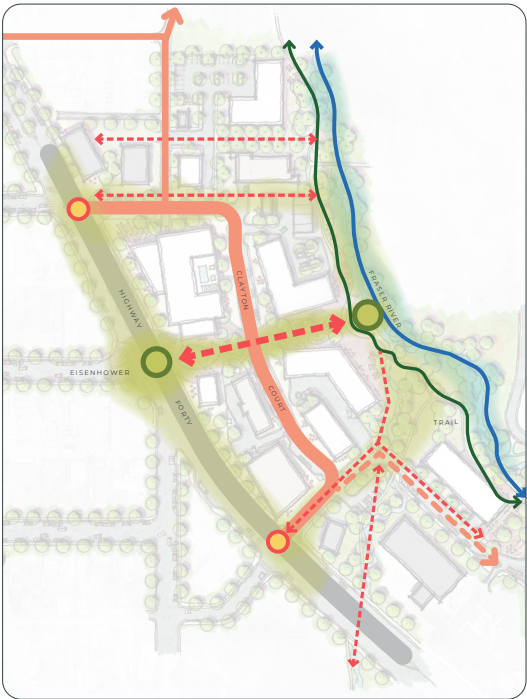
DOWNTOWN VISION



EXISTING FRAMEWORK



PROPOSED FRAMEWORK



Connecting vision to goals...

DTV 1 DTV 2 DTV 3 DTV 4

- A Trail Overlook
- B Existing Bridge
- C Terraced Gathering Area & Overlook
- D Planned Art Center
- E Planned Signal & Streetscape Improvements
- F Grade Transition
- G Programmed Plaza
- H Play/Gathering Zone
- I Potential Roadway Connection to Meadow Ridge
- J Potential Wapiti Realignment
- K Potential Roadway Connection at Sun River Drive
- L Existing Roadway Bridge
- M Potential Byers Relocation
- N Streetscape Improvements
- O Shared Train/Downtown Parking
- P Transit Stop
- Q Headwaters Trail Alliance Building
- R Distillery Barrel Storage Building
- S Potential Shared Parking Opportunity
- T Festival Street
- U Future Fraser Mobility Hub

HOUSING

VISION

Encourage the building and maintenance of great places to call home, whether year-round or seasonally.



GOAL TOPICS:

- Promote a variety of housing options, rental and for-sale
- Encourage mixed-use housing for walkable neighborhoods
- Build and strengthen partnerships to increase affordable housing
- Balance housing options for year-round residents, seasonal workforce, non-resident owners, and visitors

EXAMPLE STRATEGIES & ACTIONS

- Create incentives and streamline processes to develop missing middle housing options
- Collaborate with the Fraser River Valley Housing Partnership to offer a deed restriction program for existing residential units
- Consider inclusionary zoning models that would require low/middle income units to be constructed with new development
- Implement policies that encourage non-resident homeowners to make properties available for long-term rental when not in use

ECONOMIC VITALITY

VISION

A vibrant mountain town filled with shopping, dining, and entertainment options fueled by happy visitors and residents.



GOAL TOPICS:

- Build a thriving, memorable mountain downtown
- Bolster counter-seasonal business to help balance workforce needs
- Encourage growth in small businesses
- Make Fraser a place where people can both live and work affordably
- Encourage business collaboration in emerging shopping areas

EXAMPLE STRATEGIES & ACTIONS:

- Work with the DDA and Chamber to identify market gaps and actively recruit businesses that fill them
- Create a Downtown marketing and branding strategy that highlights Fraser’s unique character and offerings
- Explore creation of a year-round employment incentive program for businesses that maintain staff during shoulder seasons
- Maintain an inventory of available commercial spaces and actively market them to desired business types

COMMUNITY

VISION

A funky and authentic town that celebrates its local history, outdoor recreation, welcoming community, and mountain town character.



GOAL TOPICS:

- Preserve Fraser’s charm and sense of community
- Ensure development enhances the visual character - blending modern design with the natural beauty
- Celebrate arts and culture to create spaces that connect and inspire people

EXAMPLE STRATEGIES & ACTIONS:

- Provide incentives for preservation or adaptive reuse of historic structures
- Establish a Citizen’s Academy to educate and inform Fraser Valley residents on the role of their local government and encourage community leadership
- Establish architectural design guidelines for new development
- Incorporate elements of Fraser’s history and traditions into public spaces
- Maintain/increase funding for Art in Public Places in the Town’s budget

PARKS, RECREATION, OPEN SPACE, & TRAILS

VISION

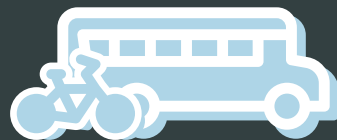
Fraser's parks, recreation, open spaces, and trails enrich the community by providing fun places to explore, stay active, and enjoy a healthy environment.

GOAL TOPICS:

- Protect and enhance open spaces
- Maintain and enhance a connected parks and trails network
- Provide more opportunities for indoor recreation
- Promote inclusive access to all public spaces

EXAMPLE STRATEGIES & ACTIONS:

- Protect and enhance Cozens Ranch Open Space
- Upgrade trailheads with amenities such as restrooms, bike racks, trash and recycling bins, shade, seating, and parking
- Install consistent, clear signage across regional trails as based on the Signage & Wayfinding Master Plan
- In partnership with the Fraser Valley Metro Recreation District, explore opportunities for a fieldhouse/multi-purpose use facility for indoor recreation
- Maintain funding sources to support growth of and improvements to parks and open spaces



LAND USE

VISION

Fraser grows thoughtfully and sustainably, ensuring a vibrant community that meets the needs of both current and future residents while preserving unique character.



GOAL TOPICS:

- Promote a balanced mix of land uses that supports the Town's ability to provide services and protect natural resources.
- Plan development where infrastructure and services already exist
- Ensure new development is beneficial to the fiscal sustainability of the Town
- Align development codes with the vision and goals of the Comprehensive Plan

EXAMPLE STRATEGIES & ACTIONS:

- Support small-scale neighborhood serving retail and services within or near residential areas
- Prioritize the use of underutilized or empty parcels within existing Town boundaries
- Implement and regularly update development fees to ensure development contributes its fair share to infrastructure, green space, and public services
- Promote the inclusion of light industrial/manufacturing land uses to diversify the region's job and tax base
- Utilize the Future Land Use Map for rezoning & annexation requests

SUSTAINABILITY & NATURAL RESOURCES

VISION

Fraser treasures its natural resources and is dedicated to preserving and improving them, ensuring they are accessible for future generations to enjoy.



GOAL TOPICS:

- Support initiatives that preserve Fraser’s natural beauty
- Embrace sustainable development practices
- Promote efforts to improve air quality
- Inspire healthy, sustainable lifestyles

EXAMPLE STRATEGIES & ACTIONS:

- Conduct comprehensive mapping of existing wetlands to identify priority wetlands and inform planning decisions
- Adopt supplemental regulations to encourage and incentivize new development to incorporate green stormwater infrastructure
- Update the Town’s landscaping regulations to require vegetation that doesn’t require irrigation
- Convert transit and Town fleet vehicles to electric or hybrid models
- Encourage multi-modal transportation by designing and building roads for all users
- Measure, track, and set targets for greenhouse gas emission reduction

TOWN SERVICES & INFRASTRUCTURE

VISION

Fraser’s services and infrastructure provide residents with safe, reliable, and effective amenities.



GOAL TOPICS:

- Provide essential services to residents of all ages and abilities.
- Expand health services in Town
- Enhance Fraser’s physical infrastructure to support growth

EXAMPLE STRATEGIES & ACTIONS:

- Support the formation of a 6-12 grade school facility in Fraser
- Work with local partners to address the need for sustainable early childhood education funding
- Support the new Middle Park Health Fraser campus and recruit other healthcare providers to Fraser to serve local needs
- Collaborate with County and nonprofit mental health providers to increase access
- Ensure long-term water supply and high-quality drinking water
- Review and update the CIP based on infrastructure condition, development trends, available funding, and reaching 50% completion of the previous CIP

TRANSPORTATION & MOBILITY

VISION

A joyful and connected mountain town where walking, biking, and transit make it easy to get around and explore.



GOAL TOPICS:

- Build safe walking and biking connections for year-round use
- Plan for a transit experience that includes micro-transit and an enhanced rail station area
- Support a well-connected road network that ensures efficient movement
- Provide easy-to-find parking

EXAMPLE STRATEGIES & ACTIONS:

- Address drainage and snow removal issues to improve pedestrian friendly sidewalks throughout the winter and spring months
- Develop new typical roadway sections that allocate space for non-motorized users
- Support increased passenger rail traffic to Fraser
- Continue to coordinate with CDOT on the US 40 capacity project to reflect local needs
- Evaluate fee-in-lieu of parking policy and shared parking model for new developments

INTERGOVERNMENTAL COORDINATION

VISION

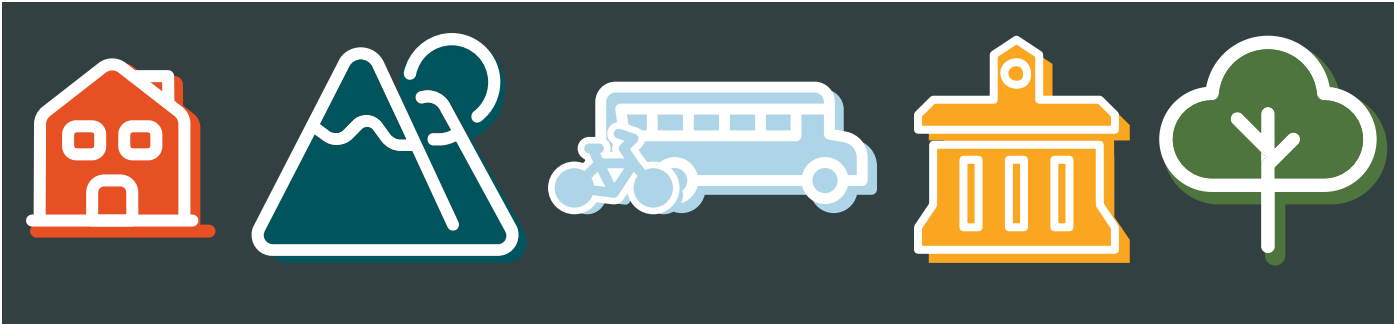
Fraser communicates and coordinates with other jurisdictions, agencies, and nonprofits to collaboratively address regional planning issues.

GOAL TOPICS:

- Develop a framework for ongoing regional collaboration
- Encourage coordination around land use in the Valley
- Coordinate regional transit projects
- Create forward-thinking, regional housing plans
- Work with the County and Winter Park to plan for services and infrastructure
- Coordinate parks and recreation planning
- Protect residents and visitors from human or natural disasters

EXAMPLE STRATEGIES & ACTIONS:

- Explore the formation of a Regional Transportation Authority as a means to provide sustainable funding for the operation and expansion of transit services
- Work with the Fraser River Valley Housing Partnership, Winter Park, and Grand County to create and implement a Valley-wide strategy for workforce, seasonal, and affordable housing



FRASER IN ACTION

PRIORITY LEVEL

- 1. Critical
- 2. Vital
- 3. Desirable

TIMEFRAME

- Ongoing = as needed
- Short Term = 0 - 3 years
- Medium Term = 3 - 5 years
- Long Term = Over 5 years

POTENTIAL PARTNERS

- Headwater Trails Alliance
- Fraser Downtown Development Authority
- Colorado Department of Transportation
- Etc...

EXAMPLE:

Action	Priority	Timeframe	Partners
Consider fee reductions/waivers for adaptive reuse projects that are mixed-use	2	Short Term	Grand County Historical Society, Fraser River Valley Housing Partnership, Colorado Housing and Finance Authority

FUTURE LAND USE









FUTURE LAND USE **IS:**

- ✓ **A tool to illustrate the community’s vision for growth** (where we do and don’t want to grow)
- ✓ **Guidance for decision making** (or recommendation on land use applications)
- ✓ **Informed by the public, history, and landowners**
- ✓ **Amendable**

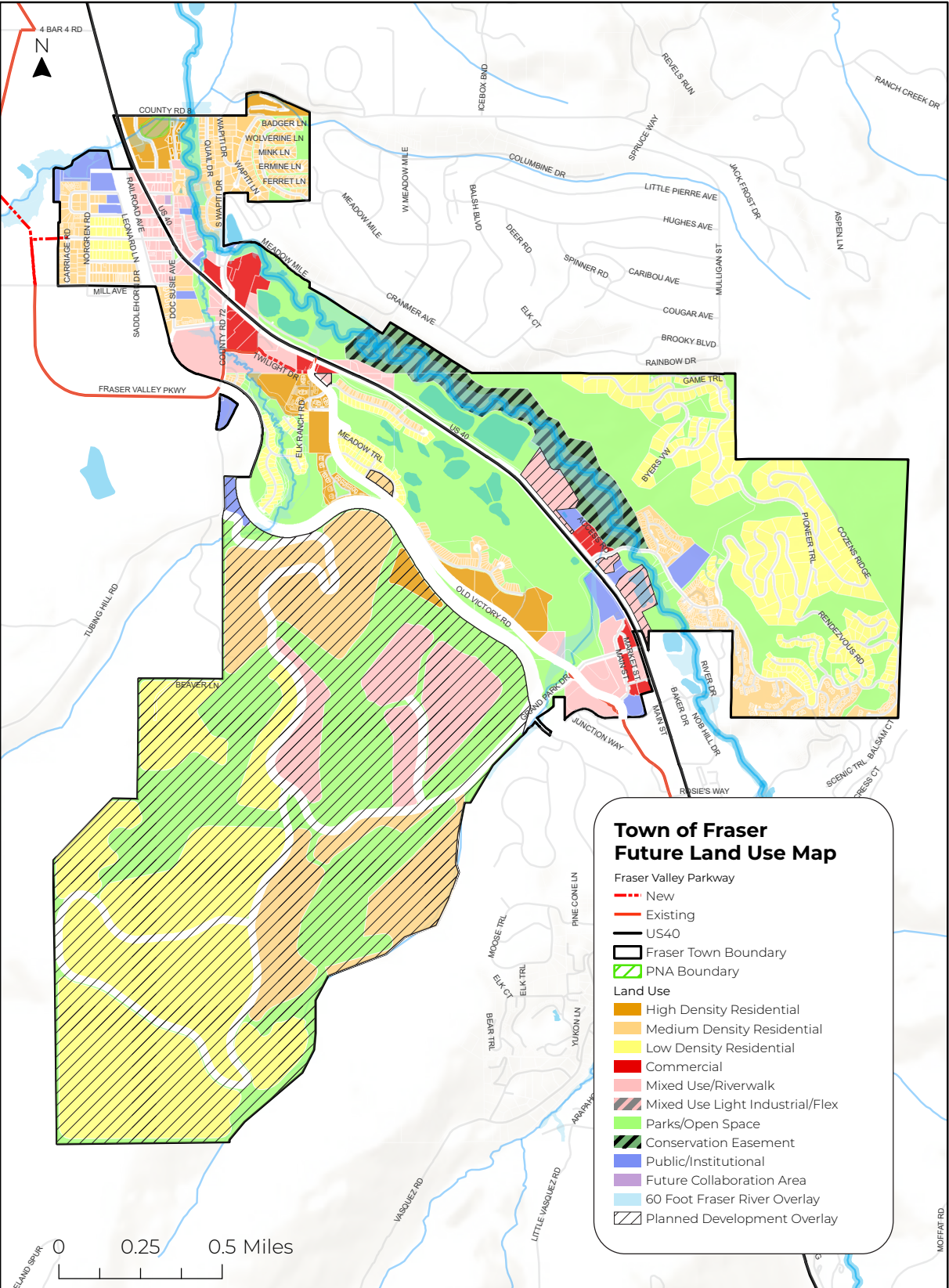
FUTURE LAND USE **IS NOT:**

- ✗ **Regulatory** (it’s a guiding document)
- ✗ **Zoning** (although it can help inform updates to the Zoning Ordinance)
- ✗ **A development plan**
- ✗ **New!** (the 2010 Comprehensive Plan has a FLUM)

FUTURE LAND USE

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Mixed Use / Riverwalk
-  Mixed Use Light Industrial / Flex
-  Parks / Open Space
-  Conservation Easement
-  Public / Institutional
-  Future Collaboration Area
-  60 Foot Fraser River Overlay
-  Planned Development Overlay

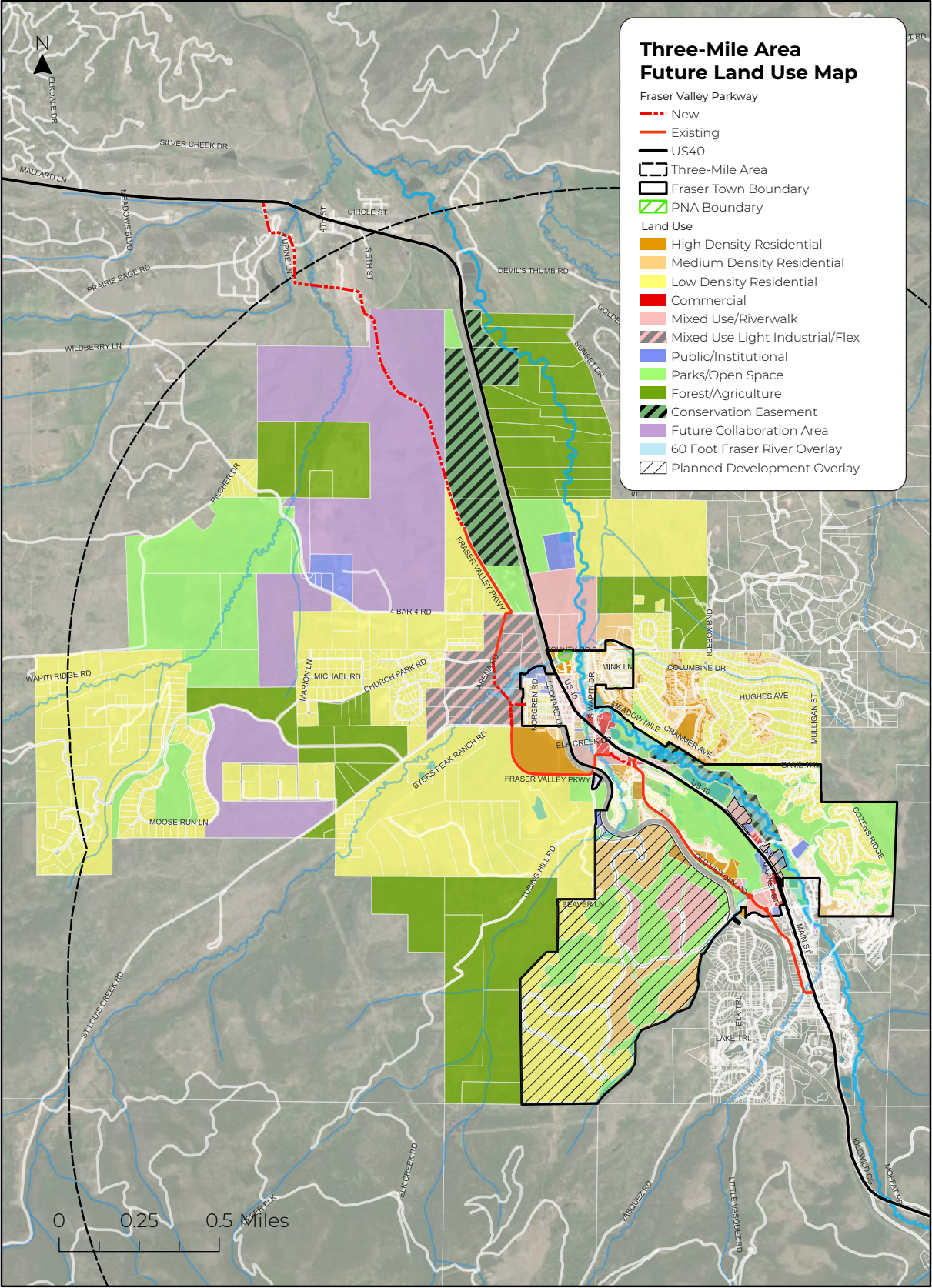
FLU MAP



ANNEXATION GUIDANCE

COMMUNITY NEEDS:

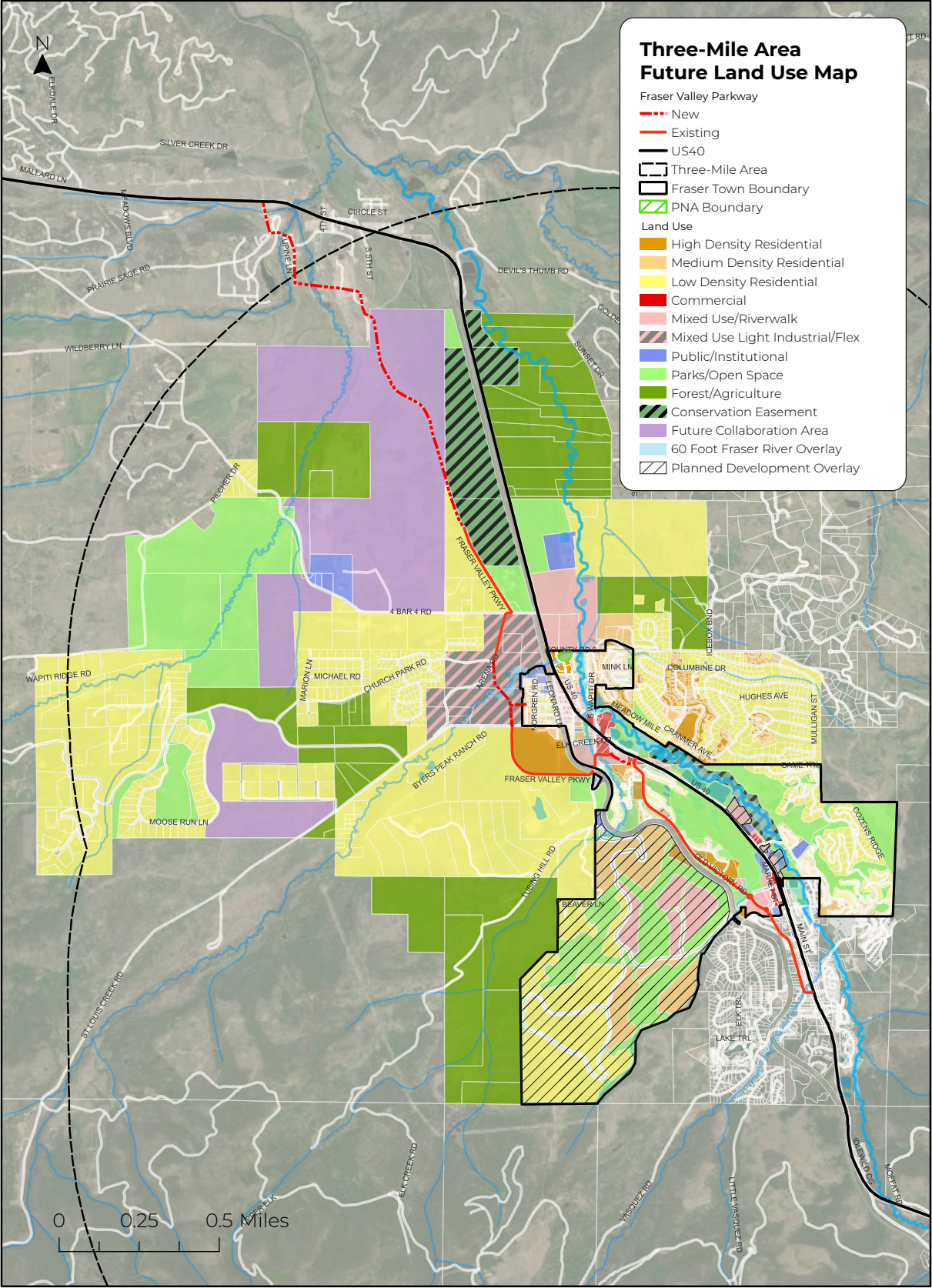
- Conveyance of water rights to Town
- Dedication of land for:
 - Future 6th-12th grade public school
 - Wastewater treatment plant expansion
 - Post office (expansion or relocation)
 - Public works satellite facility
- Inclusion of affordable housing
- Extension of Fraser River Trail / permanent preservation of open space



ANNEXATION GUIDANCE

COMMUNITY INTERESTS:

- Dedication of land for:
 - Post-secondary education facility
 - Additional recreation facilities
 - Future public purpose
- Inclusion of light industrial/manufacturing uses
- Creation of a geothermal utility district



NEXT STEPS

- February 18: Final approval and adoption by the Board of Trustees
- Implementation!



FRASER FORWARD

COMPREHENSIVE PLAN

DRAFT



Guiding Growth Through Nature's Rhythm

Draft: 1/23/2026



Dear Residents, Stakeholders, and Visitors of Fraser,

It is with great pride and optimism that I present *Fraser Forward: The Town of Fraser Comprehensive Plan*. This document represents more than a statutory requirement or a planning exercise - it is a reflection of who we are as a community and a shared commitment to steward Fraser thoughtfully through the next twenty years.

Fraser has always been shaped by its environment, its people, and its sense of purpose. From our early roots as a railroad and timber town to our evolution into a vibrant and year-round mountain destination community, Fraser has remained resilient, creative, and deeply connected to place. Today, as growth and change accelerate throughout the Fraser Valley, we find ourselves at a pivotal moment - one that calls for intentional choices grounded in our values and guided by a clear, community-driven vision.

Fraser Forward is the result of an eighteen-month collaborative process involving residents, business owners, local organizations, regional partners, Town staff, the Planning Commission, the Downtown Development Authority Board, and the Board of Trustees. Through surveys, workshops, open houses, pop-up events, and countless conversations, the community articulated what matters most: preserving our small-town character, protecting the natural environment, supporting a year-round and diverse population, and ensuring that Fraser remains a place where people of all ages can live, work, and thrive.

This plan builds upon the many strengths and accomplishments that already define Fraser. In recent years, Fraser has experienced strategic growth and reinvestment that are strengthening our community's vitality and long-term sustainability. Major developments such as Rendezvous and Grand Park, as well as in Downtown Fraser, have attracted new residents and businesses, contributing to a higher year-round population, increased visitation, and meaningful sales tax growth that supports essential services and community priorities. These developments complement significant public investments in community assets, including the Fraser River Trail, which enhances connectivity and outdoor recreation for residents and visitors alike; the Grand Park Recreation Center, a hub for health, wellness, and community programming; and the recently opened Middle Park Health Fraser Medical Center, which ensures critical health care access close to home. Together, these projects reflect a shared commitment to balanced growth that honors Fraser's small-town character while expanding opportunities for quality of life, economic resilience, and year-round vibrancy.

Our community is supported by institutions and organizations that consistently demonstrate excellence, dedication, and service. Fraser Valley Elementary School, part of the East Grand School District, fosters learning, inclusion, and opportunity for our youngest residents. In 2024, the elementary school was recognized with two of the most prestigious awards granted by the Colorado Department of Education: the Governor's Distinguished Improvement Award and the John Irwin School of Excellence Award. This coincided with the opening of a new arts and sciences wing at the elementary school ahead of the 2024-2025 school year.

The Fraser Valley Library, operated by the Grand County Library District, serves as a trusted and welcoming hub for education, connection, and lifelong learning, adapting to the evolving needs of residents across generations. In 2023, the library district was recognized with the President's Community Award by the Colorado Association of Libraries for its Senior Lunch & Learn program in partnership with Grand County Public Health and the Mountain Family Center.

Equally important are the civic and volunteer organizations that embody Fraser's spirit of generosity and engagement. These include the Fraser Valley Lions Club and the Grand Foundation, which through decades of service and millions of dollars invested in our community have strengthened bonds and provided meaningful support to residents in need - quietly but consistently improving quality of life.

Fraser Valley Arts has long played a vital role in shaping Fraser's creative identity, championing

visual and performing arts, education, and the prestigious Fraser Mountain Mural Festival and Fire and Ice Festival. Building on this legacy, the organization is advancing plans for The Fraser Center for Creative Arts, a transformative new facility anticipated to break ground in Downtown Fraser and envisioned as a year-round home for performances, exhibitions, education, and community gatherings. Designed to serve as a cultural anchor and economic catalyst, the Center will activate Downtown Fraser and reinforce revitalization efforts with a core focus maker's space and live performances.

Our regional partnerships also play a vital role in Fraser's success. Winter Park Resort, a world-class destination and a major economic driver which was recognized as the most family-friendly ski resort in North America for the 2023-2024 season, contributes to the vitality of the Fraser Valley while reinforcing our shared identity as a year-round recreation community. The close relationship between Fraser, Winter Park, Granby, and Grand County underscores the importance of collaboration in addressing shared challenges such as housing affordability, transportation, infrastructure, and workforce sustainability.

Fraser Forward provides a roadmap for navigating these challenges while building on our assets. Organized around the rhythms of the four seasons - Spring, Summer, Fall, and Winter - the plan reflects how residents experience Fraser throughout the year and how different priorities come into focus over time. From a renewed vision for Downtown Fraser and expanded housing opportunities, to enhanced parks, trails, and public spaces; from sustainability and land stewardship to resilient infrastructure, transportation, and intergovernmental coordination - this plan integrates policy, investment, and implementation into a cohesive framework.

At its core, *Fraser Forward* is grounded in six community values: economic resiliency and workforce development; affordable and diverse housing options; Fraser's unique spirit and character; safe roads and access for all; strong public services and community resources; and the protection of natural spaces and wild places. These values are not abstract ideals - they are directly tied to goals, strategies, and actions that will guide day-to-day decision-making and long-term investments. The accompanying *Fraser in Action* implementation framework ensures accountability by identifying priorities, timelines, partners, and resources needed to move from vision to results.

These values are already being translated into action through projects such as St. Louis Landing. Phase 1 of St. Louis Landing will deliver 129 deed-restricted affordable apartments with completion anticipated in summer 2027 providing much-needed housing for local workers and families. Future phases are envisioned to expand affordable ownership opportunities, reinforcing the Town's commitment to long-term housing stability, economic inclusion, and a diverse, year-round community. St. Louis Landing exemplifies how *Fraser Forward* aligns policy with tangible outcomes—ensuring that those who contribute to the community can also afford to call it home.

This plan is intended to be a living document - one that evolves as Fraser evolves. It will inform future updates to the Land Development Code, guide capital improvement planning, and serve as a touchstone for community conversations in the years ahead. Most importantly, it provides a shared foundation for aligning public and private efforts toward a common future.

I want to extend my sincere gratitude to everyone who contributed to this process. Your voices, insights, and care for this community are evident throughout every page of this plan. *Fraser Forward* belongs to all of us, and its success will be measured not only by policies adopted or projects completed, but by our continued willingness to work together with creativity, respect, and intention.

Together, we will ensure that Fraser remains a distinctive mountain town - rooted in its history, responsive to change, and thriving in every season.

With appreciation and confidence in our shared future,

Brian Cerkvenik
Mayor, Town of Fraser

ACKNOWLEDGEMENTS

BOARD OF TRUSTEES

Mayor Brian Cerkvenik
Mayor Pro Tem Peggy Smith
Trustee Adam Cwiklin
Trustee Kaydee Fisher
Trustee Lewis Gregory
Trustee Katie Soles
Trustee Julie White

PLANNING COMMISSION

Chairperson, Andy Miller
Vice Chairperson, Bob Gnuse
Margaret Bowles
Joy McCoy
Trustee Peggy Smith
Trustee Katie Soles
Mayor Brian Cerkvenik

DRAFT

TOWN STAFF

Michael Brack, Town Manager
Sarah Catanzarite, Assistant Town Manager
Garrett Scott, Town Planner
Alan Sielaff, Assistant Town Planner
Paul Johnson, Director of Public Works
Sarah Wieck, Marketing & Communications Manager



CONSULTANTS

Cushing Terrell
Leland Consulting
Fehr & Peers

FRASER COMMUNITY

A special thanks to community members who participated in the planning process in 2024 and 2025.

DRAFT



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0

EXECUTIVE SUMMARY

DRAFT



DRAFT

EXECUTIVE SUMMARY

A PLAN FOR FRASER'S FUTURE

Fraser Forward: Comprehensive Plan sets a clear direction for how the Town of Fraser will grow, evolve, and sustain its unique mountain character over the next twenty years. It builds on Fraser's strong sense of community, environmental stewardship, and creative energy to ensure that future development reflects local values, enhances livability, and strengthens the town's identity as the "Center of Adventure" in the Fraser Valley.

The plan provides a roadmap for decisions about land use, housing, transportation, parks and open space, and economic development. It integrates community priorities, aligns with regional initiatives, and establishes an implementation framework to guide investments and policy updates over time.

Community-Driven Vision

The plan is grounded in an extensive public engagement process that reached residents, business owners, and organizations through workshops, surveys, focus groups, and events. Community input consistently emphasized a desire to preserve Fraser's small-town character, maintain access to the outdoors, and support a diverse, year-round community.

From this foundation, the community vision emerged:

Fraser is a vibrant, connected mountain town that celebrates creativity, protects its natural environment, and offers opportunities for people of all ages to live, work, and play.

This vision is expressed through several core community values found on the following page.



Affordable & Diverse Housing Options:

A community where all can find safe, comfortable housing within their means.



Economic Resiliency and Workforce Development:

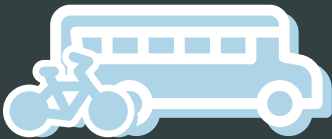
Activity year-round with employment opportunities that align with community members.



Fraser's Unique Spirit and Character:

Building on the Town's artistic culture and entrepreneurial spirit.

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Safe Roads and Access for All:

Supporting trails, mobility options, and healthy lifestyles.



Public Services and Community Resources:

Providing amenities that are critical to feel supported in our community.



Natural Spaces and Wild Places:

Stewarding the Fraser River, surrounding forests, and open spaces.

FRASER TODAY

Fraser is at a pivotal point in its evolution. Once a quiet mountain community, it has become an increasingly popular place to live and visit. The town's population, economy, and tourism activity are growing, bringing both opportunities and challenges.

Key trends shaping Fraser today include:

- ▶ Rapid growth and housing pressure driven by seasonal tourism, regional job centers, and second-home ownership.
- ▶ Limited workforce housing, affecting affordability and local employment stability.
- ▶ Environmental constraints such as National Forests, St. Louis Creek and Fraser River, and other natural resource conservation.
- ▶ A vibrant creative culture that fuels community identity and local events like Fraser Mountain Mural Festival.
- ▶ Strong regional connections with Winter Park, Granby, and the greater Grand County economy.

Understanding these dynamics allows Fraser to shape growth intentionally—leveraging opportunity while protecting the community's character and natural assets.

Plan Framework

Fraser Forward organizes goals, policies, and actions under a cohesive framework that reflects how residents experience the town day-to-day. Each chapter builds on the community vision with targeted objectives and implementation strategies. Organizing the planning topics into the four seasons reflects the identity of Fraser as a year-round community shaped by seasonal change. Each season highlights a different rhythm of life – spring brings new opportunities, summer drives energy and activity, autumn gathers the harvest and reflects, and winter strengthens foundations and prepares for the year ahead.



Spring: Growth & New Beginnings

Spring represents opportunity and renewal. This chapter focuses on a Downtown vision, housing, and economic vitality—key drivers of Fraser’s long-term prosperity. The plan envisions a thriving Downtown core with a mix of uses, creative placemaking, and attainable housing that supports residents and local businesses alike.



Summer: Vibrancy & Connection

Fraser’s summers are full of energy, activity, and connection. This theme centers on enhancing parks, recreation, open space, and trails while strengthening community gathering places. The plan envisions a connected system of green spaces and active transportation routes that encourage outdoor living and celebrate Fraser’s mountain lifestyle.



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Fall: Stewardship & Resilience

As the seasons change, Fraser’s focus turns to sustainability. This chapter addresses land use and sustainability, guiding how and where the town grows. Policies emphasize compact, efficient development, protection of natural resources, climate readiness, and continued commitment to dark skies and water conservation.



Winter: Foundations & Support

Fraser’s winter identity represents endurance and strength. This section focuses on intergovernmental coordination especially services, infrastructure, transportation, and mobility— all the systems that keep the town functioning year-round. Goals include improving multimodal transportation, investing in resilient utilities and public facilities, and coordinating regionally to manage growth and shared services.

Together, these four themes form an integrated vision of Fraser as a complete, connected, and sustainable mountain town.

IMPLEMENTATION: FRASER IN ACTION

The final section, Fraser in Action, translates vision into results. It identifies clear strategies, timelines, and partnerships to move the plan forward. Implementation tools include:

- ▶ Action matrix outlining short-, mid-, and long-term priorities as well as estimated investment cost and potential partners.
- ▶ Integration with capital improvement planning and annual budgeting.
- ▶ Coordination among town departments and regional partners.
- ▶ Performance monitoring and updates to track progress over time.

Fraser Forward is intended as a living document—one that evolves with the community and remains relevant as new opportunities and challenges emerge.

Moving Forward Together

Fraser Forward reflects the collective aspirations of a community proud of its past and excited for its future. It captures Fraser's enduring spirit of creativity, stewardship, and connection while charting a course for sustainable, inclusive growth.

By implementing this plan, Fraser commits to shaping its future with intention—to remain a distinctive mountain town that values both people and place, and continues to thrive in every season.



1

INTRODUCTION

DRAFT



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PLAN PURPOSE

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan's primary purpose is to provide guidance to Town leadership to make thoughtful, coordinated decisions over time. It guides decisions about laws, budgets, public services, infrastructure, and major projects to ensure that they are in support of the community's vision for the future. The community vision is crafted throughout this process to understand the values, needs, and priorities of residents. In order to achieve the community vision, this plan provides various goals, strategies, and actions for Town staff, elected officials, and the Fraser community to implement. The final component of the plan is the future land use map, which translates the community's vision into on-the-ground solutions.



**A Guiding
Document**



**Community Vision
for the Future**



**Goals, Strategies,
& Actions**



**Future Land
Use Map**

PLAN PROCESS

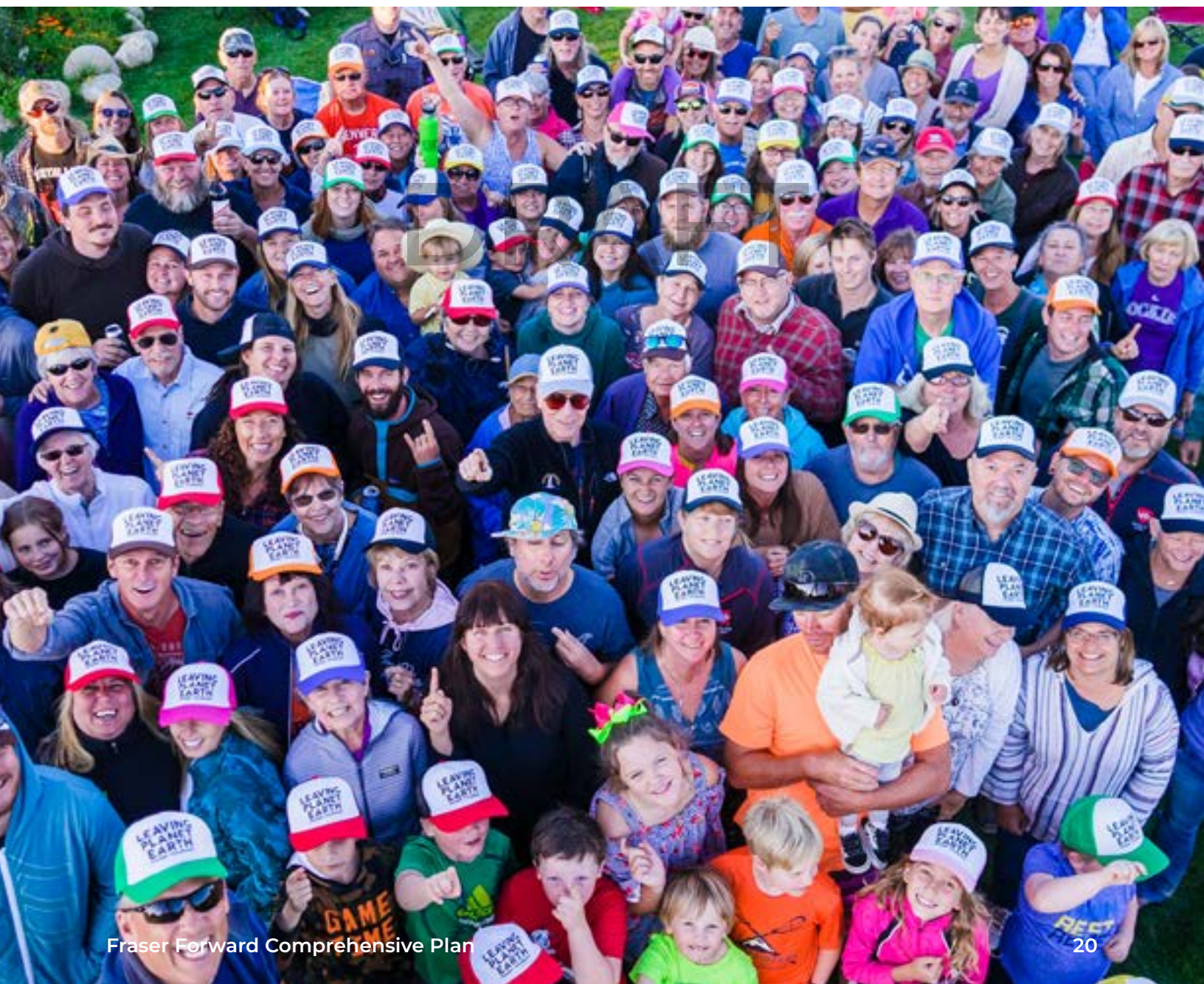
Fraser's Comprehensive Plan was created through a collaborative process led by Town Staff and consultants from Cushing Terrell. Guided by the Planning Commission, Board of Trustees, and informed by the community and local partners, the Comprehensive Plan was crafted over eighteen months in 2024 and 2025. Extensive engagement was conducted with Fraser residents around their vision for Fraser's future. The process followed four phases of plan development, which included:



PLAN USE

HOW SHOULD THIS DOCUMENT BE USED?

This Plan is designed to be Fraser's compass for the future. The strategies it contains will guide key decisions on everything from transportation and new development to the protection of stable neighborhoods. It will shape investments in parks and trails, support choices that enhance climate resilience, and inform important community conversations for years to come. It is a tool for alignment, to help ensure that community ideas, partner initiatives, and private development are all working toward the Town's goals. While it provides the foundational direction for future zoning changes and capital projects, this document does not directly change the Land Development Code or assign funding. Rather, it is a living blueprint that serves as a basis to measure decisions against – and ensures that all future changes are moving **Fraser Forward**.



PLANS REFERENCED

WHERE WE LOOKED

A good comprehensive plan aligns with and incorporates other local or regional plans. This ensures that the Town and other organizations are moving in the same direction and highlights opportunities for collaboration and partnership. As a part of the comprehensive plan update, the following plans were reviewed and incorporated into the **Fraser Forward** and **Fraser in Action** chapters where relevant.



- ▶ 2004 Fraser Valley Retail Market Analysis
- ▶ 2007 Fraser-Winter Park Joint Working Group Final Report
- ▶ 2010 Fraser Comprehensive Plan
- ▶ 2014 Fraser Winter Park Community Trails Plan
- ▶ 2015 Fraser Water Firming Study
- ▶ 2016 Fraser Housing Needs and Development Study
- ▶ 2016 Fraser Sustainability Plan
- ▶ 2017 Downtown Strategic Plan
- ▶ 2017 Out of Town Report Service Agreement
- ▶ 2018 Fraser River Corridor Master Plan
- ▶ 2019 Headwaters Trails Alliance Strategic Trails Plan
- ▶ 2019 Regional Workforce Housing Report
- ▶ 2020 Town of Fraser Water Supply Report
- ▶ 2020 Downtown Fraser
- ▶ 2021 Economic Impacts of Outdoor Recreation
- ▶ 2021 The Mountain Migration Report
- ▶ 2022 Fraser River Valley Housing Needs Assessment Update
- ▶ 2022 Wastewater Collection System Master Plan
- ▶ 2023 10-Year Water Capital Improvements Plan
- ▶ 2023 Workforce Housing Report
- ▶ 2023 Water Efficiency Plan

PLANNING AREA

STATE STATUTE

Municipalities in Colorado are required to create and adopt a comprehensive plan for physical development. This plan must also address areas outside the municipality's boundaries.

Although the comprehensive plan itself is an advisory document, it provides the vision that is enforced by other regulatory tools, like the Town's Land Development Code. It is vital to include land within the Three-Mile Area in this plan to ensure that future growth is consistent with the character and vision of Fraser. The Land Use section of this plan, including the Future Land Use Map, provides further detail on this approach.



Source: Town of Fraser

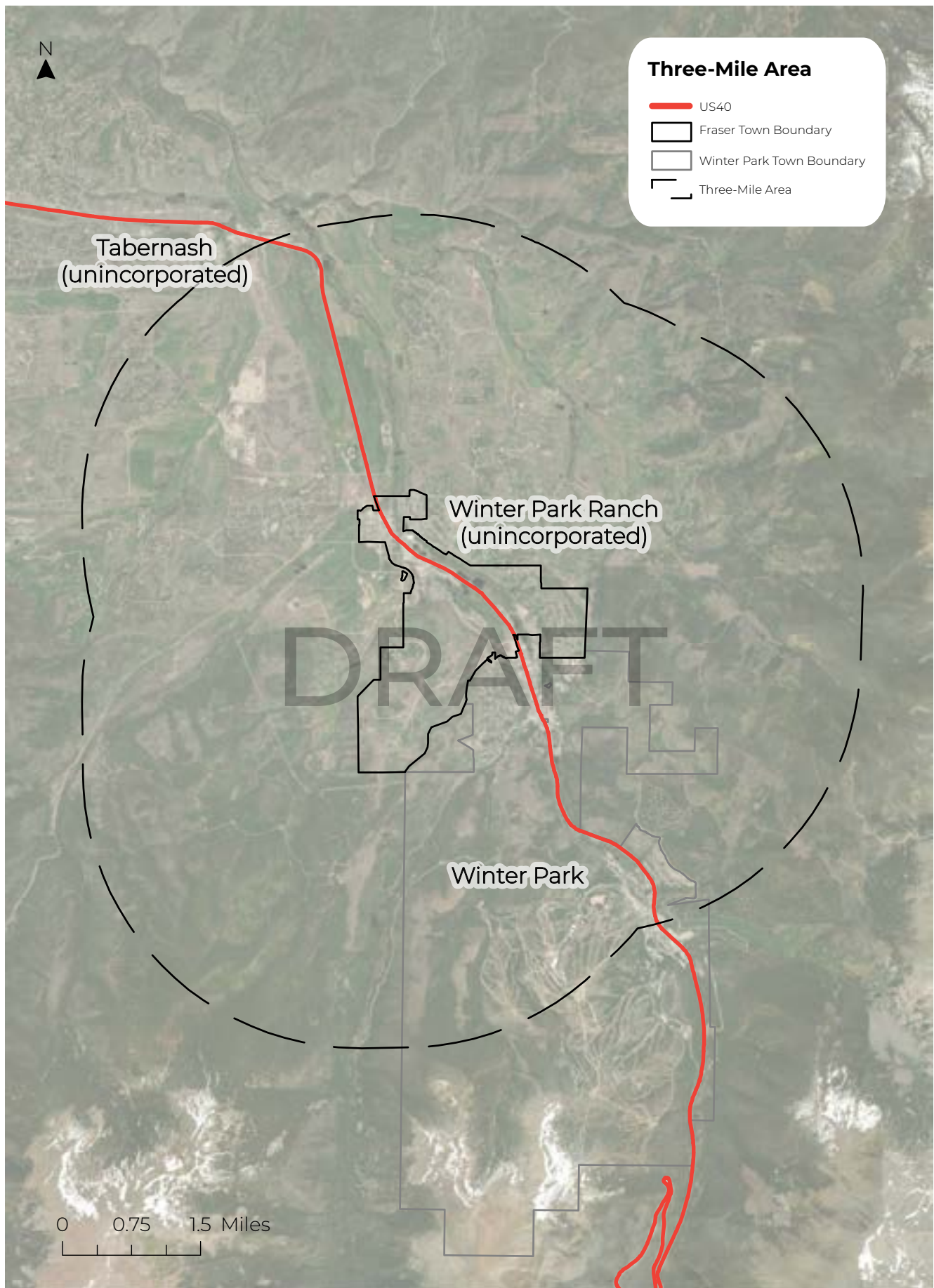
THREE-MILE AREA LEGALITY

The Colorado Municipal Annexation Act of 1965, C.R.S. 31-12-105(e), charges the Planning Commission with creating a plan that addresses areas outside municipal boundaries to improve decision making relative to annexations and guide overall growth and development. In 1987, the state legislature also made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year.

As a result, this document covers land use beyond the current Town of Fraser; it also includes the Three-Mile Area surrounding the town. This entire region is referred to as the planning area and is detailed on the accompanying Three-Mile Area Map. (Figure 1)

Not all properties within the Planning Area have been assigned a future land use designation, as there are lands held by public agencies like Denver Water and the Forest Service, and others lie within the Winter Park Planning Area. Some privately-owned properties are not designated to prevent leapfrog development in unincorporated areas.

Figure 1: Town of Fraser Plan Area and Three-Mile Area Map



Source: Town of Fraser GIS

2 FRASER TODAY





FRASER YESTERDAY

HISTORY AND DEVELOPMENT

Fraser's history and context is vital to understanding where we are today and what is possible in the future. In 1905, George Eastom acquired the townsite land and recorded a plat of the town, which would not be formally incorporated as Fraser until 1953. 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. Early residents included ranchers, loggers, railroad workers, and even some who sought the area's cold, dry climate as a respite from tuberculosis, including Dr. Susan Anderson, known as Doc Susie, who practiced medicine in the town for 50 years. In 1944, 200 German prisoners of war arrived in the area to work at

the Kopper's logging and lumbering operation manufacturing railroad ties and telephone poles. The prisoners worked diligently in the lumber camp as loggers, skidders, horse-shoers, and carpenters. In the years following their time in the region many former German POWs returned to visit the area and fondly reminisce about their time here. Manufacturers have recognized the opportunity to conduct product research and development, along with field applications in the challenging environment as motor vehicle anti-freeze, batteries, and snow tires were presented to residents for testing for many years following World War II. Later, Fraser became known as the "Western White House" when President Eisenhower spent many summer months fly fishing the local waters while in office.



Source: <https://www.angelfire.com/co/chuckgraves/Fraser.html>

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 Alterra Mountain Company under a 50-year lease which originated in 2002. The recreation and tourism industry, along with remote workers and 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, more recent trends and development patterns have come to Fraser and will continue to play a major role in the community. In addition to recreation based employment, people have located within the Fraser Valley for a recreation-oriented lifestyle as people continue to move to the area while maintaining Front Range or even national employment through telecommuting.

The local climate 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.” It’s not unusual to see drastic temperature variations of 40 degrees within a day. According to climate-data.org, the average high in January is 22.9 and the average low is 2 degrees, but frequently drops to single and double digit below zero temperatures. The climate that provides the local ski area with an annual av-

erage 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 towards 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.

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% 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.

FRASER TODAY

WHERE WE ARE NOW

The Town of Fraser (Town) is a unique mountain community renowned for its snow-capped peaks, abundant recreational opportunities, access to public lands, and relaxing open space. At the same time, Fraser is not immune to the broader forces of change that affect mountain towns across the region - like shifting economic conditions, population growth, housing costs, evolving visitor patterns, and increasing demands on infrastructure and natural resources. While these dynamics are often viewed as challenges, they also present opportunities to work towards solutions for current and future residents.

LAND USE

Nearly two thirds (65.5%) of the land area in the Town is undeveloped.

The majority of land within the municipal limits of Fraser is covered by two Planned Development (PD) areas – Rendezvous and Grand Park. While Rendezvous is primarily built out, Grand Park remains mostly undeveloped and is expected to include single-family, multi-family residential, and mixed use commercial development. The completion of these developments has the potential to significantly increase the Town's population. Looking inward, Downtown Fraser also has opportunity for infill development with over a quarter (28.8%) of property currently undeveloped. Many of these unbuilt properties are zoned under the Business or Riverwalk District (regulations that support a walkable, mixed-use Downtown). (Figure 4)



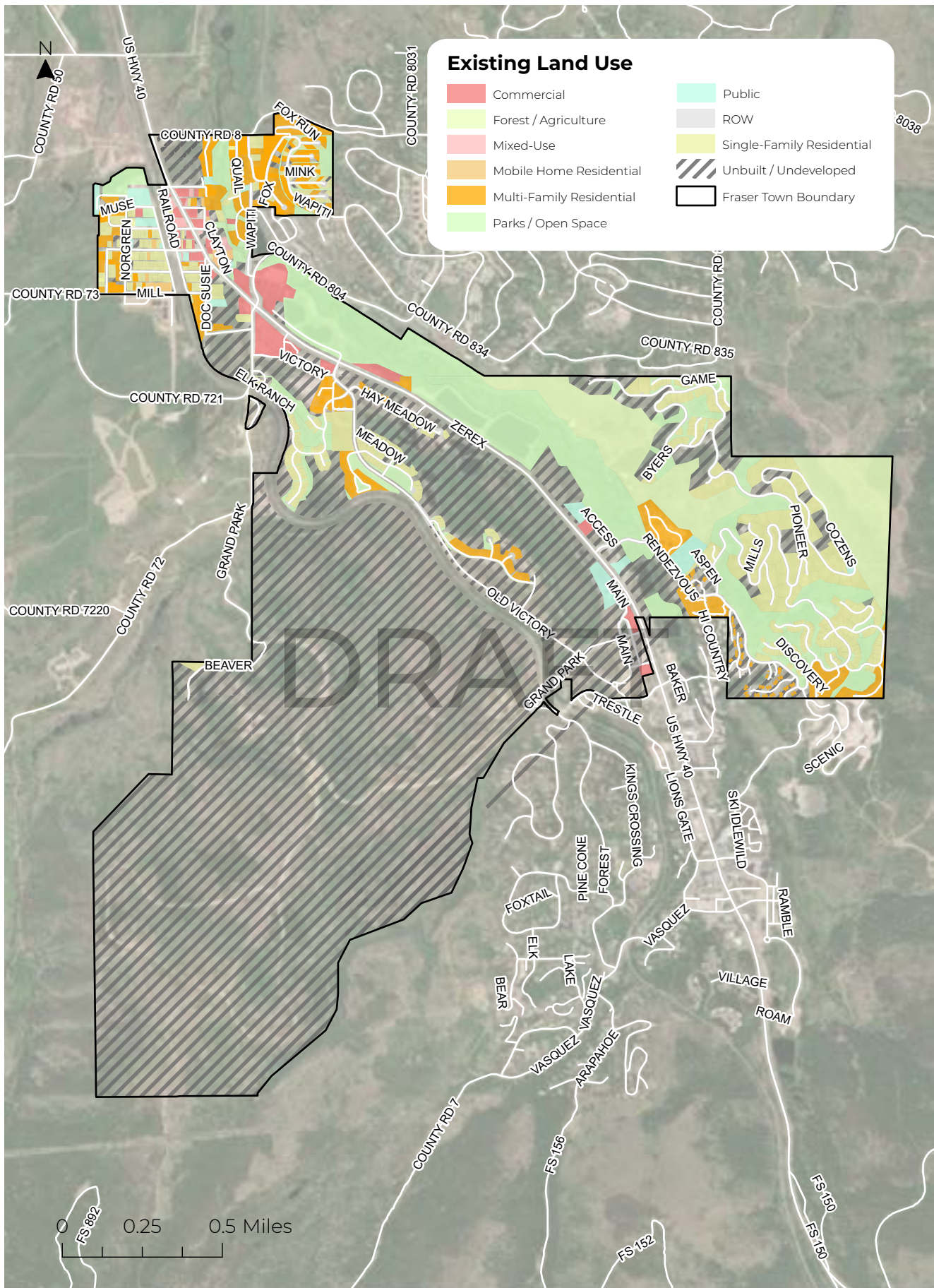
Source: Town of Fraser

Figure 2: Town of Fraser Regional Context Map



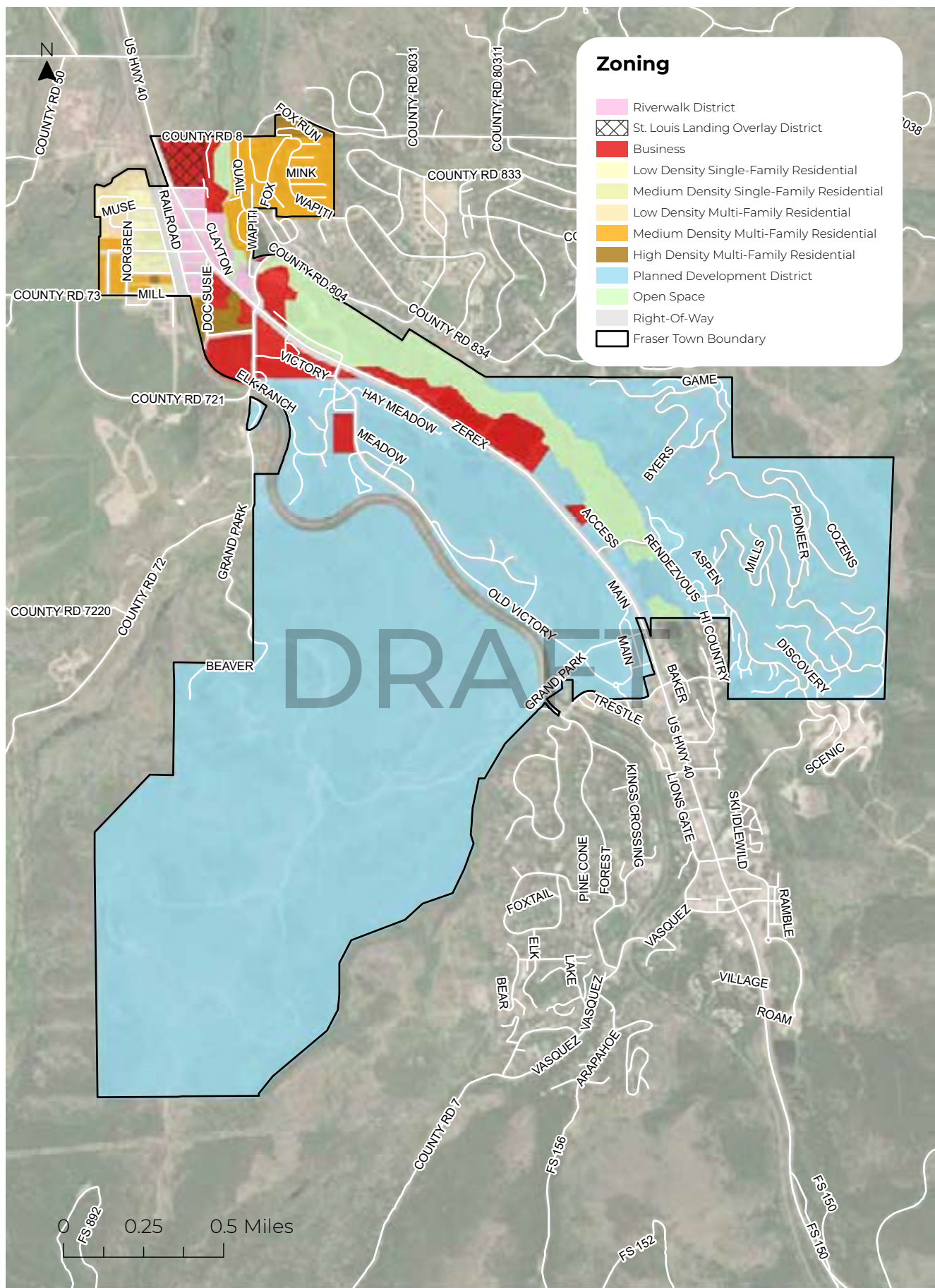
Source: Grand County GIS

Figure 3: Town of Fraser Existing Land Use Map



Source: Town of Fraser GIS

Figure 4: Town of Fraser Zoning Map



Source: Town of Fraser GIS

+14.1 %

Fraser 10-year
growth rate
(2010-2020)

Winter Park

1,033

Fraser

1,400

Paonia

1,447

Kremmling

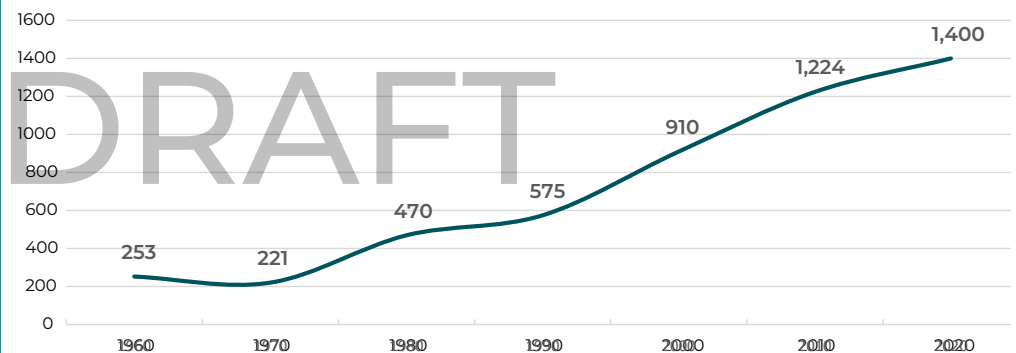
1,509

Source: US Census Decennial Survey

POPULATION

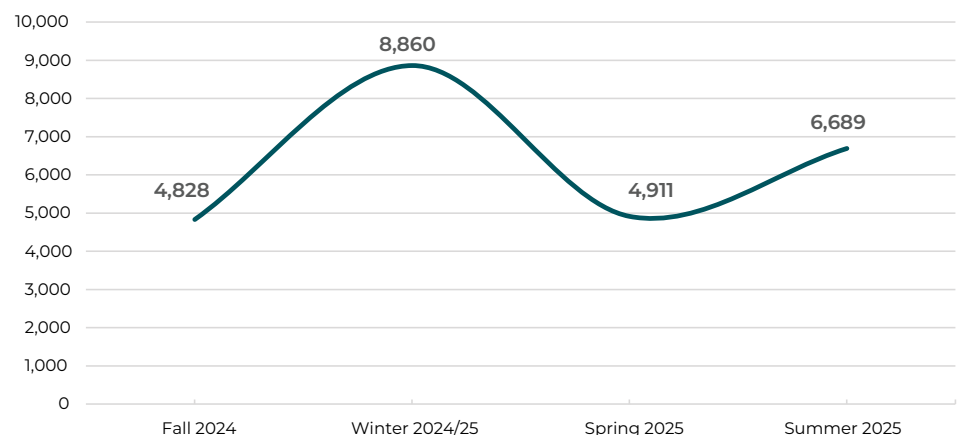
Since 1970, Fraser has seen slow and consistent growth, adding 100-350 people every decade. In 2020, Fraser officially reached 1,400 full-time residents (Figure 5). This compares with other mountain town communities like Paonia (1,447), Kremmling (1,509), and neighboring Winter Park (1,033). The area's population fluctuates throughout the year, peaking during the winter and summer (to a lesser extent) tourist seasons due to seasonal workers, second homeowners, and visitors (Figure 6). This seasonal increase in population results in a greater strain on the Town's resources and infrastructure, in addition to causing greater traffic volumes/vehicular congestion and contributing to higher housing costs.

Figure 5: Town of Fraser Population Change 1960-2020



Source: US Census 2020 Decennial Survey

Figure 6: Town of Fraser Average Daily Population of Seasonal Residents, Second Homeowners, and Tourists



Source: Placer.ai, 2024-2025

Fraser is starting to lose its families, children, and seniors.

In the past, Fraser might have been known as a place for hardened outdoor enthusiasts. Over time it has expanded to include families, children, and seniors. However, challenges in childcare, housing types, and healthcare may be contributing to a loss in these demographic groups. Family households, school aged children, and the 65+ community have all seen declining rates since 2010. Efforts are being made to ensure these populations can remain in Fraser through the creation of deed-restricted housing, such as the St. Louis Landing development that is currently under construction. The first phase will include 129 deed-restricted multifamily residential units ranging from 30% to 120% of Area Median Income (AMI), as well as an early childcare facility and commercial space.

Fraser is seeing an increase in young adults, single households, and demographic diversity.

Young adults (25-34) are now the largest age group in Fraser while the share of residents living alone has also grown. Residents' race, ethnicity, language, and other demographics have also changed – underscoring the importance of community engagement to understand the needs of diverse community members.



**Due to Fraser's small population, higher margins of error in presented data are possible.*

5.1%  **3.6%**

Residents 65 years or older

35.8%  **19.5%**

Households with one or more people under 18 years old

31.7%  **22.5%**

The 19-24 years age group

13.2%  **21.1%**

25-34 year old age group

30.6%  **42.1%**

Householders living alone

Hispanic or Latino Ethnicity **+8.9%**

Nonwhite Residents **+24.4%**

People who speak Spanish at home **11.3%**

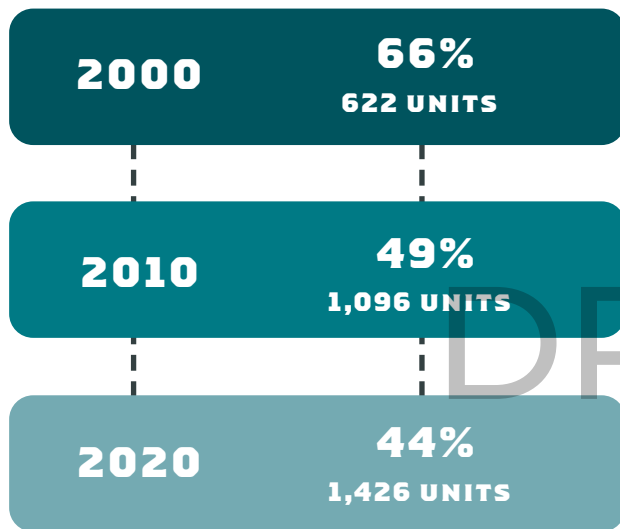
Source: US Census ACS 5-year estimates (2010-2022)

AFFORDABILITY

Increasing interest in vacation homes in Fraser has exacerbated affordability problems for year-round residents.

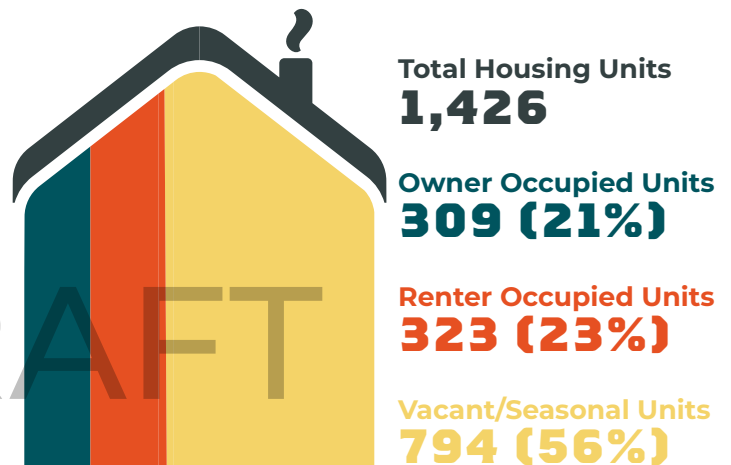
The percentage of homes occupied year-round has been dropping since 2000, despite the total number of homes in Fraser increasing over that time. Additionally, the share of households that are cost-burdened (spending more than 30% of their income on housing costs) remains the highest amongst neighboring areas (43%).

Homes in Fraser Occupied Year-round



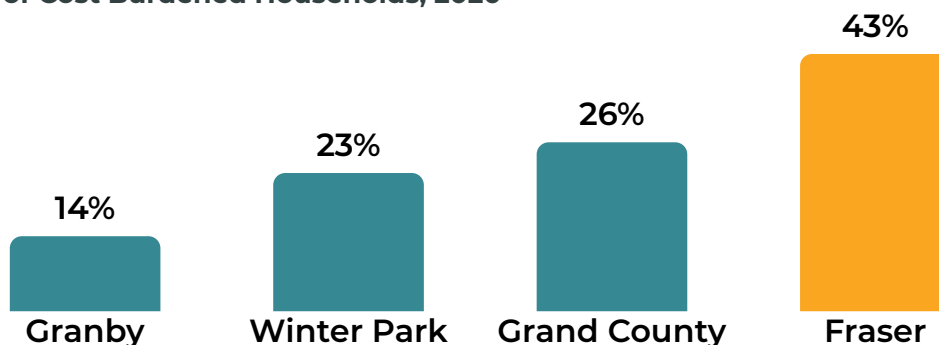
Source: US Census Bureau 2000, 2010, and 2020 Decennial Surveys

Housing Unit Occupancy Status, 2020



Source: US Census Bureau 2020 Decennial Survey

Share of Cost Burdened Households, 2020



Source: Grand County Housing Needs Assessment; HUD 2016-2020 CHAS Data

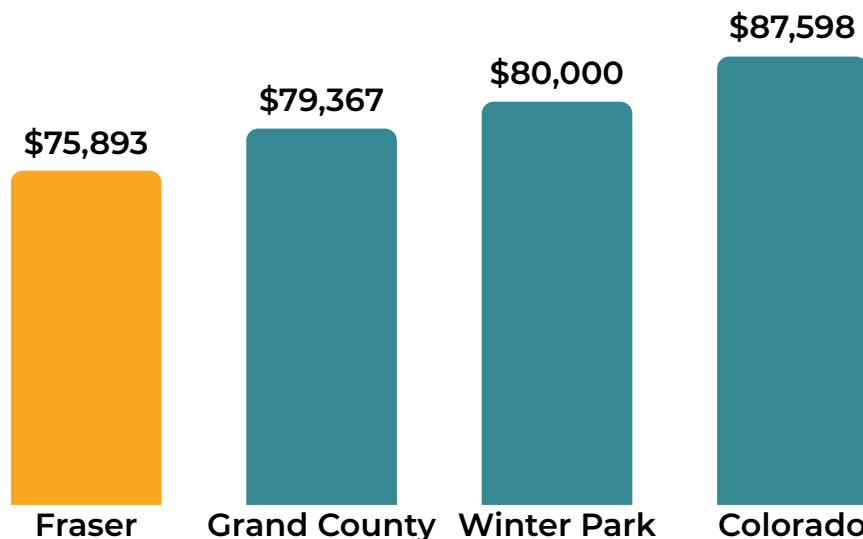
LOCAL ECONOMY

The Town’s biggest industries depend on lower-wage workers who are vulnerable to displacement as housing costs rise.

This is largely due to the high concentration of jobs in the arts, entertainment, and recreation sector, which support the local tourism and ski economy. Supporting these workers will require ensuring that they are able to afford to live in the area. Fraser has made progress in addressing this critical need by partnering with the Town of Granby, Town of Winter Park, and Grand County to create the Fraser River Valley Housing Partnership, a multi-jurisdictional housing authority. In November 2022, the authority passed a 2-mil property tax levy to generate approximately \$1.2 million each year to address workforce housing in the region.

DRAFT

Median Household Income, 2020



Fraser Valley (within three miles of Fraser) top employment sectors:

Arts, Entertainment, and Recreation 50%

Accommodation and Food Services 18%

Real Estate and Rental Leasing 7%

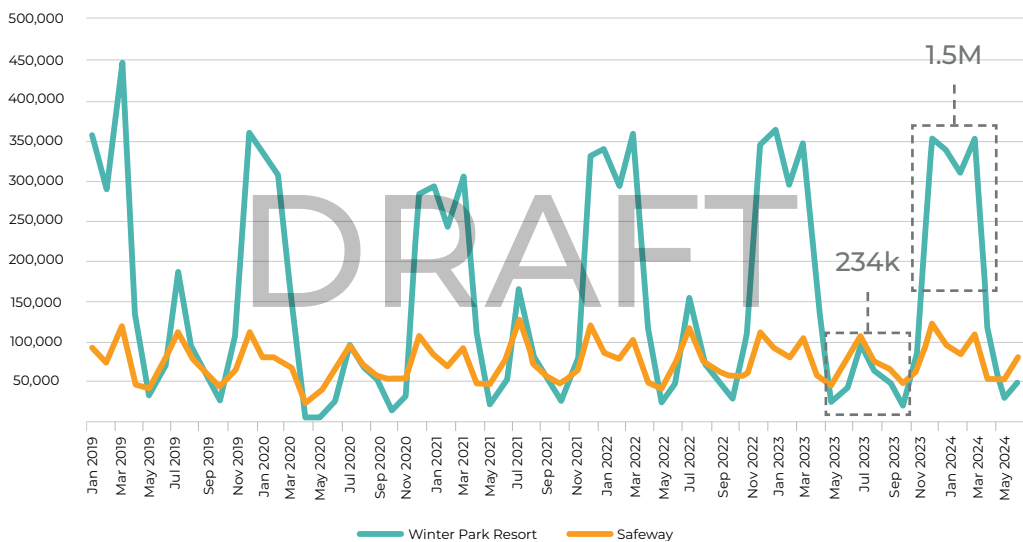
Retail Trade 7%

Sources: US Census LEHD OntheMap, US Census ACS 5-year estimates

Fraser’s commercial activity reflects both its role as a winter sports destination and a local service hub for everyday needs such as groceries, healthcare, and gas.

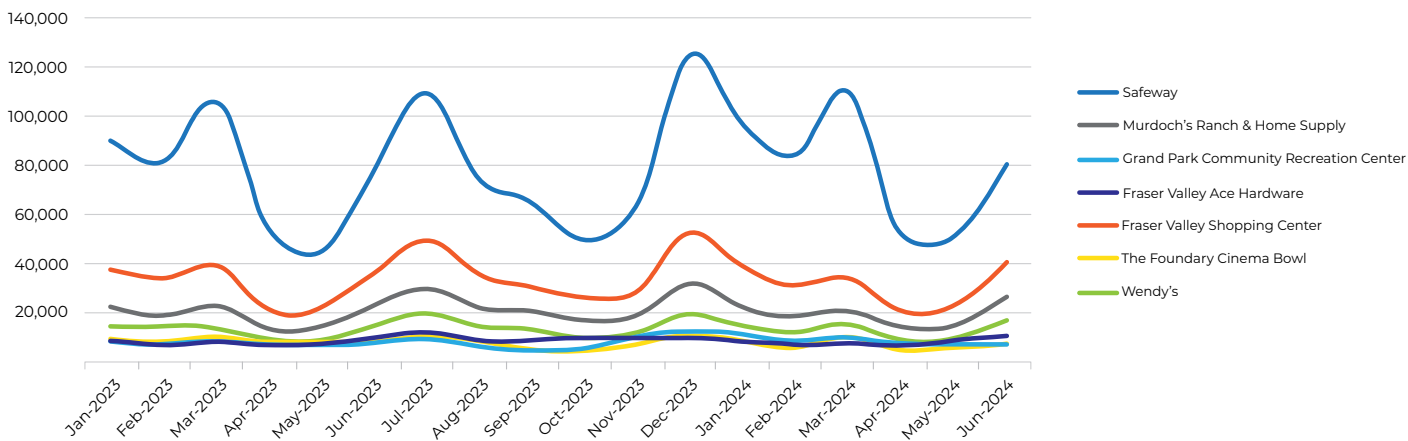
Nearby Winter Park Resort experiences strong seasonal swings, with over 1.5 million visits in peak winter (Dec-Mar) compared to under 234,000 in summer (Jul-Oct) this past year (Figure 7). In contrast, everyday destinations like Safeway and the Fraser Valley Shopping Center maintain steadier activity all year long, especially in the summer (Figure 8). With Safeway drawing from over 40 miles and 5,000 zip codes — Fraser functions as both a community anchor and visitor gateway regardless of time of year. Importantly, few Winter Park Resort guests travel directly to or from home, presenting Fraser with opportunities to capture more dining, entertainment, and retail spending by expanding nighttime attractions and amenities during the winter.

Figure 7: Monthly Visits to the Winter Park Resort and Safeway, 2019-2024



Source: Placer.ai

Figure 8: Town of Fraser Monthly Visits to Key Locations



Source: Placer.ai, 2023-2024

INFRASTRUCTURE

The Town's Public Works department maintains and operates most streets and roads in addition to stormwater systems, parks, trails, open spaces, streetscapes, and public gardens.

The Town has its own Water Division which operates ground water wells and the distribution and collection systems through its own enterprise fund. The Upper Fraser Valley Wastewater Treatment Plant, which is staffed and operated by the Town of Fraser, collects and treats sewage from the Town of Fraser, Grand County Water and Sanitation District #1, and the Winter Park Ranch Water and Sanitation District. In 2022, the Town adopted a 10-year Capital Improvement Plan specifically targeted at improving its water system infrastructure, and a water & wastewater rate study completed in early 2024. Additionally, the Town has identified the need for a new Public Works Facility as the current facility is limited in its ability to expand.

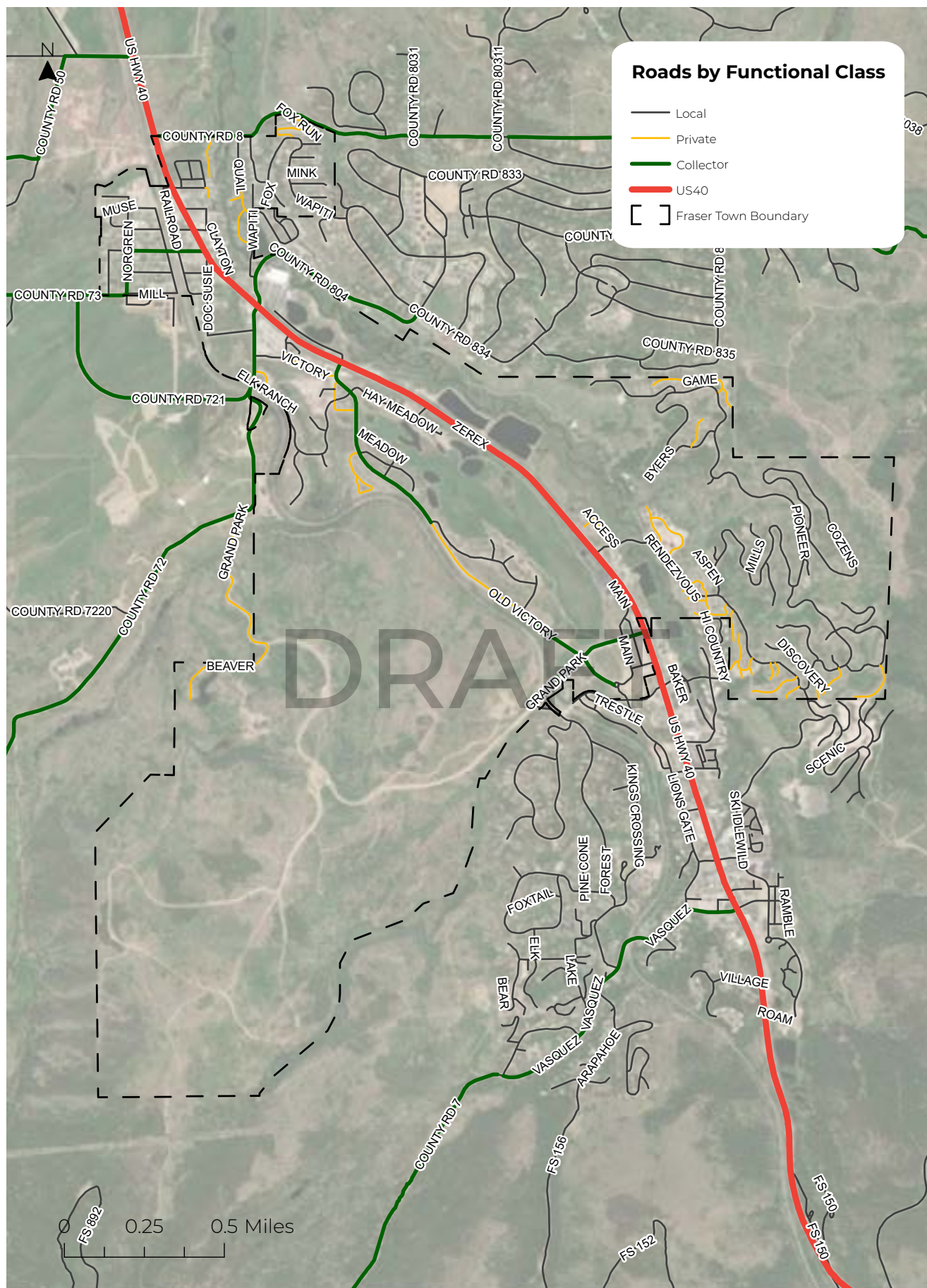
TRANSPORTATION

The reliance on US 40 as the town's primary mobility corridor complicates both local and regional travel, making Fraser vulnerable to traffic congestion, disruptions, and safety concerns.

A feasibility study to widen US 40 through Fraser was completed in 2020, and engineering design of these improvements is underway through a CDOT funded process. Grand County has also identified a bypass route for US 40, known as the Fraser Valley Parkway, for which planning is underway.

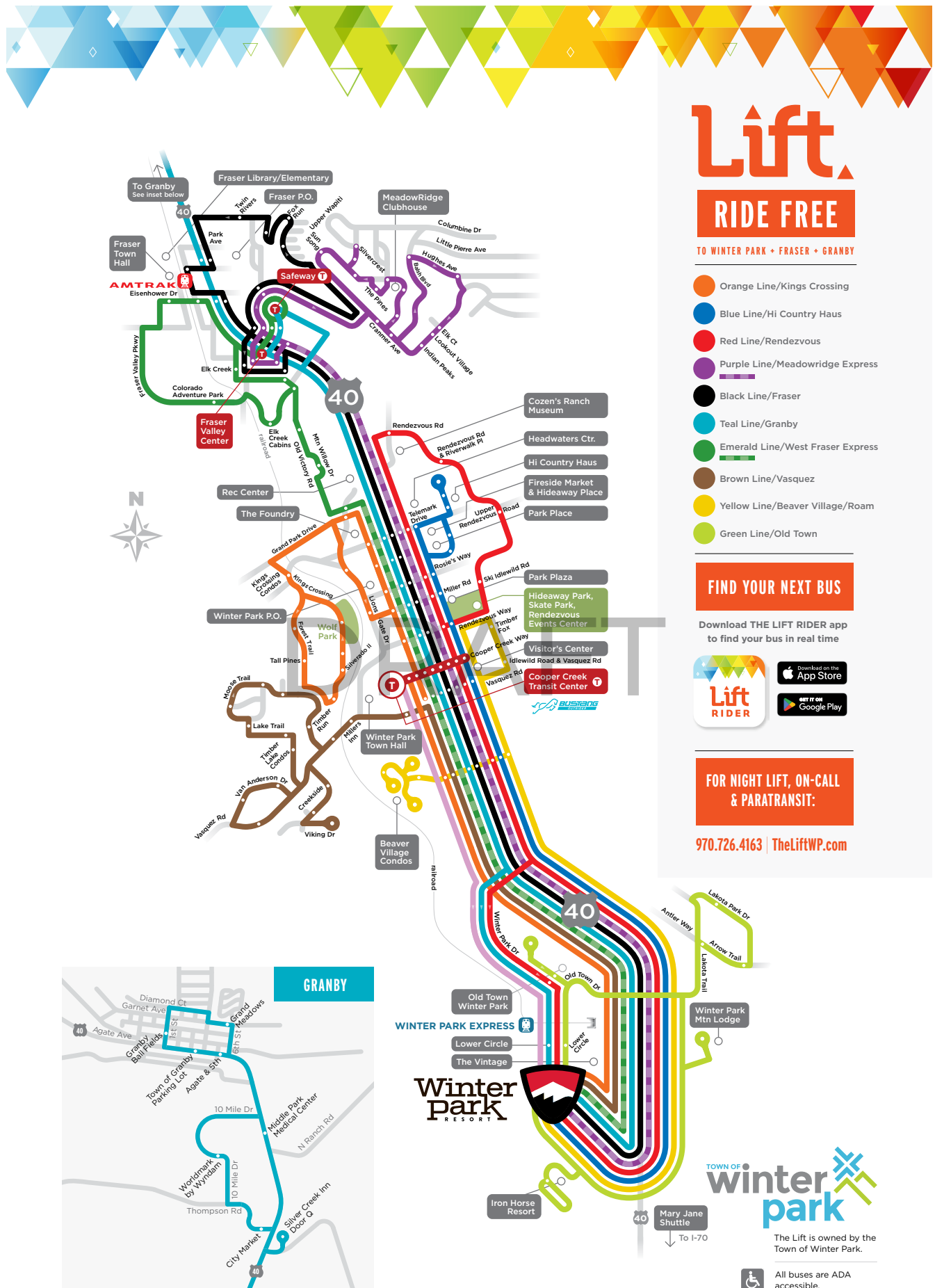
While several other transportation options exist, US 40 continues to be a barrier, and gaps in multi-modal infrastructure make utilizing transit, biking, and walking difficult or unsafe. Fraser has an extensive trail network, a rail station with commuter rail and future mountain rail service, regional Bustang service, and is served by six local bus lines operated by the Town of Winter Park. However, sidewalks and crosswalks are limited throughout town. This lack of first- and last-mile connection can discourage non-vehicular travel once you are in Fraser. (Figure 9)

Figure 9: Town of Fraser Road Network Map



Source: Town of Fraser GIS

Figure 10: Winter Park Transportation Network Map, 2024



Source: Winter Park

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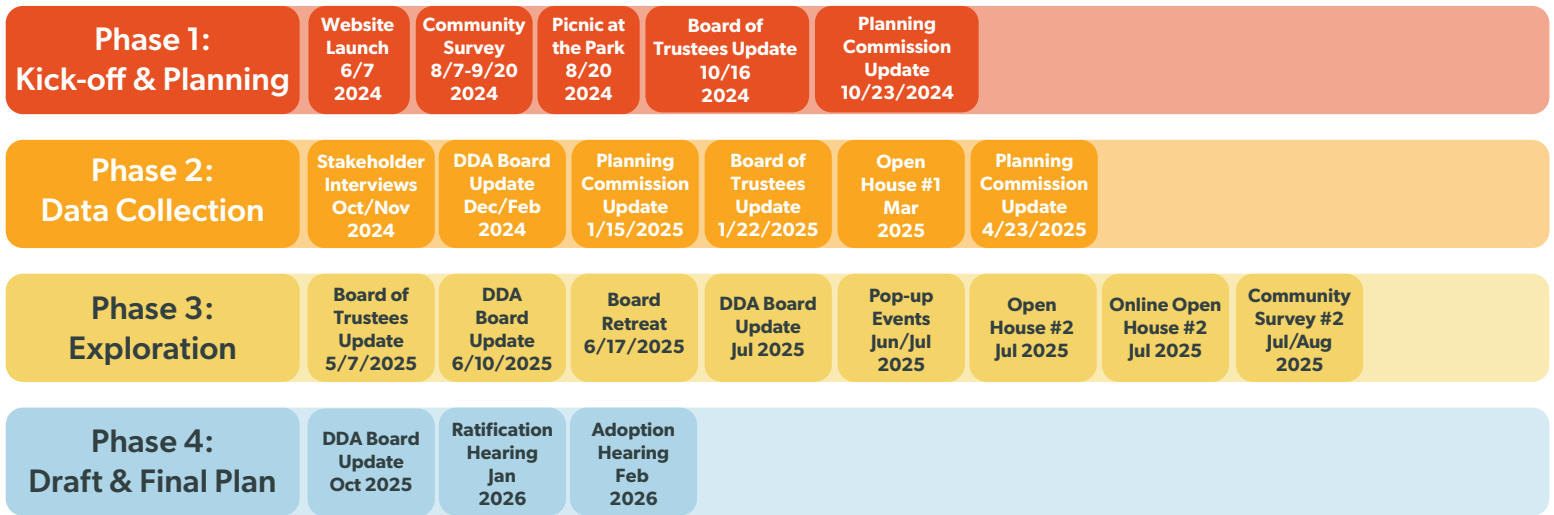
COMMUNITY VOICES





ENGAGEMENT PROCESS

Figure 11: Engagement Process Timeline



WEBSITE & SURVEY

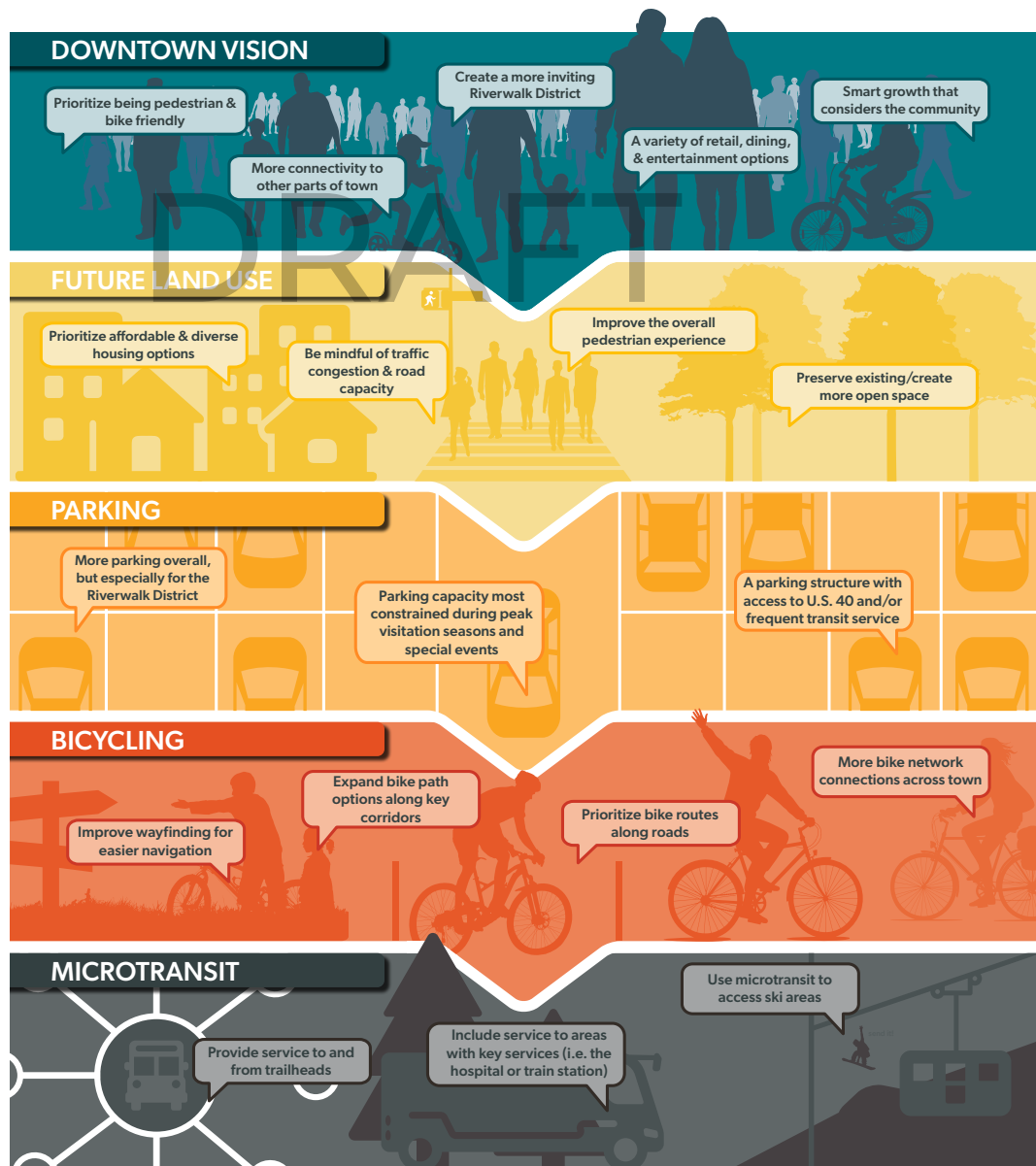
This comprehensive plan update began with a project website launch to serve as a landing page for residents or anyone interested in the project to be able to find information quickly and subscribe to updates. The site was regularly updated with the most current information and at times, opportunities to engage online. A survey was distributed to gauge residents' sentiments and priorities, which was advertised through a variety of digital and in-person outreach efforts, starting with a pop-up at the well-attended summer concert series in Fraser, Picnic in the Park. The survey received 180 responses and the results provided the foundation for future engagement and the community values. Full survey results can be found in the appendix (**page 170**). This initial phase was rounded out by reporting the survey results and existing conditions highlights to the Planning Commission and the Board of Trustees.



DATA COLLECTION

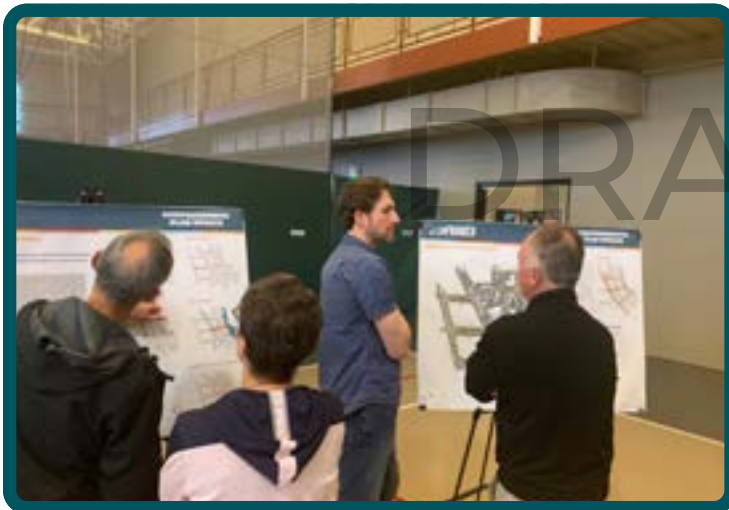
Nine stakeholder interviews were conducted virtually as a part of phase 2 to gain local knowledge from professionals and local organization leaders. Seven of them were grouped by planning topic areas such as mobility, sustainability/resiliency, arts/history/culture, Downtown development/housing, community services, community needs/quality, and parks/recreation/open space. The remaining two were with stakeholders/developers of the Rendezvous and Grand Park neighborhoods. This was followed by another update with the Planning Commission and Board of Trustees to gain preliminary feedback on the Future Land Use Map and the Downtown Vision. With direction from local leadership, open house #1 was conducted at the Grand Park Recreation Center in March 2025. An estimated 60 people were in attendance while 5 people left feedback online through a digital open house survey. Planning Commission, Board of Trustees, and the Downtown Development Authority meetings after open house #1 closed out the data collection phase.

OPEN HOUSE #1 FINDINGS



EXPLORATION

Based on the feedback and refinement of ideas from previous engagement opportunities, a draft of policy recommendations and implementation strategies were developed and shared at a second open house event. Digital and in-person outreach was done to promote the event, including passing out postcards at the Picnic in the Park event in July 2025. Open house #2 was conducted at Grand Park Recreation Center, and this time an estimated 50 people were in attendance while 13 people left feedback online.



I love this vision for Downtown that makes Fraser a destination rather than a drive through. Great idea to focus on the river



I support the over-arching theme of maintaining the mountain community “vibe” with emphasis on small business, the Riverwalk District, recreation, and open space



DRAFT & FINAL PLAN

To be completed

Online Draft
Planning Commission Hearing
Board Adoption

DRAFT

COMMUNITY VALUES

HOW DO WE CONTINUE TO MOVE FRASER FORWARD?

This Comprehensive Plan isn't just a document; it's a guidebook to decisive, sustained action that ensures the community's evolution and prosperity. Moving Fraser forward means actively transitioning from conceptual discussions to tangible outcomes that enhance residents' quality of life, strengthen the local economy, and preserve the town's unique character. This sustained progress requires ongoing collaboration between local government, residents, businesses, and community organizations to leverage resources, overcome challenges, and consistently push for innovation and improvement across all sectors. This plan provides the definitive roadmap for maintaining this forward momentum for years to come.

HOW WILL THESE VALUES BE USED THROUGHOUT THE PLAN?

The six foundational community values are the operational backbone of this comprehensive plan, ensuring that the community's core beliefs drive its future. To ensure these values are not merely aspirational statements, they have been integrated into the plan's functional structure. Throughout the document, each value is directly tied to a corresponding set of specific, measurable goals, practical strategies, and concrete actions that will be undertaken by the Town and its partners. This alignment shows that every step Fraser takes, from allocating resources to making policy decisions, is directly rooted in and supportive of the community's priorities.

This framework creates a transparent and accountable system for implementation. By assigning specific values to these functional elements, a direct, traceable link between daily work and the long-term vision is established. This means that the successful completion of any strategy or action is intrinsically designed to advance a desired community value, effectively linking the day-to-day decisions and operations of the town to the broad, shared vision for Fraser. This structure ensures that the plan remains relevant, focused, and truly community-driven throughout its life cycle.



Affordable & Diverse Housing Options

This was one of the most prevalent and pressing issues found in the survey as well as in several focus group meetings. Sentiments included concerns about being priced out of Fraser, housing dependent on work status, and the effects of short-term rentals on the supply of housing. Key words or phrases throughout the process included affordability, attainability, costs, property tax, and second homes.



Economic Resiliency and Workforce Development

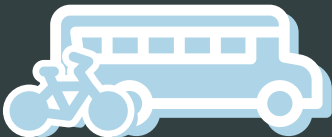
This was identified as an opportunity in the survey and the topic of discussion at the open houses and local leadership updates. Sentiments included a desire for more food/drink options in town, supporting small businesses, and attracting and retaining workers. Key words or phrases throughout the process include retail, jobs, tourism, and economic development.



Fraser's Unique Spirit and Character

In the survey, community character was identified as a major opportunity, the reason most cited for the desire to live/work/play in Fraser, and should be a key consideration in the development of Downtown. Sentiments included appreciation for the small size and feel of town, the active yet laid-back lifestyle, and the down-to-earth people in an out of this world place. Key words include creative, friendly, fun, and quality of life.

DRAFT



Safe Roads and Access for All

According to survey respondents, the most important transportation issues were safe road crossings and a better environment for walking and biking. Specifically, US 40 was identified as the largest barrier to moving in and around Fraser. Sentiments included an openness to using micro transit options to access the Fraser Rail Station and trailheads. There was also a desire for enhanced transit services and improved pedestrian infrastructure. Key words include safety, sidewalks, connectivity, and trails.



Public Services and Community Resources

Town services and resources were highlighted as an opportunity in the survey and in focus group meetings. Sentiments include a need for affordable childcare and senior services, more local health care options, and a wider range of mental and behavioral health services. Key words include families, funding, and collaboration.



Natural Spaces and Wild Places

In the survey, preservation of natural resources was identified as the most important topic to focus on, while enhancing the Fraser River Trail and green spaces was identified as the most important focus of Downtown. Sentiments include protecting open space and wildlife habitats, specifically Cozen's Meadow and the Fraser River, while maintaining and expanding outdoor recreational opportunities. Key words include conservation, mountains, beauty, and trails.

4

FRASER FORWARD

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PLAN ORGANIZATION

Organizing the planning topics into the four seasons reflects the identity of Fraser as a year-round community shaped by seasonal change. Each season highlights a different rhythm of life – spring brings new opportunities, summer drives energy and activity, autumn gathers the harvest and reflects, and winter strengthens foundations and prepares for the year ahead. This framework makes the plan more relatable, aligning technical planning topics with the natural cycles residents and visitors experience throughout the year. Using the seasons also underscores Fraser’s unique character and helps communicate planning priorities in a way that feels both memorable and true to place.

Each planning topic then has a vision, goals, strategies, and actions.

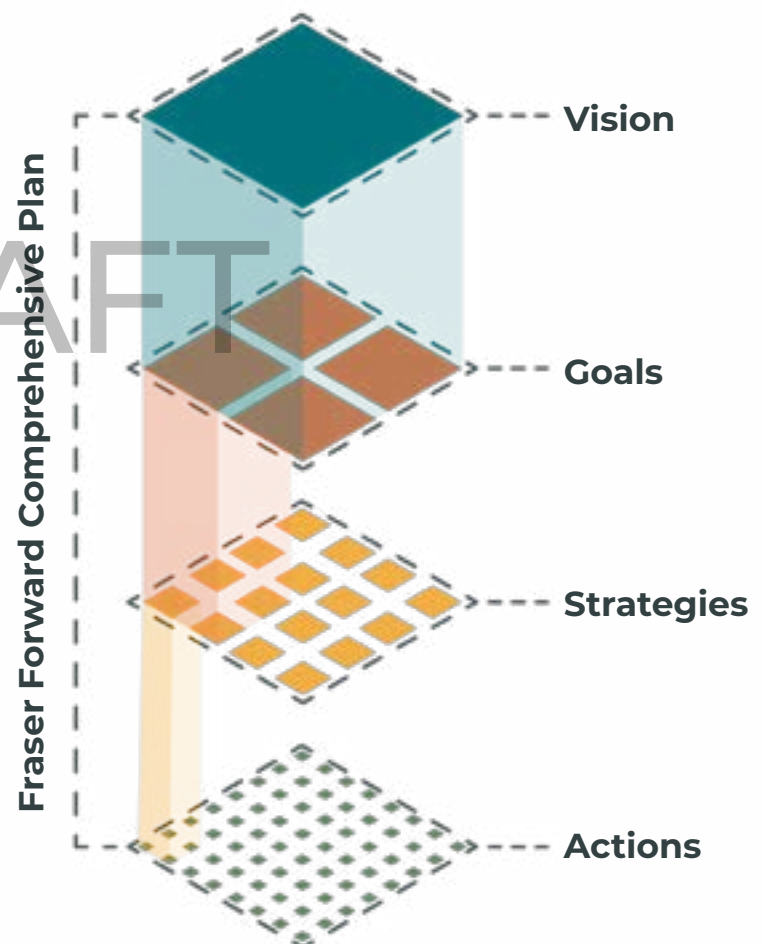
Vision: A high level, prophetic statement that envisions what a future might look like where all or most of our goals are accomplished. It serves as both inspiration and direction, providing a unifying guide for decision-making at the local level.

Goals: Statements that are broad but achievable. They speak to different aspects of a planning topic but if achieved, come together to accomplish the vision.

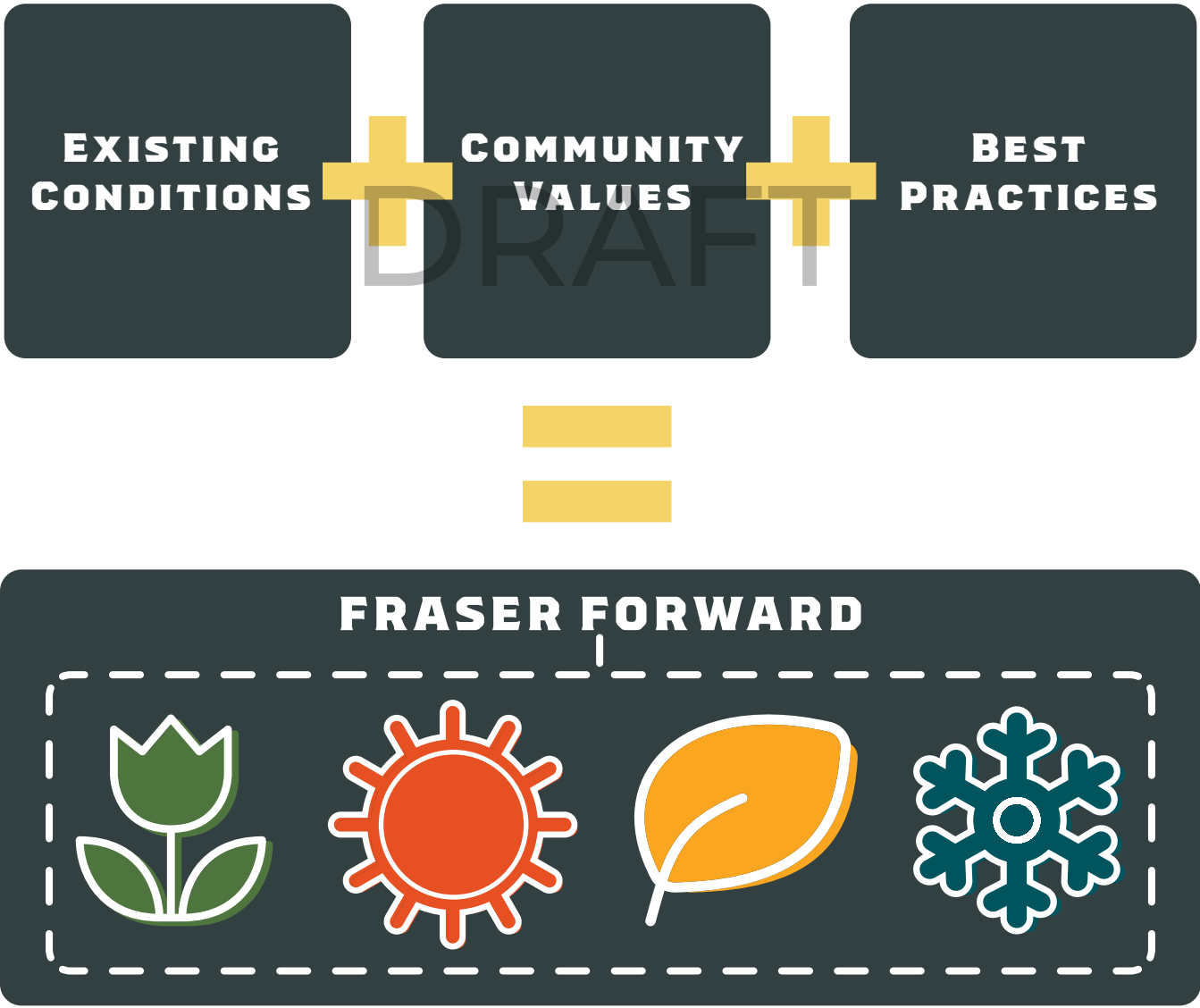
Strategies: Provide a policy, program, or approach that an entity can work towards in the greater pursuit of achieving the corresponding goal. They bridge the gap between broad aspiration and specific steps.

Actions: Specific tasks, projects, or initiatives that can be undertaken to implement the higher-level strategies, goals, and vision. They also have a priority level, timeframe, estimated cost range, and partners associated with them found in the Fraser in Action Chapter to provide a clear road-map for how each planning topic will be advanced.

Figure 12: Plan Organization & Hierarchy



Fraser Forward is shaped by three primary inputs: existing conditions, community values, and best practices. Existing conditions (Fraser Today) provide a clear understanding of the opportunities and challenges facing the community. They offer an inventory of current assets and a realistic framework for identifying the greatest needs and determining what can be reasonably accomplished. Community values (Community Voices) reflect the priorities and aspirations voiced by residents, businesses, and stakeholders during the engagement process, ensuring the plan stays rooted in what matters most to the people it serves. Goals are directly tied to Community Values and are visually denoted by icons throughout this chapter. Lastly, best practices use proven ideas and successful strategies from other communities and the planning field, providing tested approaches that can be adapted to fit Fraser’s unique needs.



SPRING



Growth & New Beginnings

Downtown Vision
Housing
Economic Vitality

DRAFT
COFFEE SHOP



Just as the spring season in Fraser is defined by peak energy, vibrant activity, and flourishing landscapes, the spring chapter of this Plan embodies a vision for a period of dynamic growth and new beginnings. This section addresses the core elements that will drive the Town’s evolution and transformation.

The topics of Downtown Fraser, Economic Vitality, and Housing each in their own way represent the most significant areas of change and expansion. Creating a thriving, vibrant Downtown is a chance to build a central hub of culture and community life that reflects Fraser’s future. Expanding housing options is the foundation for future growth, welcoming new residents and families who will bring fresh energy to the community, as well as giving long-term residents a place to set down roots and grow. Finally, fostering economic vitality is the engine that will power this growth, bringing new opportunities and prosperity. Together, these elements capture a shared vision for a Fraser in full bloom.

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DOWNTOWN VISION

Vision

Create a vibrant and inviting Downtown that embodies the individuality of Fraser through thriving businesses, lively community spaces, walkable destinations, and local character.

DOWNTOWN FRASER

Evolving over time and forever the centerpiece of Fraser, Downtown embodies the Town's individuality and identity. Fraser's unique character, natural features, and seasonal opportunities converge in Downtown, where many of these possibilities come to life. The benefits of a thriving Downtown radiate throughout the Town. At the heart of this vision is Clayton Court, located between Highway 40 and the Fraser River.

"Downtown Fraser is a vibrant and creative community that embraces its unique character and funky spirit and is committed to fostering a Downtown that celebrates individuality. It is a place where community and commerce thrive. It is a hub where culture and community are preserved and celebrated and local businesses are supported. Downtown Fraser seeks to enhance the overall quality of life for its residents and contribute to the Town's long-term social, environmental and fiscal sustainability."

-Fraser Downtown Development Authority

To better engage the community and stakeholders, a conceptual Vision Plan was developed to explore what is possible and imagine what Downtown could become. The Vision Plan is long-term—likely spanning 20+ years—and, as the name suggests, is aspirational. It aims to break down barriers, whether perceived or actual, to achieve the essence of what the community desires.

These goals are interdependent, and when achieved together, their benefits are amplified.

As illustrated in the legend of the following graphic (**page 59**), the Vision Plan incorporates design elements that support the realization of these goals. Key components include:

- 1.** Strengthening the physical and visual connection between Highway 40 and the Fraser River through integrated public gathering spaces.
- 2.** Minimizing off-street surface parking in the Downtown core by incorporating tuck-under, on-street, structured, and district parking strategies to reduce visual impact.
- 3.** Activating street-level building fronts with local retail and upper-level residential or commercial uses.
- 4.** Improving connectivity through new pedestrian and vehicular pathways and linkages.
- 5.** Leveraging the Fraser River and Fraser River Trail to enrich the Downtown experience.
- 6.** Expanding and enhancing signage, public art, and wayfinding elements.



ACTIVE MOBILITY



VEHICULAR CIRCULATION



PUBLIC SPACES



ENTRY MONUMENTS



GROUND FLOOR ACTIVATION



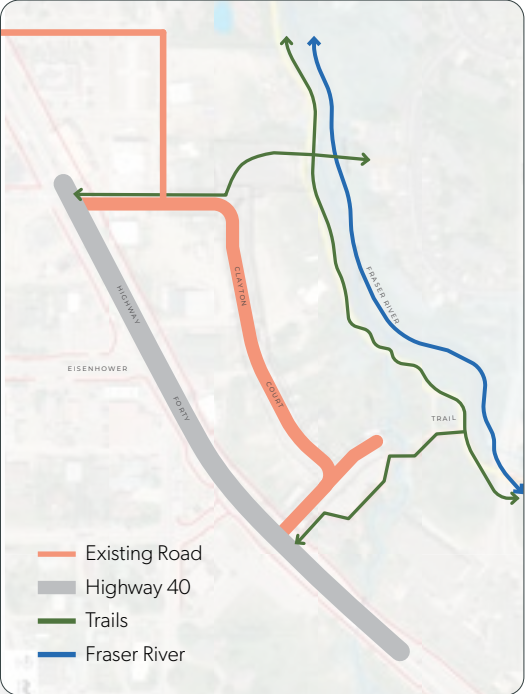
PARKING



DOWNTOWN VISION PLAN



EXISTING FRAMEWORK



PROPOSED FRAMEWORK



DRAFT Connecting vision to goals...
DTV 1 DTV 2 DTV 3 DTV 4

- A Trail Overlook
- B Existing Bridge
- C Terraced Gathering Area & Overlook
- D Planned Art Center
- E Planned Signal & Streetscape Improvements
- F Grade Transition
- G Programmed Plaza
- H Play/Gathering Zone
- I Potential Roadway Connection to Meadow Ridge
- J Potential Wapiti Realignment
- K Potential Roadway Connection at Sun River Drive
- L Existing Roadway Bridge
- M Potential Byers Relocation
- N Streetscape Improvements
- O Shared Train/Downtown Parking
- P Transit Stop
- Q Headwaters Trail Alliance Building
- R Distillery Barrel Storage Building
- S Potential Shared Parking Opportunity
- T Festival Street
- U Future Fraser Mobility Hub



DOWNTOWN VISION GOAL 1

Create an environment where walking, biking, and rolling feels fun, easy, and accessible.

DTV 1.1

Improve signage and wayfinding for easier navigation.

- ▶ Create artistic monuments in and around Downtown through the commissioning of local or regional artists that create natural wayfinding elements.
- ▶ Use the Winter Park & Fraser Wayfinding Plan to identify signage and wayfinding deficiencies and fill these gaps.
- ▶ Adopt and implement the Winter Park & Fraser Signage and Wayfinding Master Plan.

DTV 1.2

Improve pedestrian and vehicular safety.

- ▶ Emphasize the importance of pedestrian and vehicular safety in discussions with CDOT on potential Highway 40 modifications.
- ▶ Integrate safety best practices in the design of future roads and pathways.
- ▶ Incorporate principals of Crime Prevention through Environmental Design (CPTED) in the design of public spaces.
- ▶ Add sidewalks to existing and proposed roadways and ensure all spaces meet The Americans with Disabilities Act (ADA).
- ▶ Inventory current deficiencies and projected replacement timeframes for pedestrian and vehicular infrastructure and add to Town Budget/Capital Improvement Plan.
- ▶ Widen the Fraser River Trail within Downtown to separate cyclists from pedestrians where possible.
- ▶ In high speed or high traffic areas, consider grade separated crossings between active and passive modes of transportation.



DTV 1.3

Expand and improve mobility options.

- ▶ Establish a public-private partnership to establish a shared-use parking lot or garage in Downtown Fraser.
- ▶ Work with the railroad to create additional parking on the east side of the tracks that could be used by Downtown visitors.
- ▶ Improve roadways and/or stripe additional parallel parking on the roads west of Highway 40.
- ▶ Install public EV charging stations.
- ▶ Conduct a parking analysis and/or Parking Master Plan.
- ▶ Continue to explore the feasibility of connecting a road to Safeway and Sun River Drive, as shown on the Vision Plan.
- ▶ Work with The Lift to maintain and improve bus service to Downtown.
- ▶ Consider micro-transit options to compliment bus routes and services from the LIFT.
- ▶ Create an affordable and seasonal on-demand (e)bike share system.
- ▶ Establish the Town-owned property at 360 Railroad Avenue as the Fraser Mobility Hub.

DTV 1.4

Allocate and design space that is friendly to walk, bike, and roll.

- ▶ Consider updating the Riverwalk District standards, street standards, and other applicable portions of the Town code to secure a minimum of 12' for sidewalks when buildings face roadways to allow the inclusion of street trees and more comfortably create space for site furnishings such as benches, bike racks, pedestrian lighting, and litter receptacles.
- ▶ Design streets using best practices that are naturally safe for cyclists. Provide striping and signage to improve visibility to clearly delineate cyclist space.
- ▶ Pursue development of a trail along Elk Creek, from the Fraser River to CR 72 and potentially beyond, with a grade separated underpass under US 40 to connect Clayton Court and the Fraser River Trail to the Fraser Valley Center.



DOWNTOWN VISION GOAL 2

Build a lively and sustainable business environment that supports small, local shops and businesses, reflecting the town's unique and fun spirit.

DTV 2.1

Promote business diversity, local businesses, and entrepreneurs that provide goods and services appealing to both locals and visitors.

- ▶ Provide economic incentives to desired businesses via financial incentives.
- ▶ Provide incubator space for desired businesses to become established and grow.
- ▶ Create marketing collateral to attract businesses.
- ▶ Invest in public infrastructure that creates value for prospective investors.

DTV 2.2

Increase foot-traffic and visitation.

- ▶ Enhance marketing and advertising campaigns through various media outlets.

DTV 2.3

Provide inclusive housing that prioritizes the workforce.

- ▶ Continue to assess and evaluate the effectiveness of zoning incentives for developments that voluntarily provide affordable housing and adjust the requirements/criteria on affordable unit ratios and AMI's, as needed.
- ▶ Continue to explore new ways to integrate affordable and market-rate housing for local employees.
- ▶ Work with the Fraser River Valley Housing Partnership on additional affordable residential projects.

DTV 2.4

Create a full-day Fraser experience.

- ▶ Encourage traditional lodging types beyond short-term rentals (STR) to diversify housing options.
- ▶ Encourage non-competing local businesses to partner with each other to promote the local economy.
- ▶ Encourage future development to facilitate a full-day visitor experience to make it an easier choice for weekend and time-constrained visitors.



DOWNTOWN VISION GOAL 3

Make the Fraser River and Fraser River Trail the heart of Downtown, shaping the area's identity and offering a vibrant, scenic space for residents and visitors to enjoy.

DTV 3.1

Enhance Fraser River Trail amenities and gathering spaces near Downtown.

- ▶ Acquire areas within the Downtown intended for parks and open space to ensure the Downtown Vision is realized as desired.
- ▶ Incorporate the Downtown Vision Plan as part of the design review process in which developers must abide by.
- ▶ Upon securing public areas, develop detailed public space designs that work with adjacent development parcels and enhance future development.

DTV 3.2

Encourage active uses and programming along the Fraser River while respecting ecologically sensitive areas.

- ▶ Evaluate ecological conditions and functions and provide best-practice solutions. Explore options that improve the current user experience.
- ▶ Evaluate construction constraints such as wetlands and challenging geotechnical conditions.
- ▶ Continue to evaluate Riverwalk District zoning as projects are built and, as needed, make any changes that might affect active ground floor uses along the River.
- ▶ Create events and programs along the Fraser River that bring people into the Downtown.

DTV 3.3

Improve non-motorized access and visibility from Highway 40 and Clayton Court to the River.

- ▶ Integrate new wayfinding signage and monuments that lead individuals to the Fraser River.
- ▶ Create stronger physical connections between these points through wider sidewalks, plazas, lawns, and other communal spaces.
- ▶ Create a memorable landmark/trailhead at the junction of the Fraser River Trail and Downtown.



DOWNTOWN VISION GOAL 4

Enhance Downtown to be the go-to destination, buzzing with excitement and events every month of the year, where there's always something fun for everyone.

DTV 4.1

Enhance event and programming efforts.

- ▶ Coordinate with local municipalities and Winter Park Resort to ensure that valley-wide events and programming are complementary and don't result in efforts taking attendance away from each other.
- ▶ Enhance four-season programming and event planning to promote visitation during typical shoulder seasons.
- ▶ Continue to support and enhance the Town's signature multi-day events such as Fraser Mountain Mural Festival and Fraser Fire & Ice.

DTV 4.2

Ensure high-quality architectural and public realm design that is memorable and unique.

- ▶ Work with the local community during the planning of public realm spaces to create community ownership.
- ▶ Hire local artists to create memorable elements that are unique to Fraser.
- ▶ Allocate budget to maintain a clean and enjoyable public realm. Work with the Downtown Development Authority (DDA) and business owners to discuss current challenges and opportunities.
- ▶ Work with the property owners of the Safeway shopping center and Fraser Valley Center (Murdoch's) to encourage redevelopment / retrofitting of these suburban style commercial developments to a more urban form that integrates with the rest of Downtown Fraser.

HOUSING

Vision

Encourage the building and maintenance of great places to call home, whether year-round or seasonally.

A great community starts with great places to call home. The availability, affordability, and quality of homes shape not only where people live, but also how they connect to jobs, schools, parks, and services. A strong housing framework supports a diverse population, provides stability for families, and helps attract and retain a skilled workforce. Whether year-round or seasonal, housing in our community should reflect the character, needs, and aspirations of the people who live here.

This plan encourages both the creation of new housing and the maintenance of existing neighborhoods, with a focus on quality, affordability, and long-term livability. By supporting diverse housing options, we strengthen community identity, provide stability for residents, and build resilience for the future.



HOUSING GOAL 1

Promote a variety of housing options to meet the needs of both renters and homebuyers, offering something for everyone in the community.

H 1.1

Create incentives and streamlined processes for developing a range of housing types, including missing middle housing options like small-lot single-family (cottage courts), townhomes, duplexes, and small-scale multifamily.

- ▶ Evaluate the Town's current residential unit thresholds for minor and major site plan applications.
- ▶ Consider allowing small-scale multifamily (4 units or less) to only require administrative approval.

H 1.2

Support housing solutions that serve diverse household compositions, income levels, and life stages.

- ▶ Identify potential developers to complete public-private partnerships.

H 1.3

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Modify zoning and land use codes to allow greater housing variety and density in appropriate areas.

- ▶ Consider changes to reduce minimum open space, reduce required setbacks, and increase maximum building height in residential zone districts.
- ▶ Consider inclusionary zoning models and practices that would incentivize and/ or require construction of low/ middle income units as part of housing developments.

H 1.4

Establish programs to help maintain and preserve existing affordable housing stock.

- ▶ Collaborate with the Fraser River Valley Housing Partnership to offer a deed restriction program for existing residential units and tailor the incentives it provides to be attractive to local homeowners and homebuyers.



HOUSING GOAL 2

Encourage mixed-use housing development in areas where it can make the neighborhood more walkable, contribute to its character, and boost local business.

H 2.1

Identify priority areas where mixed-use development should be concentrated, particularly near Downtown and transit corridors.

- ▶ Consider changes to the allowed uses within commercial and mixed-use zone districts so that permitted development is not comprised of only residential uses.

H 2.2

Create design guidelines that ensure mixed-use developments contribute positively to neighborhood character and walkability.

H 2.3

Review and update regulatory/zoning incentives such as density bonuses and parking reductions for mixed-use projects that incorporate housing into targeted areas.

H 2.4

Support the adaptive reuse of existing buildings for mixed-use development.

- ▶ Implement expedited permitting and review processes for adaptive reuse projects that are mixed-use.
- ▶ Consider fee reductions/waivers for adaptive reuse projects that are mixed-use.



HOUSING GOAL 3

Build and strengthen partnerships with state, regional/county, and philanthropic organizations that can help Fraser increase affordable and attainable housing to better meet the needs of local workers.

H 3.1

Actively participate in regional housing coalitions and initiatives, such as the Fraser River Valley Housing Partnership, to leverage shared resources and expertise.

H 3.2

Pursue grants, tax credits, and other external funding sources for housing development and assistance programs.

- ▶ Work with DOLA and other agencies to identify proper funding sources.

H 3.3

Collaborate with major employers and business organizations to develop employer-assisted housing programs.

H 3.4

Partner with nonprofit housing developers to increase capacity for affordable housing development that is subsidized and/or protected.



HOUSING GOAL 4

Seek a balance of housing options for year-round residents, seasonal workforce, non-resident owners, and short-term visitors – recognizing the importance of each for the local economy and quality of life.

H 4.1

Create dedicated seasonal workforce housing solutions through partnerships and targeted development.

H 4.2

Establish monitoring systems to track housing inventory across different occupancy types to help inform policies to expand workforce-appropriate housing.

H 4.3

Implement policies that encourage non-resident homeowners to make properties available for long-term rental when not in use.

- Explore case studies for temporary subsidies or incentives to unlock existing housing stock for long-term rentals.

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ECONOMIC VITALITY

Vision

A vibrant mountain town filled with shopping, dining, and entertainment options fueled by happy visitors and residents.

A vibrant economy is essential to the life of a mountain town. Shopping, dining, and entertainment create destinations that serve both residents and visitors, while generating the energy and activity that define a thriving community. By supporting local businesses, attracting new investment, and celebrating the area's unique character, the economy fuels prosperity and Fraser's high quality of life.

This plan seeks to strengthen the community as a place where businesses can grow, workers can thrive, and visitors feel welcomed. A diverse mix of experiences ensures that the local economy remains resilient, sustainable, and enjoyable for all.



ECONOMIC VITALITY GOAL 1

Build and nurture a thriving, memorable mountain Downtown.

EV 1.1

Enhance the physical environment of Downtown.

- ▶ Complete streetscape improvements including sidewalk widening, street furniture, and wayfinding signage along main Downtown corridors.
- ▶ Continue to support and consider expanding the existing business enhancement grant program to assist property owners with building upgrades that enhance Downtown character.

EV 1.2

Support existing Downtown businesses while attracting complementary new businesses.

- ▶ Work with the DDA and Chamber to identify market gaps and actively recruit businesses that fill those gaps.
- ▶ Streamline permitting and approval processes for Downtown business expansions and tenant improvements.

EV 1.3

Enhance Downtown's market position and visibility.

- ▶ Create a Downtown marketing and branding strategy that highlights Fraser's unique character and offerings.
- ▶ Support DDA social media and promotional efforts that showcase Downtown events and businesses.

EV 1.4

Activate Downtown through events and programming.

- ▶ Develop and maintain a coordinated annual calendar of Downtown events and activities that drive foot traffic year-round.
- ▶ Support pop-up activations and temporary uses that bring energy to Downtown during shoulder seasons.

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ECONOMIC VITALITY GOAL 2

Bolster counter-seasonal business to help balance workforce needs and revenue generation across the year.

EV 2.1

Identify and promote off-season tourism opportunities.

- ▶ Develop and promote signature off-season events that draw visitors and support local businesses.

EV 2.2

Support businesses in developing shoulder season products and services.

- ▶ Connect businesses with technical assistance resources for developing new off-season products or services.

EV 2.3

Incentivize year-round business activity and employment.

- ▶ Identify brownfield funding opportunities and other supports to incentivize a manufacturing use at the former pole yard property.
- ▶ Explore creation of a year-round employment incentive program (e.g., tax rebates, fee waivers) for businesses maintaining staff during shoulder seasons.
- ▶ Consider property tax incentives or other financial tools for businesses that provide year-round goods/services critical to community needs.



ECONOMIC VITALITY GOAL 3

Encourage growth in small businesses that help diversify the local economy and fit with Fraser's mountain setting.

EV 3.1

Provide business support services and resources.

- ▶ Maintain and promote online resources that connect entrepreneurs to capital access programs, grants, and lending opportunities.
- ▶ Sponsor or co-sponsor quarterly networking events for local entrepreneurs and small business owners.

EV 3.2

Expand availability of flexible, affordable business space.

- ▶ Support adaptive reuse of existing buildings for pop-up retail, artist studios, or flexible commercial space.
- ▶ Consider zoning amendments to allow live-work units and home-based business options in appropriate locations.

EV 3.3

Attract businesses that complement Fraser's character and fill service gaps.

- ▶ Target recruitment efforts toward businesses that complement the mountain lifestyle and fill gaps in local services.
- ▶ Maintain inventory of available commercial spaces and actively market them to desired business types.

EV 3.4

Support remote workers and home-based businesses.

- ▶ Continue infrastructure improvements including broadband expansion.
- ▶ Create or support co-working space development that provides professional workspace and networking opportunities.



ECONOMIC VITALITY GOAL 4

Make Fraser a place where people can both live and work affordably.

EV 4.1

Support regional workforce development initiatives.

- ▶ Share information about local employment opportunities and employer needs with regional workforce development partners.

EV 4.2

Support the creation of year-round, higher wage jobs.

- ▶ Track and report on job quality metrics including wage levels, benefits, and year-round vs. seasonal employment.

EV 4.3

Help to integrate work and living options.

- ▶ Support mixed-use development that allows residents to live near employment centers and reduce commuting costs.

EV 4.4

Integrate economic development with housing and childcare.

- ▶ Survey local employers about employee housing and childcare needs to inform policy decisions.

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ECONOMIC VITALITY GOAL 5

Encourage businesses to collaborate in emerging shopping areas to create a dynamic environment where everyone benefits.

EV 5.1

Support business association and merchant groups.

- ▶ Encourage formation of merchant associations in emerging commercial areas.

EV 5.2

Foster a collaborative approach to marketing and programming.

- ▶ Facilitate regular meetings between Downtown and highway-oriented business groups to coordinate marketing and events.





SUMMER



Vibrancy & Connection

Community

Parks, Recreation, Open Space, & Trails

DRAFT



Summer in Fraser is all about connecting with community and the great outdoors. This chapter of the plan focuses on the elements that will enhance that connection, fostering a lively, active, and deeply integrated community.

The topics of Community and Parks, Recreation, Open Space, and Trails are representative of the very heart of Fraser's outdoor culture. Parks and trails are not just amenities; they are the places where people gather, where friendships are forged, and where the community's energy truly shines. By focusing on these elements the plan aims to create a more accessible and vibrant environment, ensuring that residents and visitors alike have endless opportunities to connect with one another and with the stunning natural landscapes that define Fraser. This chapter is a blueprint for celebrating and strengthening the connections that make Fraser such a special place to live, work, and play.



COMMUNITY

Vision

A funky and authentic town that celebrates its local history, outdoor recreation, welcoming community, and mountain town character.

Community is more than a collection of buildings or streets. It is the spirit that brings people together and makes a place feel like home. Here, that spirit is defined by a funky and authentic character that reflects both the town's history and its mountain setting. Local traditions, adventurous attitudes, and a welcoming culture give the community its unique sense of place and draw people who value both connection and individuality.

Looking ahead, the community will continue to grow and change, but Fraser's character should remain the foundation. This plan encourages the creation of inclusive gathering spaces, the preservation of cultural and historic assets, and the support of events and activities that strengthen the local identity that is so beloved. By nurturing these qualities, the town can remain a welcoming, vibrant place where residents and visitors alike feel a strong sense of belonging.



COMMUNITY GOAL 1

Preserve Fraser's one-of-a-kind charm, mountain town vibe, and strong sense of community.

C 1.1

Encourage community leadership and participation in Town government.

- ▶ Establish a Citizen's Academy to educate and inform Fraser Valley residents on the role of their local government and its operations.

C 1.2

Establish community gateways, wayfinding, and signage that showcase Fraser's unique identity and educate residents and visitors about the Town and its history.

- ▶ Use the Winter Park & Fraser Wayfinding Plan to identify priority areas for gateways, signage, and informational kiosks.

C 1.3

Support development, spaces, and programming that enhance quality of life for everyone.

- ▶ Support the Fraser Bike Park with programming and events.
- ▶ Pursue/support the addition of new parks and park facilities.

C 1.4

Encourage second homeowners to become active members of the community.

- ▶ Develop programs and spaces that bring together longtime locals and new residents.



COMMUNITY GOAL 2

Ensure development enhances the visual character of the area, blending modern design with the unique charm and natural beauty of the community to create a cohesive and vibrant built environment.

C 2.1

Incorporate elements of Fraser's history and traditions into architectural design, streetscapes, and public spaces.

C 2.2

Promote and protect architectural integrity.

- ▶ Partner with the Grand County Historical Association, the Grand County Historic Preservation Board, and other entities to develop a local register of historic structures.
- ▶ In partnership with the Fraser Downtown Development Authority (FDDA), provide incentives for preservation or adaptive reuse of historic structures.
- ▶ Provide signage at historic landmarks to educate on building history and significance.
- ▶ Establish a walking tour of Fraser guidebook.

C 2.3

DRAFT

Support oversight to ensure new development is compatible with existing character.

- ▶ Establish design guidelines for new development.
- ▶ Incorporate public spaces that reflect the character of Fraser and create community in new development.
- ▶ Preserve walkable, small-town streetscapes that activate frontages and provide gathering spaces.
- ▶ Integrate the built environment with Fraser's natural surroundings to enhance the mountain character and outdoor lifestyle.
- ▶ Establish and maintain view corridors of Byers Peak, the Continental Divide, and Winter Park Resort.



COMMUNITY GOAL 3

Celebrate arts and culture as a vital force in shaping the town's identity, fostering inclusivity, and creating spaces that connect and inspire people.

C 3.1

Support local arts and culture to leverage Fraser as an artist community.

- ▶ Partner with local artists and other creatives to develop public art, murals, and other installations that reflect Fraser's history and culture.
- ▶ Maintain and increase funding for Art in Public Places in the Town's annual budget.
- ▶ Encourage the collaboration and support of the Public Arts Committee, the Fraser Downtown Development Authority, and other entities to fund the arts.

C 3.2

Leverage the future Fraser Valley Arts Center as a place for communication and collaboration amongst different art groups in the community.

C 3.3

Host or support events, festivals, pop-ups, and other activities that bring the community together and showcase music, crafts, and traditions.

- ▶ Explore supporting events such as the Winter Park Film Festival and/or providing supplemental activities.

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PARKS, RECREATION, OPEN SPACE, & TRAILS

Vision

Fraser's parks, recreation, open spaces and trails enrich the community by providing fun places to explore, stay active, and enjoy a healthy environment.

Fraser's parks, recreation opportunities, open spaces, and trails are central to the community's quality of life. They provide places to play, gather, and explore - while also protecting the natural beauty that defines the town's mountain character. These resources encourage active lifestyles, support public health, and offer fun, accessible ways for people of all ages and abilities to connect with the outdoors.

Looking forward, this plan seeks to build on this strong foundation by expanding trail connections, improving park facilities, and ensuring that recreation opportunities remain accessible. By investing in both natural areas and recreational amenities, Fraser can continue to offer a healthy environment and a variety of experiences that strengthen its reputation as an outdoor recreation hub.



PARKS, RECREATION, OPEN SPACE, & TRAILS GOAL 1

Protect and enhance Fraser's open spaces ensuring they remain beautiful, accessible, and enjoyable for all.

PROST 1.1

Protect and enhance the Cozens Ranch Open Space.

- ▶ Implement the recommendations from the 2018 Fraser River Corridor Master Plan to enhance both conservation and recreation in the Cozens Ranch Open Space.
- ▶ Work with Colorado Open Lands to place a conservation easement over a majority of the land within the Cozens Ranch Open Space.

PROST 1.2

Develop properties in a manner that preserves the natural features of a site and provides new or connects to existing public open space.

PROST 1.3

Promote responsible open space use through signage, education, and stewardship.

- ▶ Update current and install new interpretive signage that showcases ecological features and Leave No Trace principles.
- ▶ Create volunteer opportunities for clean-up days, native plant restoration, or wildlife monitoring in Fraser's open space.



PARKS, RECREATION, OPEN SPACE, & TRAILS GOAL 2

Maintain and enhance a rich and varied public trail network, creating more opportunities for outdoor adventure and connecting the community to nature and nearby public lands.

PROST 2.1

Improve trailheads with amenities that support access and comfort.

- ▶ Upgrade trailheads with essentials like restrooms, bike racks, trash and recycling bins, shade, seating, and expanded parking.
- ▶ Prioritize improvements at high-use trailheads and those serving multiple user groups.

PROST 2.2

Enhance trail wayfinding and navigation across the network.

- ▶ Work with regional partners and organizations to install consistent, clear signage with trail names, distances, and safety information across regional trails based on the Winter Park & Fraser Wayfinding Plan.

PROST 2.3

Improve pedestrian and bicycle connections.

- ▶ Prioritize trail linkages that create a cohesive network, allowing one to travel conveniently without a car.
- ▶ Identify gaps, new connections, and trail extensions to improve recreation and non-motorized transportation options.

PROST 2.4

Plan and construct new trails with consideration for environmental sensitivity and land use compatibility.

PROST 2.5

Continue to provide high-quality parks and outdoor facilities and support their expansion and improvement.

- ▶ Support the completion and ongoing maintenance of the Fraser Bike Park.



PARKS, RECREATION, OPEN SPACE, & TRAILS GOAL 3
Provide more opportunities for indoor recreation, offering the community a variety of activities to stay active, social, and engaged, no matter the weather.

PROST 3.1

In partnership with the Fraser Valley Metropolitan Recreation District, explore opportunities for a fieldhouse/multi-purpose use facility for additional indoor recreation opportunities.

PROST 3.2

Support the Grand Park Community Recreation Center.

PROST 3.3

Expand indoor programming within existing buildings.

- ▶ Use schools or other public spaces for programs like fitness classes, youth activities, or community gatherings.

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PARKS, RECREATION, OPEN SPACE, & TRAILS GOAL 4

Promote inclusive and barrier-free access to all public spaces, making sure everyone in Fraser feels welcome and engaged, and benefits from community resources.

PROST 4.1

Find opportunities to expand and protect public lands.

- ▶ Secure easements or access agreements where necessary and work to prevent the loss or privatization of established access routes.

PROST 4.2

Identify and remove barriers to using public spaces.

- ▶ Offer scholarships, reduced fees, or free programs to ensure cost isn't a barrier to accessing recreation opportunities.
- ▶ Provide transportation options to parks, recreation facilities, libraries, and other public spaces.
- ▶ Incorporate universal design elements and ADA compliance.

PROST 4.3

Promote public events and resources to all community members.

- ▶ Use multiple communication channels to advertise Town sponsored events and recreational opportunities.
- ▶ Partner with community organizations to reach underrepresented groups.
- ▶ Provide signage and communications in multiple languages as appropriate.

PROST 4.4

Maintain funding sources to support growth and improvements.

- ▶ Where feasible, look to expand parks and recreation facilities by utilizing land dedicated through land dedication requirements.
- ▶ Utilize fees-in-lieu of park land dedication to fund capital improvements and expansions to existing parks.



FALL



Stewardship & Resilience

Land Use
Sustainability

DRAFT



Fall in Fraser is a time of both bounty and preparation, a natural cue for focusing on long-term stewardship and community resilience. Unlike the forward-looking growth of spring, this chapter centers on the foundational elements that will preserve and protect Fraser for the future.

The topics of Land Use and Sustainability and Natural Resources are brought together here to address the careful management of the town's assets. Thoughtful land use is the framework that guides how Fraser grows, ensuring it preserves its unique character and open spaces. Sustainability and the protection of Fraser's natural resources are not just policy choices; they are commitments to the health of the environment, the economy, and the community. This chapter provides a clear strategy for responsible governance, ensuring Fraser remains vibrant and capable of adapting to future challenges. It is the town's blueprint for maintaining the delicate balance between progress and preservation.



LAND USE

Vision

Fraser grows thoughtfully and sustainably, ensuring a vibrant community that meets the needs of both current and future residents while preserving unique character.

Land use shapes the way a community grows, functions, and feels. In Fraser, thoughtful and sustainable land use decisions are essential to creating a vibrant town that meets the needs of current residents while planning for future growth. By guiding how land is developed, preserved, and connected, the community can ensure that neighborhoods, businesses, parks, and public spaces all work together to support a high quality of life.

This plan focuses on guiding growth in ways that respect Fraser's unique character, protect natural resources, and support the community's long-term needs. Thoughtful land use decisions will encourage development that fits the town's scale, strengthen neighborhoods, and create activated public spaces. By balancing preservation with new opportunities, Fraser can remain an attractive, resilient, and well-organized community without compromising the small-town feel that is so beloved.



LAND USE GOAL 1

Promote a balanced mix of land uses that supports current and future residents and the Town's ability to provide services, while also ensuring we preserve green spaces, enhance outdoor recreation amenities, and protect natural resources.

LU 1.1

Encourage mixed-use development that integrates housing, stores, businesses, and services in key areas, like Downtown and near transit.

LU 1.2

Support small-scale neighborhood serving retail and services within or near residential areas.

- Encourage future development and annexations to integrate small-scale retail.

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LAND USE GOAL 2

Plan development where infrastructure and services already exist to reduce the impact and cost of new development.

LU 2.1

Encourage the development of empty lots and renovation of existing buildings in areas supported by existing infrastructure.

- ▶ Prioritize the use of underused or empty parcels within existing town boundaries.
- ▶ Direct growth to locations with available sewer, water, transportation, and emergency services.

LU 2.2

Promote compact, walkable, transit-supported development patterns that preserve open space.

LU 2.3

Discourage sprawl and leapfrog development patterns that strain town services and inefficiently consume land.

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LAND USE GOAL 3

Ensure new development is beneficial to the fiscal sustainability of the Town of Fraser.

LU 3.1

Implement and regularly update development impact fees at least every 3 years to ensure new development contributes its fair share toward infrastructure, green space, and public services.

- ▶ Conduct a study to determine the feasibility of implementing impact fees for transportation, affordable/workforce housing, and other essential services.
- ▶ Ensure that plant investment fees for water and sewer are regularly updated to align with the cost of capital expansions.
- ▶ Reevaluate the Town's current land dedication and fee-in-lieu requirements for parks and schools.
- ▶ Coordinate and collaborate with the East Grand Fire Protection District on periodic reassessments of their impact fees for new development.
- ▶ Review and adjust fee structures periodically to reflect actual service costs.

LU 3.2

Require off-site improvements, when necessary, as a condition of approval for development projects to mitigate community impacts.

- ▶ Strengthen and clarify existing regulations for off-site improvements (such as transportation/roadway improvements, drainage and snow storage/melting facilities, parks/trails/open space, etc.) and right-of-way dedication for new development projects.

LU 3.3

Develop and adopt a standard annexation agreement that guides future annexations and their development.

- ▶ Explore provisions that require new annexations to contribute to the cost of infrastructure, public services, and amenities, and/or provide affordable housing, open space, and commercial land uses.
- ▶ Codify the proposed annexation policy and template agreement outlining expectations for infrastructure contributions, conveyance of water rights, service provisions, and community benefits.

LU 3.4

Promote commercial and mixed-use development in appropriate areas for sales tax generation.

- ▶ Encourage development that expands retail, lodging, and service sectors to increase sales and lodging tax revenues.
- ▶ Target high-visibility or high-traffic locations for commercial and mixed-use areas.
- ▶ Inclusion of light industrial/manufacturing land uses to diversify the region's job and tax base.



LAND USE GOAL 4

Align development codes, policies, and processes with the vision and goals of the Comprehensive Plan.

LU 4.1

Follow the Future Land Use Map for strategic future annexations and rezoning requests.

- Review and periodically update the Future Land Use Map and 3-mile

LU 4.2

Update the land development code to support the vision and goals in this document.

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SUSTAINABILITY & NATURAL RESOURCES

Vision

Fraser treasures its natural resources and is dedicated to preserving and improving them, ensuring they are accessible for future generations to enjoy.

Fraser is committed to sustainability as a core part of its identity. The town prioritizes protecting natural resources, reducing environmental impacts, and promoting practices that support long-term community resilience. From energy and water use to land management and waste reduction, sustainable strategies help ensure that Fraser's forests, waterways, wildlife, and open spaces remain healthy, vibrant, and accessible for years to come.

This plan emphasizes integrating sustainability into every aspect of community planning. By fostering environmentally responsible growth, protecting natural assets, and encouraging eco-friendly lifestyles, Fraser can continue to thrive as a resilient mountain town that balances human needs with the needs of the earth.



SUSTAINABILITY & NATURAL RESOURCES GOAL 1

Foster and support initiatives that preserve and enhance Fraser's natural beauty, ensuring its unique landscapes remain vibrant for years to come.

SNR 1.1

Protect wildlife habitat through restoring and preserving wildlife corridors.

- ▶ Designate and preserve corridors that facilitate wildlife movement, reducing habitat fragmentation through the adoption of conservation zoning regulations that limit development in critical habitats or provide restorative measures.
- ▶ Collaborate with CDOT and CPW to implement wildlife crossings of US 40 where feasible.

SNR 1.2

Enhance riparian corridors through buffer zones, native vegetation restoration, and erosion control measures.

- ▶ Implement the Fraser River Corridor Maintenance Plan and explore expansion in the future.
- ▶ Maintain and expand the Town's current regulations regarding buffer zones / setbacks along waterways to limit erosion, restore riparian integrity, filter pollutants, and provide wildlife habitat.
- ▶ Prioritize the replanting of native flora along waterways to improve ecological health and resilience.

SNR 1.3

Protect, restore, and enhance wetlands by implementing control measures.

- ▶ Conduct comprehensive mapping of existing wetlands to identify priority wetlands and inform planning decisions.
- ▶ Enforce development restrictions to protect existing wetlands and employ mitigation banking to compensate for previous or future impacts.

SNR 1.4

Protect watersheds through a comprehensive watershed management plan.

- ▶ Develop and implement plans that address land use, water quality, and conservation within the watershed and implement best practices to reduce runoff and prevent pollution in waterways.



SNR 1.5

Conserve water through community outreach that removes barriers to implement best practices.

- ▶ In partnership with local municipalities and water & sanitation districts, promote water savings programs including audits, retrofits, and the use of water efficient landscaping practices through public education and demonstration gardens.
- ▶ Implement the recommendations from the 2023 Water Efficiency Plan and monitor/evaluate their effectiveness.
- ▶ Update the Town's landscaping regulations for new development to require vegetation that does not require irrigation once it is established.

SNR 1.6

Restore and protect the tree canopy through programs, ordinances, and community events.

- ▶ Expand the role of the Town's streetscape and public gardens management staff to plant new and maintain existing trees in public spaces to enhance canopy cover.
- ▶ Enact ordinances that protect mature trees when development occurs, including a tree replacement equivalency schedule for any impacted mature trees
- ▶ Organize events that encourage community participation in tree planting and care (Plant a Tree Day).

SNR 1.7

Manage noxious weeds through integrated weed management, monitoring, and awareness.

- ▶ Adopt a combination of mechanical, chemical, and biological control methods to manage invasive species, educate the community on identifying and reporting, and conduct routine surveys to detect and address noxious weed infestations promptly.



SNR 1.8

Manage stormwater through maintenance, ordinances, and sustainable infrastructure.

- ▶ Utilize the existing conditions survey of stormwater infrastructure and form a holistic, regional/neighborhood based approach to update inefficient stormwater infrastructure.
- ▶ Adopt supplemental regulations to the Grand County Storm Drainage Design and Criteria Manual to encourage and incentivize new developments to incorporate rain gardens, bioswales, permeable pavements and other green infrastructure to manage stormwater naturally.
- ▶ Explore partnerships with the school district, library district, and other entities to educate the community on stormwater management with hands-on demonstrations along St. Louis Creek.

SNR 1.9

Strive to achieve Dark Sky Community Designation by 2035 - reducing light pollution through ordinances and education.

- ▶ Strengthen existing exterior lighting ordinances to minimize skyglow and light trespass and/or require the use of shielded fixtures that direct light downward.
- ▶ Inform residents and businesses about the benefits of reducing light pollution.
- ▶ Partner with HOA's to update and enforce neighborhood lighting regulations.
- ▶ Explore implementing a grant program to support local compliance.



SUSTAINABILITY & NATURAL RESOURCES GOAL 2

Embrace sustainable development practices that create harmony between growth with the natural environment, ensuring a thriving community while protecting the beauty and resources of Fraser.

SNR 2.1

Encourage energy efficiency for all homes and businesses in Fraser.

- ▶ Support and partner with Sustainable Grand and other nonprofit community groups that provide education and outreach with regards to energy efficiency.
- ▶ Update local building codes to align with the latest International Energy Conservation Code (IECC) standards.
- ▶ Provide subsidized energy audits for homes and small businesses, and additional support/subsidies for weatherization, insulation, and HVAC upgrades.

SNR 2.2

Support green building design by offering density bonuses, expedited permits, or reduced fees for projects that meet LEED or other high-performance building standards.

SNR 2.3

Lead by example by retrofitting town-owned facilities with high-efficiency appliances and fixtures and utilizing native plantings and drought-tolerant species across town facilities.

- ▶ Conduct a greenhouse gas emissions inventory to determine progress/impact of the recommendations from the 2016 Sustainability Plan.
- ▶ Create a new Sustainability Plan and implement its recommendations.

SNR 2.4

Ensure development oriented in a way that mitigates the risk of natural and human-made disaster.

- ▶ Create defensible space programs and vegetation management, especially near the Wildland-Urban Interface (WUI).
- ▶ Adopt codes and regulations that align with the Colorado Wildfire Resiliency Code.
- ▶ Ensure new development is outside of the 100-year floodplain and wetland designations.



SUSTAINABILITY & NATURAL RESOURCES GOAL 3

Promote efforts to improve air quality helping to create a cleaner, healthier environment for residents.

SNR 3.1

Measure, track, and set targets for greenhouse gas reduction.

SNR 3.2

Advance renewable energy.

- ▶ Advocate for Mountain Parks Electric to increase the share of its electric power that comes from renewable energy sources such as solar and wind.
- ▶ Promote community solar programs.

SNR 3.3

Reduce solid waste.

- ▶ Promote the pay-as-you-throw trash and recycling services available at the Town's facility, The Drop.
- ▶ Create programs and incentives to increase usage of The Drop by both residents and visitors.
- ▶ Explore, and implement where feasible, expansion of recycling services and what is collected, as well as composting services for organics.
- ▶ Adopt policies in line with the implementation of the Colorado Producer Responsibility Program and Minimum Recyclables List and require licensed haulers or contracted services to provide recycling.

SNR 3.4

Further vehicle electrification and support development of EV charging infrastructure.

- ▶ Convert transit and Town fleet vehicles to electric or hybrid models.
- ▶ Adopt the permitting processes and standards from the EV Charging Model Land Use Code promulgated by the Colorado Energy Office to reduce barriers to EV charging development.



SUSTAINABILITY & NATURAL RESOURCES GOAL 4

Inspire and support healthy, sustainable lifestyles that nourish both people and the planet.

SNR 4.1

Reduce vehicle miles traveled.

- ▶ Implement a car share program.
- ▶ Explore a parking demand strategy to reduce idling and increased driving.

SNR 4.2

Encourage multi-modal transportation by designing roads for all users—pedestrians, cyclists, transit riders, and drivers—with safe sidewalks, crosswalks, and bike lanes.

- ▶ Collaborate with neighboring communities and regional agencies to expand public transit routes and schedules for the Lift and other public transit options.
- ▶ Audit the bicycle connectivity network and incorporate into strategic development.
- ▶ Explore, and implement if feasible, micro-transit or bike-share programs to complement Lift services.

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WINTER



Foundations & Support

Town Services & Infrastructure
Transportation & Mobility
Intergovernmental Coordination

DRAFT



Winter in Fraser calls for a strong foundation and a network of support, which mirrors this chapter's focus on the essential systems and partnerships that sustain the town. Unlike the visible growth of spring and summer, or the long-term stewardship of fall, this section is dedicated to the robust infrastructure and foundational relationships that ensure daily life runs smoothly.

Town Services/Infrastructure, Transportation/Mobility, and Intergovernmental Cooperation highlight the critical backbone of the community. Reliable town services and infrastructure provide the support systems residents depend on, from utilities to public safety. Efficient transportation and mobility infrastructure ensures the town remains accessible and functional, connecting people and places, no matter the weather. Finally, strong intergovernmental cooperation strengthens Fraser's capacity by building a network of support with neighboring entities, ensuring the region can collaboratively meet its needs. This chapter outlines the strategic investments and partnerships required to maintain the fundamental support systems that allow Fraser to thrive year-round.

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TOWN SERVICES & INFRASTRUCTURE

Vision

Fraser's services and infrastructure provide residents with safe, reliable, and effective amenities.

Fraser will maintain and enhance its town services and infrastructure to support a safe, efficient, and thriving community. Roads, utilities, public facilities, and emergency services will be reliable, resilient, and designed to meet both current and future needs. Strategic investments will ensure services are accessible, efficient, and adaptable, preparing the town for any changing conditions.

This chapter examines existing systems, identifies gaps, and outlines strategies to guide improvements over time. By focusing on sustainability, innovation, and long-term planning, Fraser can strengthen its foundation, support economic vitality, and sustain the quality-of-life residents value.



TOWN SERVICES & INFRASTRUCTURE GOAL 1

Provide essential services for residents of all ages, backgrounds, and abilities.

TSI 1.1

Improve access to affordable childcare and early childhood education.

- ▶ Enhance partnerships with local providers, schools, and nonprofits to expand childcare options and increase childcare capacity.
- ▶ Secure funding/revenue opportunities to provide licensing and support operations for childcare providers.
- ▶ Explore incentives for businesses or housing developments that include on-site childcare.
- ▶ Work at the county level with Grand Beginnings, the county, neighboring municipalities, local businesses and foundations to address the need for sustainable early childhood education funding.

TSI 1.2

Expand educational and community services.

- ▶ Support increased senior services such as transportation, meal delivery, social programming, and in-home care support for older residents.
- ▶ Support local libraries to expand programming and resources.
- ▶ Support the formation of a 6-12 grade school facility in Fraser.

TSI 1.3

Expand access to multilingual, culturally inclusive, and digitally accessible communications.

- ▶ Provide translation and interpretation services for public information, especially around emergency services.
- ▶ Offer Town materials and service information in multiple languages and a digitally accessible format.



TSI 1.4

Ensure facilities meet American Disabilities Act (ADA) standards and are universally accessible.

- ▶ Ensure that public buildings, sidewalks, trails, and other amenities meet accessibility standards and guidelines and retrofit/upgrade these facilities if needed.
- ▶ Ensure existing businesses and commercial properties make upgrades that meet accessibility standards and guidelines and require new developments to comply during the development review process.

TSI 1.5

Strengthen community outreach and services to further support residents.

- ▶ Partner with non-profits and agencies to connect residents with available resources and services.
- ▶ Endeavor to meet the needs of all residents through culturally inclusive and multilingual programming.

TSI 1.6

Support emergency preparedness and resilience efforts in the case of natural or human-made disasters.

- ▶ Equip the community with the tools, knowledge, and resources needed to prepare for, respond to, and recover from disasters.
- ▶ Identify and make places of refuge available during severe snow or weather events, particularly during closures of Berthoud Pass.



TOWN SERVICES & INFRASTRUCTURE GOAL 2

Expand health services to support the growing needs and quality care of Fraser's residents.

TSI 2.1

Increase healthcare options and services.

- ▶ Support the new Middle Park Health Hospital campus and facilitate the development of additional healthcare related services.
- ▶ Recruit health providers in Fraser to serve local needs.

TSI 2.2

Expand mental and behavioral health services.

- ▶ Create partnerships with current mental healthcare providers and facilities.
- ▶ Collaborate with county and nonprofit mental health providers to increase access.

TSI 2.3

Integrate health promotion into Town programs.

- ▶ Use parks and recreation programming and community events to encourage physical activity, healthy lifestyles, and preventative care.
- ▶ Expand community event offerings to include a wider range of activities that appeal to all residents, including those seeking non-alcohol centered experiences, and enhance access to additional support resources.



TOWN SERVICES & INFRASTRUCTURE GOAL 3

Maintain and enhance Fraser's physical infrastructure to ensure it's ready to support the community's growth and needs.

TSI 3.1

Ensure long-term water supply and high-quality drinking water.

- ▶ Plan for future water use through conservation programs, infrastructure upgrades, and watershed protection.
- ▶ Continue to monitor and maintain water treatment facilities to meet quality standards.
- ▶ Incorporate rain gardens, bioswales, permeable pavements and other green infrastructure into public streets to manage stormwater naturally and protect the Fraser River and its tributaries.
- ▶ Locate snow storage and melting facilities away from the Fraser River.

TSI 3.2

Invest in sewer and wastewater systems upgrades.

- ▶ Upgrade aging sewer infrastructure and expand capacity in areas targeted for growth.

TSI 3.3

Support the expansion or consolidation of Town services.

- ▶ Support the expansion or relocation of the post office within Town boundaries.
- ▶ Expand recycling and compost services and facilities.
- ▶ Explore the creation of a separate parks division or department.

TSI 3.4

Review and update the Capital Improvement Plan (CIP) based on infrastructure condition, development trends, available funding, and reaching 50% completion on previous CIP.

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TRANSPORTATION & MOBILITY

Vision

A joyful and connected mountain town where walking, biking, and transit make it easy to get around and explore.

Fraser envisions a transportation system that is safe, connected, and accessible for all. Roads, trails, transit, and pedestrian networks connect neighborhoods, support local businesses, and promote sustainable, multimodal travel. Strategic planning and targeted investments will ensure the transportation system meets current needs while anticipating changing travel patterns.

This chapter establishes a framework for the future of Fraser's transportation system. By planning strategically and prioritizing multimodal options, Fraser can accommodate future growth, reduce congestion, enhance safety, and encourage sustainable travel choices. The framework also emphasizes resilience and adaptability, ensuring the transportation system can respond to changing needs, emerging technologies, and evolving community priorities.



TRANSPORTATION & MOBILITY GOAL 1

Build safe, inspiring walking and biking connections—whether strolling Downtown or heading out on a scenic trail—that invite people to explore year-round.

TM 1.1

Improve pedestrian, ADA accessibility, and bicycle connectivity, comfort, and safety.

- ▶ Identify gaps in the pedestrian and bicycle networks.
- ▶ Improve key bicycle and pedestrian crossings.
- ▶ Improve regional trail connections through Fraser.
- ▶ Evaluate and improve ADA accessibility on all existing pedestrian facilities within the Town, and ensure ADA compliance for all new facilities.
- ▶ Conduct a study for pedestrian connections from the Fraser Valley Elementary School, across the railroad and US 40, to St. Louis Landing and other neighborhoods and amenities east of US 40.
- ▶ Address drainage and snow removal issues to improve pedestrian friendly sidewalks throughout the winter and spring months.

TM 1.2

Develop new standard/typical roadway sections that allocate space for non-motorized users.

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TRANSPORTATION & MOBILITY GOAL 2

Plan for a flexible and seamless transit experience that includes local solutions like micro-transit and a rail station area that welcomes travelers into Fraser's vibrant Downtown.

TM 2.1

Support increased passenger rail traffic to Fraser.

- ▶ Develop a Rail Station Area Plan for the Fraser Rail Station.
- ▶ Work with rail service providers to ensure consistent service.
- ▶ Plan for the future Fraser Mobility Hub to connect rail passengers to bus, bicycle, and other transportation services.

TM 2.2

Improve transit connectivity for areas not served by fixed-route transit.

- ▶ Evaluate feasibility of implementing micro-transit service.





TRANSPORTATION & MOBILITY GOAL 3

Support a well-connected road network that improves traffic flow, reduces congestion, and ensures the safe, efficient movement of people and vehicles throughout Fraser.

TM 3.1

Maintain and adapt Fraser's road network to support year-round access, safety, and the town's unique mountain context.

- ▶ Maintain and enhance roadway conditions through targeted reinvestment.
- ▶ Coordinate with CDOT on the US 40 capacity project to reflect local needs.
- ▶ Coordinate with Grand County on the completion of the Fraser Valley Parkway (FVP) from CR 73 (St. Louis Creek Road) to CR 50 (Church Park Road).
- ▶ Identify a north-south connection east of US 40 from CR 8 to Safeway (Edna Tucker Way-Sun River Dr-Clayton Ct).



TRANSPORTATION & MOBILITY GOAL 4

Provide thoughtful and easy-to-find parking that is balanced with the Town's commitment to walkability and placemaking.

TM 4.1

Balance parking supply and management with walkability and placemaking.

- ▶ Explore time restrictions for on-street parking near highly visited destinations and implement if needed.
- ▶ Add signage in key locations as consistent with the Winter Park & Fraser Wayfinding Plan throughout Town to clarify parking, destinations, and transportation options.
- ▶ Coordinate with CDOT Mountain Passenger Rail improvements and Clayton Court development to identify a location for a shared parking facility.
- ▶ Evaluate the feasibility of a parking monitoring program.
- ▶ Evaluate a fee-in-lieu and shared parking models.

INTERGOVERNMENTAL COORDINATION

Vision

The town of Fraser communicates and coordinates with other jurisdictions, agencies, and nonprofits to collaboratively address regional planning issues.

Effective collaboration with neighboring jurisdictions, regional agencies, and state and federal partners is essential for Fraser’s long-term growth. Intergovernmental coordination ensures that services are implemented efficiently, reducing duplication, leveraging resources, and addressing shared challenges.

This chapter establishes a framework for proactive communication, partnership, and alignment with other governmental entities. By fostering strong relationships and coordinated planning, Fraser can advance regional priorities, respond to emerging challenges, and achieve outcomes that benefit residents, businesses, and the broader community. Through strategic coordination, the town strengthens its ability to deliver services, manage growth, and enhance its role as a collaborative and forward-looking member of the region.



INTERGOVERNMENTAL COORDINATION GOAL 1

Develop a framework for ongoing regional collaboration to foster strong partnerships and drive impactful solutions across communities and regions.

IGC 1.1

Create and formalize intergovernmental agreements for shared services and infrastructure .

- Inventory and monitor active IGAs between Fraser and other entities.



INTERGOVERNMENTAL COORDINATION GOAL 2

Encourage coordination and collaboration around land use in the Fraser Valley.

IGC 2.1

Work with Winter Park, Grand County, and other partners to identify shared growth areas, environmental resources, and land use goals that cross jurisdictions.

- Establish a procedure for notifying and consulting nearby towns and the County on significant development proposals, annexations, or rezonings near shared boundaries.



INTERGOVERNMENTAL COORDINATION GOAL 3

Coordinate regional transit plans and projects to efficiently move people throughout the Valley.

IGC 3.1

Foster relationships with CDOT, Grand County, and Union Pacific to be involved with regional transportation master planning efforts.

IGC 3.2

Work with Winter Park, Winter Park Resort, Granby, and Grand County to support operation and expansion of The Lift transit service.

- Secure additional, sustainable joint funding for transit infrastructure and operations.
- Explore the formation of a Regional Transportation Authority (RTA).



INTERGOVERNMENTAL COORDINATION GOAL 4

Create forward-thinking, regional housing plans that address the needs of the entire Valley.

IGC 4.1

Work with Fraser Valley Housing Partnership, Winter Park, and Grand County to create a Valley-wide strategy for workforce, seasonal, and affordable housing.

IGC 4.2

Explore shared tools and incentives for housing development.



INTERGOVERNMENTAL COORDINATION GOAL 5

Work with Grand County and Winter Park to understand capacity and plan for services and infrastructure upgrades.

IGC 5.1

Work with government entities and special districts in the Fraser River Valley to further long-range planning goals and align Capital Improvement Plans across jurisdictions.

- ▶ Continue to explore a location for a shared composting site with Grand County and Winter Park.
- ▶ In partnership with Grand County, continue to advocate for a quiet zone and pedestrian amenities at the CR 5 railroad crossing.

IGC 5.2

Provide leadership and participation in efforts to address local challenges through regional cooperation.

IGC 5.3

Collaborate with the Grand County Library District to enhance library programming to engage a greater number of residents.

IGC 5.4

Further explore opportunities to share municipal services with Winter Park for advanced efficiency and coordination.

- ▶ Identify shared projects with adjacent water & sanitation districts.



INTERGOVERNMENTAL COORDINATION GOAL 6

Coordinate efforts around parks, recreation, open space, and trails to create a cohesive regional network.

IGC 6.1

Coordinate regional recreation and collaborate with the Fraser Valley Metropolitan Recreation District (FVMRD), Headwaters Trail Alliance (HTA), Colorado Open Lands (COL), and the Town of Winter Park.

IGC 6.2

Collaborate on joint use facilities and programming.

- ▶ Inventory and assess recreation district-wide.
- ▶ Identify land for acquisition across jurisdictions.
- ▶ Share facilities, funding, and programming to expand access.

IGC 6.3

Encourage regional strategic planning and initiatives regarding Fraser River Regional trail linkages.

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INTERGOVERNMENTAL COORDINATION GOAL 7

Protect residents, visitors, and property from human or natural made disasters.

IGC 7.1

Coordinate with regional agencies and adjacent communities on hazard mitigation and preparedness.

- ▶ Continue to participate in regular updates to the Grand County Multi-Hazard Mitigation Plan, Emergency Operations Plans, and Community Wildfire Protection Plan.



5 FRASER IN ACTION

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IMPLEMENTATION

The implementation matrix on the following pages serves as a tool to track and manage progress. Each action has a priority level, timeframe, estimated cost range, and Town partners for notification, collaboration, and potential funding opportunities. Each action's realization is in the greater mission of accomplishing the strategy and ultimately the goal identified above each action in the matrix.

IMPLEMENTATION MATRIX KEY

PRIORITY LEVEL

- 1: Critical
- 2: Vital
- 3: Desirable

COST

- NM: non-monetary
- \$: \$0-\$25k
- \$\$: \$25k-\$75k
- \$\$\$: \$75k+

TIMEFRAME

- Ongoing (ON): as needed
- Short term (ST): 0-3 years
- Medium term (MT): 3-5 years
- Long term (LT): 5+ years

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PARTNERS

AM	Amtrak
CDOT	Colorado Department of Transportation
CHFA	Colorado Housing and Finance Authority
COEDIT	Colorado Office of Economic Development and International Trade
COL	Colorado Open Lands
CPW	Colorado Parks and Wildlife
CWCB	Colorado Water Conservation Board
D	The Drop
DCI	Downtown Colorado Inc.
DOLA	Colorado Department of Local Affairs
EGFPD	East Grand Fire Protection District
EGSD	East Grand School District
FDDA	Fraser Downtown Development Authority
FEMA	Federal Emergency Management Agency
FRVHP	Fraser River Valley Housing Partnership
FVA	Fraser Valley Arts
FVMRD	Fraser Valley Metropolitan Recreation District
FWPC	Fraser-Winter Park Chamber
FWPPD	Fraser-Winter Park Police Department
GB	Grand Beginings
GC	Grand County
GC1	Grand County Water and Sanitation #1
GCED	Grand County Economic Development
GCHPB	Grand County Historic Preservation Board
GCHS	Grand County Historical Society
GCLD	Grand County Library District
GCRHN	Grand County Rural Health Network
GF	The Grand Foundation
GKLC	Grand Kids Learning Center
GY	Town of Granby
HTA	Headwater Trails Alliance
LT	The Lift Transit
MFC	Mountain Family Center
MPE	Mountain Parks Electric
MPH	Middle Park Health
PAC	Public Arts Committee
SG	Sustainable Grand
UCWET	Upper Colorado Watershed Environment Team
UPRR	Union Pacific Railroad
USACE	US Army Corps of Engineers
USFS	US Forest Service
WP	Town of Winter Park
WPRWS	Winter Park Ranch Water and Sanitation

Figure 13: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
DTV 1: Create an environment where walking, biking, and rolling feels fun, easy, and accessible.					
DTV 1.1 Improve signage and wayfinding for easier navigation.					DTV 2.2, DTV3.3, EV1.1, C1.2, PROST2.2, TM4.1, IGC6.1
Create artistic monuments in and around Downtown through the commissioning of local or regional artists that create natural wayfinding elements.	3	ON	\$\$	FDDA, FWPC, FVA, PAC	
Use the Winter Park & Fraser Wayfinding Plan to identify signage and wayfinding deficiencies and fill these gaps.	2	ON	\$\$	WP, HTA, FVMRD	
Adopt and implement the Winter Park and Fraser Signage & Wayfinding Master Plan.	2	LT	\$\$\$	WP, HTA, FVMRD, FDDA, DOLA	
DTV 1.2 Improve pedestrian and vehicular safety.					DTV1.4, DTV 2.2, DTV 3.1, DTV 4.2, PROST2.2, TSI3.4, TM1.1, TM1.2, TM3.1
Emphasize the importance of pedestrian and vehicular safety in discussions with CDOT on potential Highway 40 modifications.	1	ON	\$	CDOT, GC	
Integrate safety best practices in the design of future roads and pathways.	1	ON	\$	CDOT, GC, HTA	
Incorporate principals of Crime Prevention through Environmental Design (CPTED) in the design of public spaces.	1	ON	\$		
Add sidewalks to existing and proposed roadways and ensure all spaces meet The Americans with Disabilities Act (ADA).	2	ON	\$\$\$	DOLA, FDDA	
Inventory current deficiencies and projected replacement timeframes for pedestrian and vehicular infrastructure and add to Town Budget/Capital Improvement Plan.	2	ON	\$\$	FDDA	
Widen the Fraser River Trail within Downtown to separate cyclists from pedestrians where possible.	2	LT	\$\$\$	CDOT, HTA, DOLA, FDDA, FEMA, FVMRD	

Figure 14: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
In high speed or high traffic areas, consider grade separated crossings between active and passive modes of transportation.	2	LT	\$\$\$	CDOT, GC	
DTV 1.3 Expand and improve mobility options.					DTV2.2, Transportation & Mobility Section (TM), SNR3.4, SNR4.1, SNR4.2, IGC3.1
Establish a public-private partnership to establish a shared-use parking lot or garage in Downtown Fraser.	3	LT	\$\$\$	FDDA	
Work with the railroad to create additional parking on the east side of the tracks that could be used by Downtown visitors.	2	MT	\$\$	AM, UPRR	
Improve roadways and/or stripe additional parallel parking on the roads west of Highway 40.	2	LT	\$\$\$		
Install public EV charging stations.	3	LT	\$\$\$	SG, FDDA	
Conduct a parking analysis and/or Parking Master Plan.	2	ST	\$\$\$	DOLA, FDDA	
Continue to explore the feasibility of connecting a road to Safeway and Sun River Drive, as shown on the Vision Plan.	2	ST	\$		
Work with The Lift to improve bus service to Downtown.	2	ON	\$	LF, WP	
Consider micro-transit options to compliment bus routes and services from the LIFT.	2	MT	\$\$\$	LF, WP, FWPC	
Create an affordable and seasonal on-demand (e)bike share system.	3	LT	\$\$\$	SG, FDDA, HTA, FVMRD	
Establish the Town-owned property at 360 Railroad Avenue as the Fraser Mobility Hub.	1	ST	\$\$\$	CDOT, WP, AM	
DTV 1.4 Allocate and design space that is friendly to walk, bike, and roll.					DTV1.2, DTV 2.2, DTV3.3, DTV4.2, EV1.1, PROST2.3, PROST2.4, PROST4.2, LU4.2, SNR1.6, SNR4.2, TSI1.4, TM1.1, TM1.2

Figure 15: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Consider updating the Riverwalk District standards, street standards, and other applicable portions of the Town code to secure 12' sidewalks where possible to create space for street trees or site furnishings such as benches, bike racks, pedestrian lighting, and litter receptacles.	1	MT	\$		
Design streets using best practices that are naturally safe for cyclists. Provide striping and signage to improve visibility to clearly delineate cyclist space.	1	ON	\$		HTA
Pursue development of a trail along Elk Creek, from the Fraser River to CR 72 and potentially beyond, with a grade separated underpass under US 40 to connect Clayton Court and the Fraser River Trail to the Fraser Valley Center.	3	LT	\$\$\$		CDOT, DOLA, HTA, FVMRD
DTV 2: Build a lively and sustainable business environment that supports small, local shops and businesses, reflecting the town's unique and fun spirit.					
DTV 2.1 Promote business diversity, local businesses, and entrepreneurs that provide goods and services appealing to both locals and visitors.					DTV2.2, DTV2.4, DTV4.2, H3.3, Economic Vitality Section (EV), LU1.1, TSI1.1, TM2.1, IGC1.1
Provide economic incentives to desired businesses via financial incentives.	2	MT	\$\$\$		FDDA, COEDIT, DOLA, FWPC
Provide incubator space for desired businesses to become established and grow.	2	MT	\$\$\$		FDDA, COEDIT, DOLA, FWPC
Create marketing collateral to attract businesses.	3	MT	\$\$\$		FDDA, COEDIT, DOLA, FWPC
Invest in public infrastructure that creates value for prospective investors.	2	LT	\$\$\$		FDDA, DOLA
DTV 2.2 Increase foot-traffic and visitation.					Downtown Vision Section (DTV), EV1.3, EV2.1, C1.2, TM4.1

Figure 16: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Enhance marketing and advertising campaigns through various media outlets.	2	ON	\$\$	FDDA, FWPC	
DTV 2.3 Provide inclusive housing that prioritizes the workforce.					DTV2.2, EV4.1, Housing Section (H), IGC4.1, IGC4.2
Continue to assess and evaluate the effectiveness of zoning incentives for developments that voluntarily provide affordable housing and adjust the requirements/criteria on affordable unit ratios and AMI's, as needed.	2	ON	\$	FRVHP	
Continue to explore new ways to integrate affordable and market-rate housing for local employees.	2	ON	\$	CHFA, FWPC, FRVHP	
Work with the Fraser River Valley Housing Partnership on additional affordable residential projects.	2	ON	\$	FRVHP	
DTV 2.4 Create a full-day Fraser visitor experience.					DTV2.1, DTV2.2, DTV4.1, DTV4.2, H4.3
Encourage traditional lodging types beyond short-term rentals (STR) to diversify lodging options.	2	ON	\$	FDDA, FWPC	
Encourage non-competing local businesses to partner with each other to promote the local economy.	2	ON	\$	FDDA, FWPC	
Encourage future development to facilitate a full-day visitor experience to make it an easier choice for weekend and time-constrained visitors.	3	ON	\$	FDDA, FWPC	
DTV 3: Make the Fraser River and Fraser River Trail the heart of Downtown, shaping the area's identity and offering a vibrant, scenic space for residents and visitors to enjoy.					
DTV 3.1 Enhance Fraser River Trail amenities and gathering spaces near Downtown.					DTV1.2, DTV2.2, DTV3.3, DTV4.2, PROST2.1, PROST4.4, TSI1.4, IGC6.1
Acquire areas within the Downtown intended for parks and open space to ensure the Downtown Vision is realized as desired.	1	ST	\$\$\$	FDDA, FWPC	

Figure 17: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Incorporate the Downtown Vision Plan as part of the design review process in which developers must abide by.	1	ST	\$	FDDA	
Upon securing public areas, develop detailed public space designs that work with adjacent development parcels and enhance future development.	3	LT	\$\$\$	FDDA, FVMRD	
DTV 3.2 Encourage active uses and programming along the Fraser River while respecting ecologically sensitive areas.					DTV2.2, DTV4.1, EV1.4, EV5.2, C1.3, C3.3, SNR1.3, TS12.3
Evaluate ecological conditions and functions and provide best-practice solutions. Explore options that improve the current user experience.	2	LT	\$\$\$	USACE, CPW, FEMA	
Evaluate construction constraints such as wetlands and challenging geotechnical conditions.	2	ON	\$\$	USACE, CPW, FEMA	
Continue to evaluate Riverwalk District zoning as projects are built, and as needed, make any changes that might affect active ground floor uses along the River.	2	ON	\$	DRAFT	
Create events and programs along the Fraser River that bring people into the Downtown.	1	LT	\$\$\$	FDDA, DCI, FWPC	
DTV 3.3 Improve non-motorized access and visibility from Highway 40 and Clayton Court to the River.					DTV 1.4, DTV2.2, DTV 3.1, C1.2, PROST2.1, PROST 2.2, PROST2.3
Integrate new wayfinding signage and monuments that lead individuals to the Fraser River	2	MT	\$\$	FDDA	
Create stronger physical connections between these points through wider sidewalks, plazas, lawns, and other communal spaces.	2	LT	\$\$\$	FDDA	
Create a memorable landmark/trailhead at the junction of the Fraser River Trail and Downtown.	3	LT	\$\$\$	HTA, FDDA, FVMRD	
DTV 4: Enhance Downtown to be the go-to destination, buzzing with excitement and events every month of the year, where there's always something fun for everyone.					

Figure 18: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
DTV 4.1 Enhance event and programming efforts.					DTV2.2, DTV2.4, DTV 3.2, EV1.3, EV1.4, EV2.1, EV5.2, C3.3, PROST4.3, TSI2.3
Coordinate with local municipalities and Winter Park Resort to ensure that valley-wide events and programming are complementary and don't result in efforts taking attendance away from each other.	3	ON	\$	WP, GC	
Enhance four-season programming and event planning to promote visitation during typical shoulder seasons.	3	ON	\$\$\$	FDDA, FWPC	
Continue to support and enhance the Town's signature multi-day events such as Fraser Mountain Mural Festival and Fraser Fire & Ice.	3	ON	\$	FDDA, FWPC, FVA	
DTV 4.2 Ensure high-quality architectural and public realm design that is memorable and unique.					DTV1.2, DTV1.4, DTV 2.1, DTV2.2, DTV2.4, DTV3.1, EV5.1, H2.2, C2.1, C2.3, C3.1, PROST4.2, TM3.1
Work with the local community during the planning of public realm spaces to create community ownership.	2	LT	\$		
Hire local artists to create memorable elements that are unique to Fraser.	3	LT	\$\$	FDDA, FWPC, FVA	
Allocate budget to maintain a clean and enjoyable public realm. Work with the Downtown Development Authority (DDA) and business owners to discuss current challenges and opportunities.	2	ON	\$\$\$	FDDA, FWPC, FVA	

Figure 19: Downtown Vision Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Work with the property owners of the Safeway shopping center and Fraser Valley Center (Murdoch's) to encourage redevelopment / retrofitting of these suburban style commercial developments to a more urban form that integrates with the rest of Downtown Fraser.	2	ON	\$\$\$	FWPC, FDDA	

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Figure 20: Housing Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
H 1: Promote a variety of housing options to meet the needs of both renters and homebuyers, offering something for everyone in the community.					
H 1.1 Create incentives and streamlined processes for developing a range of housing types, including missing middle housing options like small-lot single-family (cottage courts), townhomes, duplexes, and small-scale multifamily.					DTV 2.3, H1.2, H1.4, H2.3, H4.3, C2.2, SNR2.2, IGC4.2
Evaluate the Town's current residential unit thresholds for minor and major site plan applications.	2	ON	NM	FRVHP	
Consider allowing small-scale multifamily (4 units or less) to only require administrative approval.	2	ON	NM	FRVHP	
H 1.2 Support housing solutions that serve diverse household compositions, income levels, and life stages.					DTV 2.3, H1.1, H4.2
Identify potential developers to complete public-private partnerships.	3	ON	NM	FRVHP	
H 1.3 Modify zoning and land use codes to allow greater housing variety and density in appropriate areas.					DTV 2.3, H2.3, EV3.2, LU4.2
Consider changes to reduce minimum open space, reduce required setbacks, and increase maximum building height in residential zone districts.	2	ON	NM	FRVHP	
Consider inclusionary zoning models and practices that would incentivize and/ or require construction of low/ middle income units as part of housing developments.	3	ON	NM	FRVHP	
H 1.4 Establish programs to help maintain and preserve existing affordable housing stock.					DTV 2.3, H1.1, H4.3, LU2.1
Collaborate with the Fraser River Valley Housing Partnership to offer a deed restriction program for existing residential units and tailor the incentives it provides to be attractive to local homeowners and homebuyers.	3	ON	NM	FRVHP, CHFA, DOLA	

Figure 21: Housing Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
H 2: Encourage mixed-use housing development in areas where it can make the neighborhood more walkable, contribute to its character, and boost local business.					
H 2.1 Identify priority areas where mixed-use development should be concentrated, particularly near Downtown and transit corridors.					DTV 2.3, EV4.3, H2.3, LU1.1, LU3.4
Consider changes to the allowed uses within commercial and mixed-use zone districts so that permitted development is not comprised of only residential uses.	1	ST	NM	FRVHP	
H 2.2 Create design guidelines that ensure mixed-use developments contribute positively to neighborhood character and walkability.					DTV 2.3, DTV4.2, EV1.1, C2.1, C2.3, LU2.2
H 2.3 Review and update regulatory/zoning incentives such as density bonuses and parking reductions for mixed-use projects that incorporate housing into targeted areas.					DTV 2.3, H 1.1 , H1.3, H2.1, LU1.1, TM4.1, IGC4.2
H 2.4 Support the adaptive reuse of existing buildings for mixed-use development.					DTV 2.3, EV3.2, EV4.3, C2.2, LU2.1
Implement expedited permitting and review processes for adaptive reuse projects that are mixed-use.	2	ST	NM	GCHS, FRVHP, CHFA	
Consider fee reductions/waivers for adaptive reuse projects that are mixed-use.	2	ST	NM	GCHS, FRVHP, CHFA	
H 3: Build and strengthen partnerships with state, regional/county, and philanthropic organizations that can help Fraser increase affordable and attainable housing to better meet the needs of local workers.					
H 3.1 Actively participate in regional housing coalitions and initiatives, such as the Fraser River Valley Housing Partnership, to leverage shared resources and expertise.					DTV 2.3, IGC2.1, IGC4.1, IGC5.2
H 3.2 Pursue grants, tax credits, and other external funding sources for housing development and assistance programs.					DTV 2.3, EV1.1
Work with DOLA and other agencies to identify proper funding sources.	2	ON	NM	DOLA, FRVHP, CHFA	
H 3.3 Collaborate with major employers and business organizations to develop employer-assisted housing programs.					DTV2.1, DTV 2.3, EV4.1, EV4.4
H 3.4 Partner with nonprofit housing developers to increase capacity for affordable housing development that is subsidized and/or protected.					DTV 2.3

Figure 22: Housing Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
H 4: Seek a balance of housing options for year-round residents, seasonal workforce, non-resident owners, and short-term visitors – recognizing the importance of each for the local economy and quality of life.					
H 4.1 Create dedicated seasonal workforce housing solutions through partnerships and targeted development.					DTV 2.3, EV4.1, IGC4.1
H 4.2 Establish monitoring systems to track housing inventory across different occupancy types to help inform policies to expand workforce-appropriate housing.					DTV 2.3, H1.2
H 4.3 Implement policies that encourage non-resident homeowners to make properties available for long-term rental when not in use.					DTV 2.3, DTV2.4, H1.1, H1.4
Explore case studies for temporary subsidies or incentives to unlock existing housing stock for long-term rentals.	3	ON	NM	FRVHP, CHFA	

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Figure 23: Economic Vitality Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
EV 1: Build and nurture a thriving, memorable mountain Downtown.					
EV 1.1 Enhance the physical environment of Downtown.					DTV1.1, DTV 1.4, DTV2.1, H2.2, H3.2, C1.2, C2.3, LU3.2
Complete streetscape improvements including sidewalk widening, street furniture, and wayfinding signage along main Downtown corridors.	2	LT	\$\$\$	FDDA, FWPC	
Continue to support and consider expanding the existing business enhancement grant program to assist property owners with building upgrades that enhance Downtown character.	3	MT	\$\$\$	FDDA, FWPC	
EV 1.2 Support existing Downtown businesses while attracting complementary new businesses.					DTV2.1, EV3.2, EV3.3, LU2.1, TSI1.4
Work with the DDA and Chamber to identify market gaps and actively recruit businesses that fill those gaps.	2	ON	NM	FDDA, FWPC	
Streamline permitting and approval processes for Downtown business expansions and tenant improvements.	1	ST	NM	WP	
EV 1.3 Enhance Downtown's market position and visibility.					DTV2.1, DTV2.2, DTV4.1, EV1.2, EV5.2, C3.3,
Create a Downtown marketing and branding strategy that highlights Fraser's unique character and offerings.	3	MT	\$\$\$	FDDA, FWPC	
Support DDA social media and promotional efforts that showcase Downtown events and businesses.	3	ON	NM	FDDA, FWPC	
EV 1.4 Activate Downtown through events and programming.					DTV2.1, DTV 3.2, DTV4.1, EV2.1, EV2.2, EV2.3, EV5.2, C1.3, C1.4, C3.3, PROST3.3, TSI1.5, TSI2.3

Figure 24: Economic Vitality Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Develop and maintain a coordinated annual calendar of Downtown events and activities that drive foot traffic year-round.	3	ST	\$	FDDA, FWPC	
Support pop-up activations and temporary uses that bring energy to Downtown during shoulder seasons.	2	ON	NM	FDDA, FWPC	
EV 2: Bolster counter-seasonal business to help balance workforce needs and revenue generation across the year.					
EV 2.1 Identify and promote off-season tourism opportunities.					DTV2.1, DTV2.2, DTV4.1, EV1.4, EV2.2
Develop and promote signature off-season events that draw visitors and support local businesses.	2	MT	\$\$	FDDA, FWPC	
EV 2.2 Support businesses in developing shoulder season products and services.					DTV2.1, EV1.4, EV2.1, EV3.1
Connect businesses with technical assistance resources for developing new off-season products or services.	2	LT	\$	FDDA, FWPC	
EV 2.3 Incentivize year-round business activity and employment.					DTV2.1, EV1.4, EV2.1, EV4.2, LU1.2, TSI2.1
Identify brownfield funding opportunities and other supports to incentivize a manufacturing use at the former pole yard property.	2	MT	NM	DOLA, GCED, FWPC, COEDIT	
Explore creation of a year-round employment incentive program (e.g., tax rebates, fee waivers) for businesses maintaining staff during shoulder seasons.	1	ST	\$\$\$	GCED, FDDA, FWPC, COEDIT	
Consider property tax incentives or other financial tools for businesses that provide year-round goods/services critical to community needs.	2	LT	\$\$		
EV 3: Encourage growth in small businesses that help diversify the local economy and fit with Fraser's mountain setting.					

Figure 25: Economic Vitality Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
EV 3.1 Provide business support services and resources.					DTV2.1, EV2.2, EV5.1, LU2.1, LU1.2, SNR2.1, TSI1.1
Maintain and promote online resources that connect entrepreneurs to capital access programs, grants, and lending opportunities.	3	ST	\$	GCED, FDDA, FWPC	
Sponsor or co-sponsor quarterly networking events for local entrepreneurs and small business owners.	3	ST	\$	GCED, FDDA, FWPC	
EV 3.2 Expand availability of flexible, affordable business space.					DTV2.1, EV1.2, EV3.4, H1.3, H2.4, C3.1, LU2.1
Support adaptive reuse of existing buildings for pop-up retail, artist studios, or flexible commercial space.	3	LT	NM	FDDA	
Consider zoning amendments to allow live-work units and home-based business options in appropriate locations.	2	ST	NM		
EV 3.3 Attract businesses that complement Fraser's character and fill service gaps.					DTV2.1, EV1.2, LU1.2, TSI1.2, TSI2.1
Target recruitment efforts toward businesses that complement the mountain lifestyle and fill gaps in local services.	1	ON	\$\$	FDDA, FWPC, GCED	
Maintain inventory of available commercial spaces and actively market them to desired business types.	1	ON	NM	FDDA, FWPC	
EV 3.4 Support remote workers and home-based businesses.					DTV2.1, EV3.2, LU2.1, TSI1.4
Continue infrastructure improvements including broadband expansion.	2	ON	\$\$\$		
Create or support co-working space development that provides professional workspace and networking opportunities.	3	ON	\$	FDDA, FWPC	
EV 4: Make Fraser a place where people can both live and work affordably.					

Figure 26: Economic Vitality Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
EV 4.1 Support regional workforce development initiatives.					DTV2.1, DTV2.3, H3.3, H4.1, IGC4.1, IGC5.2
Share information about local employment opportunities and employer needs with regional workforce development partners.	3	ON	NM	FDDA, FWPC, GCED, COEDIT	
EV 4.2 Support the creation of year-round, higher wage jobs.					DTV2.1, EV2.3
Track and report on job quality metrics including wage levels, benefits, and year-round vs. seasonal employment.	2	LT	\$	FDDA, FWPC	
EV 4.3 Help to integrate work and living options.					DTV2.1, H2.1, H2.4, LU1.1, LU2.4, LU3.4
Support mixed-use development that allows residents to live near employment centers and reduce commuting costs.	2	ON	NM		
EV 4.4 Integrate economic development with housing and childcare.					DTV2.1, H3.3, TS11.1
Survey local employers about employee housing and childcare needs to inform policy decisions.	2	MT	\$\$	FDDA, FWPC	
EV 5: Encourage businesses to collaborate in emerging shopping areas to create a dynamic environment where everyone benefits.					
EV 5.1 Support business association and merchant groups.					DTV2.1, DTV4.2, EV3.1, EV5.2
Encourage formation of merchant associations in emerging commercial areas.	2	ON	NM	FWPC	
EV 5.2 Foster collaborative approach to marketing and programming.					DTV2.1, DTV 3.2, DTV 4.1, EV1.3, EV1.4, EV5.1, C3.3
Facilitate regular meetings between Downtown and highway-oriented business groups to coordinate marketing and events.	2	ON	NM	FDDA, FWPC	

Figure 27: Community Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
C 1: Preserve Fraser's one-of-a-kind charm, mountain town vibe, and strong sense of community.					
C 1.1 Encourage community leadership and participation in Town government.					C1.4, PROST4.3, TSI1.5, TSI1.6
Establish a Citizen's Academy to educate and inform Fraser Valley residents on the role of their local government and its operations.	3	ON	NM		
C 1.2 Establish community gateways, wayfinding, and signage that showcase Fraser's unique identity and educate residents and visitors about the Town and its history.					DTV1.1, DTV2.2, DTV3.3, EV1.1, C2.1, C2.2, C3.1, PROST2.2, TM4.1
Use the Winter Park & Fraser Wayfinding Plan to identify priority areas for gateways, signage, and informational kiosks.	2	MT	\$\$\$	FDDA, FWPC, WP	
C 1.3 Support development, spaces, and programming that enhance quality of life for everyone.					DTV 3.2, EV1.4, LU3.3, TSI1.4, IGC5.3
Support the Fraser Bike Park with programming and events.	2	ON	\$	FVMRD	
Pursue/support the addition of new parks and park facilities.	3	ON	\$\$\$	FVMRD	
C 1.4 Encourage second homeowners to become active members of the community.					EV1.4, C1.1
Develop programs and spaces that bring together longtime locals and new residents.	3	ON	NM	FVMRD, GCLD, FVA, PAC	
C 2: Ensure development enhances the visual character of the area, blending modern design with the unique charm and natural beauty of the community to create a cohesive and vibrant built environment.					
C 2.1 Incorporate elements of Fraser's history and traditions into architectural design, streetscapes, and public spaces.					DTV4.2, H2.2, C1.2
C 2.2 Promote and protect architectural integrity.					H1.1, H2.4, C1.2, SNR2.2
Partner with the Grand County Historical Association, the Grand County Historic Preservation Board, and other entities to develop a local register of historic structures.	2	MT	\$	GCHS, GCHPB	

Figure 28: Community Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
In partnership with the Fraser Downtown Development Authority (FDDA), provide incentives for preservation or adaptive reuse of historic structures.	2	ST	\$\$	FDDA	
Provide signage at historic landmarks to educate on building history and significance.	3	ON	\$\$	GCHS, GCHPB	
Establish a walking tour of Fraser guidebook.	2	MT	\$\$	GCHS, GCHPB, FDDA	
C 2.3 Support oversight to ensure new development is compatible with existing character.					DTV4.2, EV1.1, H2.2, LU2.2, PROST1.2, PROST2.4, PROST2.4, TM3.1
Establish design guidelines for new development.	1	LT	\$\$\$		
Incorporate public spaces that reflect the character of Fraser and create community in new development.	1	ON	NM	FDDA, PAC	
Preserve walkable, small-town streetscapes that activate frontages and provide gathering spaces.	1	ON	NM	FDDA	
Integrate the built environment with Fraser's natural surroundings to enhance the mountain character and outdoor lifestyle.	1	ON	NM	HTA	
Establish and maintain view corridors of Byers Peak, the Continental Divide, and Winter Park Resort.	3	LT	NM		
C 3: Celebrate arts and culture as a vital force in shaping the town's identity, fostering inclusivity, and creating spaces that connect and inspire people.					
C 3.1 Support local arts and culture to leverage Fraser as an artist community.					DTV4.2, EV3.2, C1.2, C3.2
Partner with local artists and other creatives to develop public art, murals, and other installations that reflect Fraser's history and culture.	2	ON	\$\$	FDDA, FVA, FWPC, PAC	

Figure 29: Community Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Maintain and increase funding for Art in Public Places in the Town's annual budget.	3	ON	\$\$\$	PAC	
Encourage the collaboration and support of the Public Arts Committee, the Fraser Downtown Development Authority, and other entities to fund the arts.	3	ST	\$	FDDA, PAC	
C 3.2 Leverage the future Fraser Valley Arts Center as a place for communication and collaboration amongst different art groups in the community.					C3.1
C 3.3 Host or support events, festivals, pop-ups, and other activities that bring the community together and showcase music, crafts, and traditions.					DTV3.2, DTV4.1, EV1.3, EV1.4, EV2.1, EV5.2, PROST4.3, TSI2.3
Explore supporting events such as the Winter Park Film Festival and/or providing supplemental activities.	2	ST	\$\$\$	WP, FDDA, FWPC	

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Figure 30: Parks, Recreation, Open Space, & Trails Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
PROST 1: Protect and enhance Fraser's open spaces ensuring they remain beautiful, accessible, and enjoyable for all.					
PROST 1.1 Protect and enhance the Cozens Ranch Open Space.					PROST1.3, PROST4.1, SNR1.1, SNR1.4, TSI3.1
Implement the recommendations from the 2018 Fraser River Corridor Master Plan to enhance both conservation and recreation in the Cozens Ranch Open Space.	2	ON	\$\$\$	COL, CPW, HTA	
Work with Colorado Open Lands to place a conservation easement over a majority of the land within the Cozens Ranch Open Space.	2	ON	\$	COL, CPW	
PROST 1.2 Develop properties in a manner that preserves the natural features of a site and provides new or connects to existing public open space.					C2.3, PROST2.3, LU2.2, SNR1.2, SNR1.8, TSI3.1
PROST 1.3 Promote responsible open space use through signage, education, and stewardship.					PROST1.1, LU2.2, LU3.3, SNR1.1, SNR1.2, IGC6.3
Update current and install new interpretive signage that showcases ecological features and Leave No Trace principles.	2	LT	\$	HTA, USFS	
Create volunteer opportunities for clean-up days, native plant restoration, or wildlife monitoring in Fraser's open space.	2	MT	NM	HTA	
PROST 2: Maintain and enhance a rich and varied public trail network, creating more opportunities for outdoor adventure and connecting the community to nature and nearby public lands.					
PROST 2.1 Improve trailheads with amenities that support access and comfort.					DTV3.1, DTV3.3, SNR3.3, SNR4.2, TSI1.4, TM1.1, TM4.1, IGC6.1
Upgrade trailheads with essentials like restrooms, bike racks, trash and recycling bins, shade, seating, and expanded parking.	2	LT	\$\$\$	HTA, CPW, USFS, GC	
Prioritize improvements at high-use trailheads and those serving multiple user groups.	1	ST	\$\$\$	HTA, CPW, USFS, GC	
PROST 2.2 Enhance trail wayfinding and navigation across the network.					DTV1.1, DTV1.2, DTV3.3, C1.2, TM1.1, IGC5.2, IGC6.1

Figure 31: Parks, Recreation, Open Space, & Trails Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Work with regional partners and organizations to install consistent, clear signage with trail names, distances, and safety information across regional trails based on the Winter Park & Fraser Wayfinding Plan	2	LT	\$\$\$	HTA, CPW, USFS, GC	
PROST 2.3 Improve pedestrian and bicycle connections.					DTV1.4, DTV3.3, PROST1.2, PROST2.4, SNR4.2, TM1.1, IGC6.1
Prioritize trail linkages that create a cohesive network, allowing one to travel conveniently without a car.	1	ST	\$\$\$	HTA, CPW, USFS, GC	
Identify gaps, new connections, and trail extensions to improve recreation and non-motorized transportation options.	2	MT	\$\$	HTA, CPW, USFS, GC	
PROST 2.4 Plan and construct new trails with consideration for environmental sensitivity and land use compatibility.					DTV1.4, C2.3, PROST2.3, TM1.1, IGC6.1, IGC6.3
PROST 2.5 Continue to provide high-quality parks and outdoor facilities and support their expansion and improvement.					
Support the completion and ongoing maintenance of the Fraser Bike Park	1	ST	\$		
PROST 3: Provide more opportunities for indoor recreation, offering the community a variety of activities to stay active, social, and engaged, no matter the weather.					
PROST 3.1 In partnership with the Fraser Valley Metropolitan Recreation District, explore opportunities for a fieldhouse/multi-purpose use facility for additional indoor recreation opportunities.					PROST3.1, PROST3.2, PROST3.3, PROST4.4, IGC6.1, IGC6.2
PROST 3.2 Support the Grand Park Community Recreation Center.					PROST3.1, PROST4.2, PROST4.3, TSI2.3, IGC6.1, IGC6.2
PROST 3.3 Expand indoor programming within existing buildings.					EV1.4, PROST3.1, IGC5.3
Use schools or other public spaces for programs like fitness classes, youth activities, or community gatherings.	2	ST	NM	EGSD	
PROST 4: Promote inclusive and barrier-free access to all public spaces, making sure everyone in Fraser feels welcome and engaged, and benefits from community resources.					

Figure 32: Parks, Recreation, Open Space, & Trails Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
PROST 4.1 Find opportunities to expand and protect public lands.					PROST1.1, SNR1.1, SNR1.4, IGC1.1
Secure easements or access agreements where necessary and work to prevent the loss or privatization of established access routes.	1	MT	NM	USFS, CDOT, GC	
PROST 4.2 Identify and remove barriers to using public spaces.					DTV1.4, DTV4.2, PROST3.2, TSI1.3, TSI1.4, TM1.2
Offer scholarships, reduced fees, or free programs to ensure cost isn't a barrier to accessing recreation opportunities.	2	ST	\$\$	CPW, HTA, FVMRD	
Provide transportation options to parks, recreation facilities, libraries, and other public spaces.	2	MT	\$\$\$	CPW, HTA	
Incorporate universal design elements and ADA compliance.	2	ON	\$\$\$	CDOT, CPW, USFS, HTA	
PROST 4.3 Promote public events and resources to all community members.					DTV4.1, EV5.2, C1.1, C3.3, PROST3.2, SNR1.6, TSI1.3, TSI2.3
Use multiple communication channels to advertise Town sponsored events and recreational opportunities.	3	ON	NM	HTA, FVMRD	
Partner with community organizations to reach underrepresented groups.	3	ON	NM	HTA, FVMRD, MFC	
Provide signage and communications in multiple languages as appropriate.	2	ON	\$	HTA, FVMRD	
PROST 4.4 Maintain funding sources to support growth and improvements.					DTV3.1, PROST3.1, LU3.1, LU3.2, TSI3.3, TSI3.4, IGC5.1, IGC6.2
Where feasible, look to expand parks and recreation facilities by utilizing land dedicated through land dedication requirements.	3	ON	\$	FVMRD	
Utilize fees-in-lieu of park land dedication to fund capital improvements and expansions to existing parks.	3	ON	\$	FVMRD	

Figure 33: Land Use Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
LU 1: Promote a balanced mix of land uses that supports current and future residents and the Town's ability to provide services, while also ensuring we preserve green spaces, enhance outdoor recreation amenities, and protect natural resources.					
LU 1.1 Encourage mixed-use development that integrates housing, stores, businesses, and services in key areas, like Downtown and near transit.					DTV2.1, EV4.3, H2.1, H2.3, LU3.4, TSI2.1
LU 1.2 Support small-scale neighborhood serving retail and services within or near residential areas.					EV2.3, EV3.1, EV3.3, LU2.3, LU2.4, LU3.3, LU3.4, LU4.1, TSI1.5
Encourage future development and annexations to integrate small-scale retail.	1	ST	NM		
LU 2: Plan development where infrastructure and services already exist to reduce the impact and cost of new development.					
LU 2.1 Encourage the development of empty lots and renovation of existing buildings in areas supported by existing infrastructure.					EV1.2, EV3.1, EV3.2, H1.4, H2.4, LU2, TSI1.4, TSI3.1, TSI3.2, TM1.1
Prioritize the use of underused or empty parcels within existing town boundaries.	1	ST	NM		
Direct growth to locations with available sewer, water, transportation, and emergency services.	1	ST	NM		
LU 2.2 Promote compact, walkable, transit-supported development patterns that preserve open space.					H2.2, C2.3, PROST1.2, PROST1.3, LU2, SNR1.1
LU 2.3 Discourage sprawl and leapfrog development patterns that strain town services and inefficiently consume land.					LU1.2, LU2
LU 3: Ensure new development is beneficial to the fiscal sustainability of the Town of Fraser.					
LU 3.1 Implement and regularly update development impact fees at least every 3 years to ensure new development contributes its fair share toward infrastructure, green space, and public services.					PROST4.4, LU3.2, H1.3, TSI1.6, TSI3.1, TSI3.2, TSI3.3, TM4.1, IGC5.1, IGC6.2, IGC7.1
Conduct a study to determine the feasibility of implementing impact fees for transportation, affordable/workforce housing, and other essential services.	1	ST	NM		FRVHP, GC, WP, FWPPD

Figure 34: Land Use Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Ensure that plant investment fees for water and sewer are regularly updated to align with the cost of capital expansions.	1	ST	NM	WPRWS	
Reevaluate the Town's current land dedication and fee-in-lieu requirements for parks and schools.	1	ST	NM	EGSD	
Coordinate and collaborate with the East Grand Fire Protection District on periodic reassessments of their impact fees for new development.	1	ON	NM	EGFPD	
Review and adjust fee structures periodically to reflect actual service costs.	1	ON	NM		
LU 3.2 Require off-site improvements, when necessary, as a condition of approval for development projects to mitigate community impacts.					EV1.1, PROST4.4, LU3.1, SNR2.4, TM4.1, IGC5.1
Strengthen and clarify existing regulations for off-site improvements (such as transportation/roadway improvements, drainage and snow storage/melting facilities, parks/trails/open space, etc.) and right-of-way dedication for new development projects.	1	ST	NM		
LU 3.3 Develop and adopt a standard annexation agreement that guides future annexations and their development.					C1.3, PROST1.3, LU1.2, LU3, LU4.1, TSI3.3, IGC1.1, IGC2.1
Include provisions that require new annexations to contribute to the cost of or dedicate land for infrastructure, public services, and amenities; and/or provide affordable housing, open space, and commercial land uses.	1	ST	NM		
Codify the proposed annexation policy and template agreement outlining expectations for infrastructure contributions, conveyance of water rights, service provisions, and community benefits.	1	ST	NM		
LU 3.4 Promote commercial and mixed-use developments in appropriate areas for sales tax generation.					EV4.3, H2.1, LU1.2

Figure 35: Land Use Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Encourage development that expands retail, lodging, and service sectors to increase sales and lodging tax revenues.	1	ST	NM		
Target high-visibility or high-traffic locations for commercial and mixed-use areas.	1	ON	NM		
Inclusion of light industrial/manufacturing land uses to diversify the region's job and tax base.	3	ON	NM		GCED, FWPC
LU 4: Align development codes, policies, and processes with the vision and goals of the Comprehensive Plan.					
LU 4.1 Follow the Future Land Use Map for strategic future annexations and rezoning requests.					LU1.2, LU3.3, SNR1.2, IGC2.1, IGC5.1, IGC6.3
Review and periodically update the Future Land Use Map and 3-mile plan.	2	ON	NM		GC, WP
LU 4.2 Update the land development code to support the vision and goals in this document.					DTV1.4, H1.3, SNR1.1, SNR1.6, SNR1.8, SNR1.9, SNR2.4

Figure 36: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
SNR 1: Foster and support initiatives that preserve and enhance Fraser's natural beauty, ensuring its unique landscapes remain vibrant for years to come.					
SNR 1.1 Protect wildlife habitat through restoring and preserving wildlife corridors.					PROST1.1, PROST1.3, PROST4.1, LU2.2, LU4.3, SNR1, IGC3.1
Designate and preserve corridors that facilitate wildlife movement, reducing habitat fragmentation through the adoption of conservation zoning regulations that limit development in critical habitats or provide restorative measures.	2	ON	NM	CPW, COL	
Collaborate with CDOT and CPW to implement wildlife crossings of US 40 where feasible.	3	LT	\$\$\$	CDOT, CPW	
SNR 1.2 Enhance riparian corridors through buffer zones, native vegetation restoration, and erosion control measures.					PROST1.2, PROST1.3, LU4.1, SNR1
Implement the Fraser River Corridor Maintenance Plan and explore expansion in the future.	2	ON	\$\$	CPW	
Maintain and expand the Town's current regulations regarding buffer zones / setbacks along waterways to limit erosion, restore riparian integrity, filter pollutants, and provide wildlife habitat.	1	ON	NM	USACE, CWCB, UCWET	
Prioritize the replanting of native flora along waterways to improve ecological health and resilience.	2	ON	\$\$	CWCB, UCWET	
SNR 1.3 Protect, restore, and enhance wetlands by implementing control measures.					DTV3.2, SNR1, SNR2.4
Conduct comprehensive mapping of existing wetlands to identify priority wetlands and inform planning decisions.	2	MT	\$\$	USACE, CWCB	
Enforce development restrictions to protect existing wetlands and employ mitigation banking to compensate for previous or future impacts.	1	ON	NM	USACE, CWCB, CPW	

Figure 37: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
SNR 1.4 Protect watersheds through a comprehensive watershed management plan.					PROST1.1, PROST 4.1, SNR1, TSI3.1
Develop and implement plans that address land use, water quality, and conservation within the watershed and implement best practices to reduce runoff and prevent pollution in waterways.	2	ON	NM	CWCB	
SNR 1.5 Conserve water through community outreach that removes barriers to implement best practices.					SNR1, SNR2.3, TSI1.5, TSI3.1, IGC5.4
In partnership with local municipalities and water & sanitation districts, promote water savings programs including audits, retrofits, and the use of water efficient landscaping practices through public education and demonstration gardens.	3	MT	\$\$	GC1, WPRWS	
Implement the recommendations from the 2023 Water Efficiency Plan and monitor/evaluate their effectiveness.	2	ON	\$		
Update the Town's landscaping regulations for new development to require vegetation that does not require irrigation once it is established.	2	ST	NM		
SNR 1.6 Restore and protect the tree canopy through programs, ordinances, and community events.					DTV1.4, PROST 4.3, LU4.2, SNR1
Expand the role of the Town's streetscape and public gardens management staff to plant new and maintain existing trees in public spaces to enhance canopy cover.	2	MT	\$\$\$		
Enact ordinances that protect mature trees when development occurs,	1	ST	NM		
Organize events that encourage community participation in tree planting and care (Plant a Tree Day).	3	ST	\$		

Figure 38: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
SNR 1.7 Manage noxious weeds through integrated weed management, monitoring, and awareness.					SNR1, SNR2.4
Adopt a combination of mechanical, chemical, and biological control methods to manage invasive species, educate the community on identifying and reporting, and conduct routine surveys to detect and address noxious weed infestations promptly.	3	LT	\$\$\$		
SNR 1.8 Manage stormwater through maintenance, ordinances, and sustainable infrastructure.					PROST1.2, LU4.2, SNR1, SNR2.2, TSI3.1, TM1.1, IGC5.2
Survey existing conditions and form a holistic, regional/ neighborhood based approach to update inefficient stormwater infrastructure.	3	MT	\$\$		
Adopt supplemental regulations to the Grand County Storm Drainage Design and Criteria Manual to encourage and incentivize new developments to incorporate rain gardens, bioswales, permeable pavements and other green infrastructure to manage stormwater naturally.	2	ST	\$\$		
Explore partnerships with the school district, library district, and other entities to educate the community on stormwater management with hands-on demonstrations along St. Louis Creek.	1	ST	\$	EGSD, GCLC, UCWET, GCWIN, LBD	
SNR 1.9 Strive to achieve Dark Sky Community Designation by 2035 - reducing light pollution through ordinances and education.					LU4.2, SNR1, SNR2.3
Strengthen existing exterior lighting ordinances to minimize skyglow and light trespass and/ or require the use of shielded fixtures that direct light downward.	2	ST	NM		
Inform residents and businesses about the benefits of reducing light pollution.	3	ON	\$	FDDA, FWPC, SG	

Figure 39: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Partner with HOA's to update and enforce neighborhood lighting regulations.	2	ON	NM		
Explore implementing a grant program to support local compliance.	3	MT	\$\$\$		
SNR 2: Embrace sustainable development practices that create harmony between growth with the natural environment, ensuring a thriving community while protecting the beauty and resources of Fraser.					
SNR 2.1 Encourage energy efficiency for all homes and businesses in Fraser.					EV3.1, SNR3.2, TSI1.5
Support and partner with Sustainable Grand and other nonprofit community groups that provide education and outreach with regards to energy efficiency.	3	ON	\$	SG	
Update local building codes to align with the latest International Energy Conservation Code (IECC) standards.	2	ON	NM	SG	
Provide subsidized energy audits for homes and small businesses, and additional support/subsidies for weatherization, insulation, and HVAC upgrades.	2	LT	\$\$\$	SG	
SNR 2.2 Support green building design by offering density bonuses, expedited permits, or reduced fees for projects that meet LEED or other high-performance building standards.					H1.1, C2.2, SNR1.8, SNR3.1
SNR 2.3 Lead by example by retrofitting town-owned facilities with high-efficiency appliances and fixtures and utilizing native plantings and drought-tolerant species across town facilities.					SNR1.5, SNR1.9, SNR3.1, TSI1.4
Conduct a greenhouse gas emissions inventory to determine progress/impact of the recommendations from the 2016 Sustainability Plan.	2	MT	\$\$\$	SG	
Create a new Sustainability Plan and implement its recommendations.	2	LT	\$\$\$	SG, CWCB, D, MPE	
SNR 2.4 Ensure development is oriented in a way that mitigates the risk of natural and human-made disaster.					LU3.2, LU4.2, SNR1.3, SNR1.7, TSI1.6, IGC7.1

Figure 40: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Create defensible space programs and vegetation management, especially near the Wildland-Urban Interface (WUI).	2	ST	\$\$	CPW, USFS, EGFPD, WP, GC	
Adopt codes and regulations that align with the Colorado Wildfire Resiliency Code.	1	ST	NM	EGFPD, WP, GC	
Ensure new development is outside of the 100-year floodplain and wetland designations.	1	ON	NM	USACE	
SNR 3: Promote efforts to improve air quality helping to create a cleaner, healthier environment for residents.					
SNR 3.1 Measure, track, and set targets for greenhouse gas reduction.					SNR2.2, SNR2.3, IGC2.1
SNR 3.2 Advance renewable energy.					SNR2.1, SNR3.4
Advocate for Mountain Parks Electric to increase the share of its electric power that comes from renewable energy sources such as solar and wind.	3	ON	NM	MPE, SG	
Promote community solar programs.	3	ON	\$\$	MPE, SG	
SNR 3.3 Reduce solid waste.					PROST2.1, TSI3.2, TSI3.3
Promote the pay-as-you-throw trash and recycling services available at the Town's facility, The Drop.	2	ON	NM	D	
Create programs and incentives to increase usage of The Drop by both residents and visitors.	2	ST	\$\$	D	
Explore, and implement where feasible, expansion of recycling services and what is collected, as well as composting services for organics.	3	MT	\$\$	D	
Adopt policies in line with the implementation of the Colorado Producer Responsibility Program and Minimum Recyclables List and require licensed haulers or contracted services to provide recycling.	2	MT	NM	D	

Figure 41: Sustainability & Natural Resources Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
SNR 3.4 Further vehicle electrification and support development of EV charging infrastructure.					DTV1.3, SNR3.2, SNR4.1
Convert transit and Town fleet vehicles to electric or hybrid models.	3	LT	\$\$\$	SG, LF, WP, MPE	
Adopt the permitting processes and standards from the EV Charging Model Land Use Code promulgated by the Colorado Energy Office to reduce barriers to EV charging development.	2	ST	NM	SG, MPE	
SNR 4: Inspire and support healthy, sustainable lifestyles that nourish both people and the planet.					
SNR 4.1 Reduce vehicle miles traveled.					DTV1.3, SNR3.4, SNR4.2, TM4.1
Implement a car share program.	2	LT	\$\$\$	CDOT, LF, WP	
Explore a parking demand strategy to reduce idling and increased driving.	3	MT	\$\$	CDOT, WP	
SNR 4.2 Encourage multi-modal transportation by designing roads for all users—pedestrians, cyclists, transit riders, and drivers—with safe sidewalks, crosswalks, and bike lanes.					DTV1.3, DTV1.4, SNR4.1, TM2.2, PROST2.1, PROST2.3, LU2.4, TM1.2, TM2.2, IGC5.2
Collaborate with neighboring communities and regional agencies to expand public transit routes and schedules for the Lift and other public transit options.	1	ST	\$\$\$	LF, WP	
Audit the bicycle connectivity network and incorporate into strategic development.	2	MT	\$\$	HTA	
Explore, and implement if feasible, micro-transit or bike-share programs to complement Lift services.	2	MT	\$\$\$	LF, WP, GC	

Figure 42: Town Services & Infrastructure Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
TSI 1: Provide essential services for residents of all ages, backgrounds, and abilities.					
TSI 1.1 Improve access to affordable childcare and early childhood education.					DTV2.1, EV3.1, EV4.4
Enhance partnerships with local providers, schools, and nonprofits to expand childcare options and increase childcare capacity.	1	ON	NM	EGSD, GKLC, GF, GB	
Secure funding/revenue opportunities to provide licensing and support operations for childcare providers.	1	ST	NM	GF	
Explore incentives for businesses or housing developments that include on-site childcare.	1	ST	NM		
Work at the county level with Grand Beginnings, the county, neighboring municipalities, local businesses and foundations to address the need for sustainable early childhood education funding.	1	LT	NM	GF, GB, GKLC, WP, GY, FWPC	
TSI 1.2 Expand educational and community services.					EV3.3, TSI1.5, TSI2.1, TM2.2, IGC3.2, IGC5.3
Support increased senior services such as transportation, meal delivery, social programming, and in-home care support for older residents.	2	ST	\$\$\$	GCCA	
Support local libraries to expand programming and resources.	2	MT	\$\$	GCLD	
Support the formation of a 6-12 grade school facility in Fraser.	1	LT	\$\$\$	EGSD	
TSI 1.3 Expand access to multilingual, culturally inclusive, and digitally accessible communications.					PROST4.2, PROST4.3, TSI1.5, TSI1.6, TSI3.3, IGC6.2, IGC7.1
Provide translation and interpretation services for public information, especially around emergency services.	1	MT	\$\$\$		

Figure 43: Town Services & Infrastructure Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Offer Town materials and service information in multiple languages and a digitally accessible format.	2	MT	\$\$		
TSI 1.4 Ensure facilities meet American Disabilities Act (ADA) standards and are universally accessible.					DTV 1.4, DTV 3.1, EV1.2, C1.3, PROST2.1, PROST4.2, LU2.1, SNR2.3, TM1.1
Ensure that public buildings, sidewalks, trails, and other amenities meet accessibility standards and guidelines and retrofit/upgrade these facilities if needed.	2	LT	\$\$\$		
Ensure existing businesses and commercial properties make upgrades that meet accessibility standards and guidelines and require new developments to comply during the development review process.	2	MT	NM	FDDA, FWPC	
TSI 1.5 Strengthen community outreach and services to further support residents.					EV1.4, C1.1, LU1.2, SNR1.5, SNR2.1, TSI1.2, TSI1.3, IGC5.3
Partner with non-profits and agencies to connect residents with available resources and services.	3	ON	NM	GCRHN, MPH, GKLC, GB, GCLD, MFC	
Endeavor to meet the needs of all residents through culturally inclusive and multilingual programming.	3	ON	\$		
TSI 1.6 Support emergency preparedness and resilience efforts in the case of natural or human-made disasters.					C1.1, LU3.1, SNR2.4, TSI1.3, IGC7.1
Equip the community with the tools, knowledge, and resources needed to prepare for, respond to, and recover from disasters.	2	ON	\$\$	GC, EGFPD, FWPPD	
Identify and make places of refuge available during severe snow or weather events, particularly during closures of Berthoud Pass.	3	LT	\$\$\$	FVMRD, FWPPD, EGFPD, EGSD	

Figure 44: Town Services & Infrastructure Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
TSI 2: Expand health services to support the growing needs and quality care of Fraser’s residents.					
TSI 2.1 Increase healthcare options and services.					EV2.3, EV3.3, LU1.1, TSI1.2, TSI2.2, TSI2.3, IGC5.2
Support the new Middle Park Health Hospital campus and facilitate the development of additional healthcare related services.	3	ON	\$\$\$	MPH, GCRHN	
Recruit health providers in Fraser to serve local needs.	2	ON	NM	GCRHN	
TSI 2.2 Expand mental and behavioral health services.					TSI2.1, IGC5.2
Create partnerships with current mental healthcare providers and facilities.	3	ON	NM	MPH, GCRHN, MFC	
Collaborate with county and nonprofit mental health providers to increase access.	3	ON	NM	GC, MPH, GCRHN	
TSI 2.3 Integrate health promotion into Town programs.					DTV 3.2, DTV4.1, EV1.4, C3.3, PROST3.2, PROST4.3, TSI2.1
Use parks & recreation programming and community events to encourage physical activity, healthy lifestyles, and preventative care.	3	ON	NM		
Expand community event offerings to include a wider range of activities that appeal to all residents, including those seeking non-alcohol centered experiences, and enhance access to additional support resources.	2	ST	\$\$		
TSI 3: Maintain and enhance Fraser’s physical infrastructure to ensure it’s ready to support the community’s growth and needs.					
TSI 3.1 Ensure long-term water supply and high-quality drinking water.					PROST1.1, PROST1.2, LU2.1, LU3.1, SNR 1.4, SNR1.5, SNR1.8, IGC5.4

Figure 45: Town Services & Infrastructure Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Plan for future water use through conservation programs, infrastructure upgrades, and watershed protection.	2	LT	\$\$\$		CWCB
Continue to monitor and maintain water treatment facilities to meet quality standards.	2	ON	\$\$\$		CWCB
Incorporate rain gardens, bioswales, permeable pavements and other green infrastructure into public streets to manage stormwater naturally and protect the Fraser River and its tributaries.	2	ON	\$\$\$		
Locate snow storage and melting facilities away from the Fraser River.					
TSI 3.2 Invest in sewer and wastewater systems upgrades.					SNR3.3, LU2.1, LU3.1, IGC5.4
Upgrade aging sewer infrastructure and expand capacity in areas targeted for growth.	2	LT	\$\$\$		GC1, WPRWSD
TSI 3.3 Support the expansion or consolidation of Town services.					PROST4.4, LU3.1, LU3.3, SNR3.3, TSI1.3, IGC1.1, IGC3.2, IGC5.4
Support the expansion or relocation of the post office within Town boundaries.	2	LT	\$\$\$		
Expand recycling and compost services and facilities.	3	ON	\$\$\$		
Explore the creation of a separate parks division or department.	2	LT	\$		
TSI 3.4 Review and update the Capital Improvement Plan (CIP) based on infrastructure condition, development trends, available funding, and reaching 50% completion on previous CIP.					DTV1.2, PROST4.4, IGC5.1

Figure 46: Transportation & Mobility Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
TM 1: Build safe, inspiring walking and biking connections—whether strolling Downtown or heading out on a scenic trail—that invite people to explore year-round.					
TM 1.1 Improve pedestrian, ADA accessibility, and bicycle connectivity, comfort, and safety.					DTV1.2, DTV1.3, DTV1.4, PROST2.1, PROST2.2, PROST2.3, PROST2.4, LU2.1, SNR1.8, SNR4.2, TSI1.4, TM3.1, IGC6.1, IGC6.3
Identify gaps in the pedestrian and bicycle networks.	2	ST	\$	HTA	
Improve key bicycle and pedestrian crossings.	2	LT	\$\$\$	CDOT	
Improve regional trail connections through Fraser.	2	ON	\$\$\$	HTA	
Evaluate and improve ADA accessibility on all existing pedestrian facilities within the Town, and ensure ADA compliance for all new facilities.	1	ON	\$\$\$		
Conduct a study for pedestrian connections from the Fraser Valley Elementary School, across the railroad and US 40, to St. Louis Landing and other neighborhoods and amenities east of US 40.	2	LT	\$\$\$	AM, CDOT	
Address drainage and snow removal issues to improve pedestrian friendly sidewalks throughout the winter and spring months.	1	LT	\$\$	CDOT, FDDA	
TM 1.2 Develop new standard/typical roadway sections that allocate space for non-motorized users.					DTV1.2, DTV1.3, DTV1.4, DTV3.3, PROST4.2, SNR4.2
TM 2: Plan for a flexible and seamless transit experience that includes local solutions like micro-transit and a rail station area that welcomes travelers into Fraser's vibrant Downtown.					
TM 2.1 Support increased passenger rail traffic to Fraser.					DTV1.3, DTV2.1, TM4.1, IGC3.1, IGC3.2
Develop a Rail Station Area Plan for the Fraser Rail Station.	1	ST	\$\$\$	AM, CDOT	
Work with rail service providers to ensure consistent service.	2	ON	NM	AM, CDOT	

Figure 47: Transportation & Mobility Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Plan for the future Fraser Mobility Hub to connect rail passengers to bus, bicycle, and other transportation services.	2	MT	NM	AM, CDOT	
TM 2.2 Improve transit connectivity for areas not served by fixed-route transit.					DTV1.3, SNR4.2, TSI1.2, IGC3.2
Evaluate the feasibility of implementing a micro-transit service.	2	MT	\$\$\$	LF, WP, GC	
TM 3: Support a well-connected road network that improves traffic flow, reduces congestion, and ensures the safe, efficient movement of people and vehicles throughout Fraser.					
TM 3.1 Maintain and adapt Fraser’s road network to support year-round access, safety, and the town’s unique mountain context.					DTV1.2, DTV1.3, DTV4.2, C2.3, TM1.1, TM4.1, IGC3.1
Maintain and enhance roadway conditions through targeted reinvestment.	1	ON	\$\$\$		
Coordinate with CDOT on the US 40 capacity project to reflect local needs.	2	ON	NM	CDOT	
Coordinate with Grand County on the completion of the Fraser Valley Parkway (FVP) from CR 73 (St. Louis Creek Road) to CR 522.	2	ON	NM	GC	
Identify a north-south connection east of US 40 from CR 8 to Safeway (Edna Tucker Way-Sun River Dr-Clayton Ct).	2	ON	NM	FDDA	
TM 4: Provide thoughtful and easy-to-find parking that is balanced with the Town’s commitment to walkability and placemaking.					
TM 4.1: Balance parking supply and management with walkability and placemaking.					DTV1.1, DTV1.3, DTV2.2, H2.3, C1.2, PROST2.1, LU3.1, LU3.2, SNR4.1, TM2.1, TM3.1, IGC2.1, IGC3.1
Explore time restrictions for on-street parking near highly visited destinations and implement if needed.	3	ON	NM		

Figure 48: Transportation & Mobility Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Add signage in key locations as consistent with the Winter Park & Fraser Wayfinding Plan throughout Town to clarify parking, destinations, and transportation options.	3	MT	\$\$\$		
Coordinate with CDOT Mountain Passenger Rail improvements and Clayton Court development to identify a location for a shared parking facility.	1	LT	NM	CDOT, AM	
Evaluate the feasibility of a parking monitoring program.	2	MT	\$\$	FDDA	
Evaluate a fee-in-lieu and shared parking models.	1	ST	\$\$	FDDA	

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Figure 49: Intergovernmental Coordination Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
IGC 1: Develop a framework for ongoing regional collaboration to foster strong partnerships and drive impactful solutions across communities and regions.					
IGC 1.1 Create and formalize intergovernmental agreements for shared services and infrastructure.					DTV2.1, PROST4.1, LU3.3, TSI3.3, IGC2.1, IGC3.2, IGC5.1, IGC5.4
Inventory and monitor active IGAs between Fraser and other entities.	3	ON	\$		
IGC 2: Encourage coordination and collaboration around land use in the Fraser Valley.					
IGC 2.1 Work with Winter Park, Grand County, and other partners to identify shared growth areas, environmental resources, and land use goals that cross jurisdictions.					H3.1, LU3.3, LU4.1, SNR3.1, TM4.1, IGC1.1, IGC4.2, IGC5.1, IGC5.4
Establish a procedure for notifying and consulting nearby towns and the County on significant development proposals, annexations, or rezonings near shared boundaries.	2	MT	\$		GC, WP
IGC 3: Coordinate regional transit plans and projects to efficiently move people throughout the Valley.					
IGC 3.1 Foster relationships with CDOT, Grand County, and Union Pacific to be involved with regional transportation master planning efforts.					DTV1.3, SNR1.1, TM2.1, TM3.1, TM4.1, IGC3.2, IGC5.1
IGC 3.2 Work with Winter Park, Winter Park Resort, Granby, and Grand County to support operation and expansion of The Lift transit service.					TSI1.2, TSI3.3, TM2.1, TM2.2, IGC1.1, IGC3.1, IGC5.2
Secure additional, sustainable joint funding for transit infrastructure and operations.	2	ON	NM		WP, GY, GC
Explore the formation of a Regional Transportation Authority (RTA).	3	LT	\$\$\$		WP, GY, GC
IGC 4: Create forward-thinking, regional housing plans that address the needs of the entire Valley.					
IGC 4.1 Work with Fraser Valley Housing Partnership, Winter Park, and Grand County to create a Valley-wide strategy for workforce, seasonal, and affordable housing.					DTV2.3, EV4.1, H3.1, H4.1
IGC 4.2 Explore shared tools and incentives for housing development.					DTV2.3, H1.1, H2.3, IGC2.1
IGC 5: Work with Grand County and Winter Park to understand capacity and plan for services and infrastructure upgrades.					

Figure 50: Intergovernmental Coordination Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
IGC 5.1 Work with government entities and special districts in the Fraser River Valley to further long-range planning goals and align Capital Improvement Plans across jurisdictions.					PROST4.4, LU3.1, LU3.2, LU4.1, TSI2.2, TSI3.4, IGC1.1, IGC2.1, IGC5.4, IGC6.2
Continue to explore a location for a shared composting site with Grand County and Winter Park.	3	ON	\$	GC, WP, D	
In partnership with Grand County, continue to advocate for a quiet zone and pedestrian amenities at the CR 5 railroad crossing.	2	MT	\$	GC	
IGC 5.2 Provide leadership and participation in efforts to address local challenges through regional cooperation.					H3.1, EV4.1, PROST2.2, SNR1.8, SNR4.2, TSI2.1, IGC3.2, IGC6.1, IGC6.3, IGC7.1
IGC 5.3 Collaborate with the Grand County Library District to enhance library programming to engage a greater number of residents.					C1.3, PROST3.3, TSI1.2, TSI1.5, IGC6.2
IGC 5.4 Further explore opportunities to share municipal services with Winter Park for advanced efficiency and coordination.					SNR1.5, TSI3.1, TSI3.3, IGC1.1, IGC2.1, IGC5.1, IGC6.2
Identify shared projects with adjacent water & sanitation districts.	2	ON	\$\$\$	WPRWSD, GC1	
IGC 6: Coordinate efforts around parks, recreation, open space, and trails to create a cohesive regional network.					
IGC 6.1 Coordinate regional recreation and collaborate with the Fraser Valley Metropolitan Recreation District (FVMRD), Headwaters Trail Alliance (HTA), Colorado Open Lands (COL), and the Town of Winter Park.					DTV1.1, DTV3.1, PROST2, PROST3.1, PROST3.2, TM1.1, IGC5.2, IGC6.2
IGC 6.2 Collaborate on joint use facilities and programming.					PROST3.1, PROST3.2, PROST4.4, LU3.1, TSI1.3, IGC5.1, IGC5.3, IGC5.4, IGC6.1
Inventory and assess recreation district-wide.	3	LT	\$\$\$	FVMRD, WP	
Identify land for acquisition across jurisdictions.	3	LT	\$	FVMRD, WP	

Figure 51: Intergovernmental Coordination Implementation Matrix

Goal/Strategy/Action	Priority	Timeframe	Cost	Partners	Other Applicable Policy
Share facilities, funding, and programming to expand access.	2	ON	\$	FVMRD, WP	
IGC 6.3 Encourage regional strategic planning and initiatives regarding Fraser River Regional trail linkages.					PROST1.3, PROST2.4, LU4.1, TM1.1, IGC5.2
IGC 7: Protect residents, visitors, and property from human or natural made disasters.					
IGC 7.1 Coordinate with regional agencies and adjacent communities on hazard mitigation and preparedness.					LU3.1, SNR2.4, TSI1.3, TSI1.6, IGC5.2
Continue to participate in regular updates to the Grand County Multi-Hazard Mitigation Plan, Emergency Operations Plans, and Community Wildfire Protection Plan.	1	ON	NM	GC, FEMA, USFS, CWPP, GFWP, GY, FWPPD, EGFPD, USACE	

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FUTURE LAND USE

WHAT IS FUTURE LAND USE?

Future land use is a common tool used in comprehensive planning to guide land use decisions and inform changes to development regulations. A description of each future land use designation can be found on pages **163-166**, along with the intent, an example in Fraser (or elsewhere) where this designation already exists, and how much land area the designation represents within the Town and the larger 3-mile area. The colors of each designation correspond to the Future Land Use Map (FLUM) in **Figure 52**. While the purpose of future land use can vary from municipality to municipality, in Fraser it is used in the following ways.



Ties the type of activity and intensity of different land uses to geographic areas in Fraser & the 3-mile area.



Forms the basis for decision making when it comes to zoning changes and development.



Guides development towards areas with infrastructure and planned improvements.



Protects open and natural spaces.

Future land use ties the type of activity and intensity of different land uses to geographic areas in Fraser & the 3-mile area.

Future land use's primary role is to categorize land uses based on activity level, impacts, and character. By integrating all the planning elements outlined in the Fraser Forward chapter, the framework translates community priorities and policy recommendations into the physical environment. Within Fraser, designations highlight current conditions and guide how areas should evolve, while in the 3-mile area they identify the types of activities best suited for future and planned expansion.

It forms the basis for decision making when it comes to zoning changes and development.

Although it is not zoning, it is a key component that guides future code updates and rezonings. Future land use is intentionally broad so that multiple zoning districts can fit into one future land use designation. This provides some general direction for the type of developments and where they can occur, but provides flexibility for context-sensitive design.

Future land use guides development towards areas with infrastructure and planned improvements.

By categorizing and regulating the density and activities of areas, the town can ensure that it is growing in a financially sustainable manner. Encouraging development in places already served by infrastructure such as roads, water, and sewer reduces the cost of extending and maintaining infrastructure.

It's used to protect open and natural spaces.

By encouraging infill development and designating environmentally sensitive areas, future land use guides development to appropriate areas and can even prohibit development of open and natural spaces. By guiding development in areas already served by infrastructure it makes the town more vibrant and keeps the natural areas – natural.

PLANNED NATURAL AREA (PNA) BOUNDARY

The PNA Boundary is the 2.6 acres of wetland habitat that is protected in the St. Louis Landing (formerly Victoria Village) development. The PNA was originally established in 2012 with deed restrictions as part of wetland mitigation for wetland fill on site under the United States Army Corps of Engineers (USACE). The Town worked with Grand Environmental Services (GES) to receive USACE approval to modify the PNA boundary to facilitate a bridge crossing of the St. Louis Creek for the proposed road that will run through the development. Displaying the PNA Boundary on the future land use map helps ensure it is conserved as intended and properly managed for years to come.

FRASER VALLEY PARKWAY

The existing and planned Fraser Valley Parkway is displayed to give greater context to future land use decisions that are made on adjacent properties. The Fraser Valley Parkway expansion is currently in the planning stages with Grand County and CDOT, with the Town of Fraser being a major stakeholder in the process.

PLANNED DEVELOPMENT (PD) ZONING

Almost all of Fraser's more recent development has occurred within the Grand Park and Rendezvous neighborhoods and has been guided by the framework of their Planned Development (PD) zoning. PDs generally are established to allow for more flexibility than standard zoning districts in exchange for more detailed and thoughtful design, and they are often established in conjunction with securing additional public benefits negotiated through the annexation process. Due to both of these development areas having established standards and amendment processes, this Comprehensive Plan focuses on areas of investment and possible future strategic growth while strengthening and celebrating the transformational nature of these PD neighborhoods in terms of the new housing choices, recreation opportunities, and services and attractions for residents and visitors alike that they have created. The Future Land Use Map reflects the latest approvals and entitlements for the Grand Park and Rendezvous Planned Developments. Any future amendments to these areas are subject to review and approval by the Town in conjunction with the planned development amendment procedures and their respective annexation agreements.

FUTURE ANNEXATION

Land may be considered for annexation into the Town of Fraser, if the annexation would comply with state annexation statutes and the policies of this Comprehensive Plan. It is the responsibility of the applicant or annexation petitioner to demonstrate how the proposed annexation would comply with all of the pertinent policies and show why annexation would be a benefit to the Town of Fraser.

If a property is annexed, zoning will be established according to the Future Land Use Map contained in this Comprehensive Plan and through an evaluation of the rezoning criteria contained in the Fraser Land Development Code. The annexed land will need to meet the development standards of the Fraser Land Development Code.

All proposed annexations shall be accompanied by an annexation agreement which contains the specific obligations of development. The agreement shall be executed upon approval of the annexation application by the Fraser Board of Trustees. The obligations contained in the annexation agreement should provide a clear community benefit to the Town of Fraser and serve the best long-term needs and interests of the Town. These obligations should relate to the goals, strategies, and actions contained in this Comprehensive Plan.

The following items listed are identified community needs (higher priority) and interests (lower priority) that could be achieved through an annexation proposal. This is not an exhaustive list but rather intended to facilitate discussion with parties interested in annexation into the Town of Fraser.

COMMUNITY NEEDS

- ▶ Conveyance of water rights to the Town
- ▶ Dedication of land for future 6th 12th grade public school(s) to serve the Fraser Valley
- ▶ Dedication of approximately 15 acres of land, west of the existing Upper Fraser Valley Wastewater Treatment Plant, to facilitate future capacity improvements
- ▶ Assurance that the annexed area is served by proper postal services, either through expansion/renovation of the existing post office building or construction of a new post office
- ▶ Dedication of land for a public works satellite facility
- ▶ Inclusionary zoning / affordable housing incorporated into the development of the annexed area
- ▶ Extension of the Fraser River Trail and permanent preservation of open space / riparian areas

COMMUNITY INTERESTS

- ▶ Dedication of land for post-secondary education, such as a community college or trade school campus
- ▶ Dedication of land to the Fraser Valley Metropolitan Recreation District for additional facilities
- ▶ Dedication of land for a future public purpose
- ▶ Inclusion of light industrial / manufacturing uses within the annexation area to diversify the region's job and tax base
- ▶ Creation of a geothermal utility district within the annexation area

FUTURE LAND USE DESIGNATIONS

RESIDENTIAL

Town: 25.2% 3-mile area: 34.2%

Low Density Residential



Winter Park Ranch

Preserve and enhance Fraser's mountain-town character and natural surroundings by providing areas primarily for single-family homes on larger lots.

Town: 18.3% 3-mile area: 4.4%

Medium Density Residential



Ptarmigan

Provide for a diverse range of housing options, including single-family homes on smaller lots, duplexes, townhomes, and appropriately scaled multi-family dwellings, that contribute to a vibrant and accessible community.

Town: 4.7% 3-mile area: 4.4%

High Density Residential



Elk Creek Condos

Strategically accommodate a variety of higher-density housing types, including apartments and condominiums, in areas that are well-served by existing infrastructure, public transportation, and within convenient walking or cycling distance of commercial centers, employment opportunities, and community amenities.

FUTURE LAND USE DESIGNATIONS

COMMERCIAL/MIXED USE

Town: 1.2% 3-mile area: 0.3%



Provide dedicated areas for a range of retail, service, office, and light commercial establishments necessary to serve the daily needs of Fraser residents and visitors.

Town: 7.0% 3-mile area: 2.6%



Foster vibrant, walkable, and economically diverse activity centers within Fraser. Encourages the integration of complementary commercial, retail, office, service, and residential uses.

Town: 0% 3-mile area: 2.3%



Create flexible areas that support a range of light industrial, manufacturing, warehousing, research and development, and compatible commercial uses that require larger spaces or specific operational characteristics.

FUTURE LAND USE DESIGNATIONS

NATURAL/RECREATION/PUBLIC

Town: 0% 3-mile area: 18.2%

Forest/Agriculture

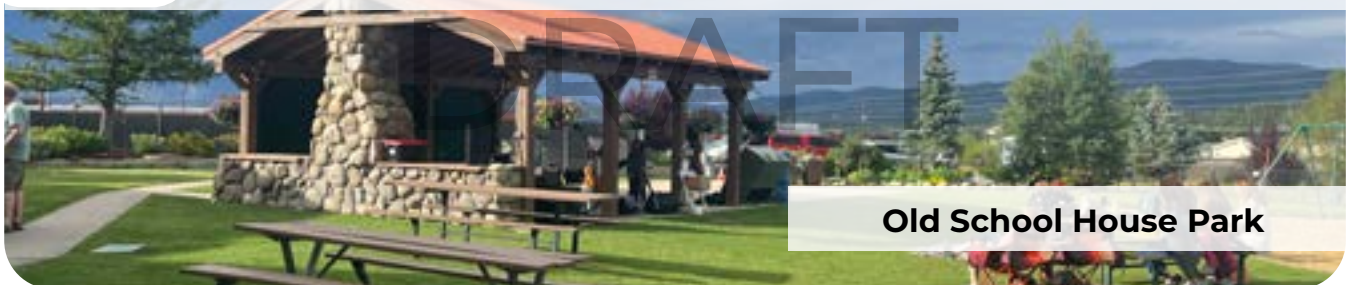


USFS Experimental Forest

Preserve and protect large tracts of Fraser's natural and rural landscapes, including forests, agricultural lands, open meadows, and sensitive ecological areas.

Town: 38.1% 3-mile area: 16.2%

Parks/Open Space

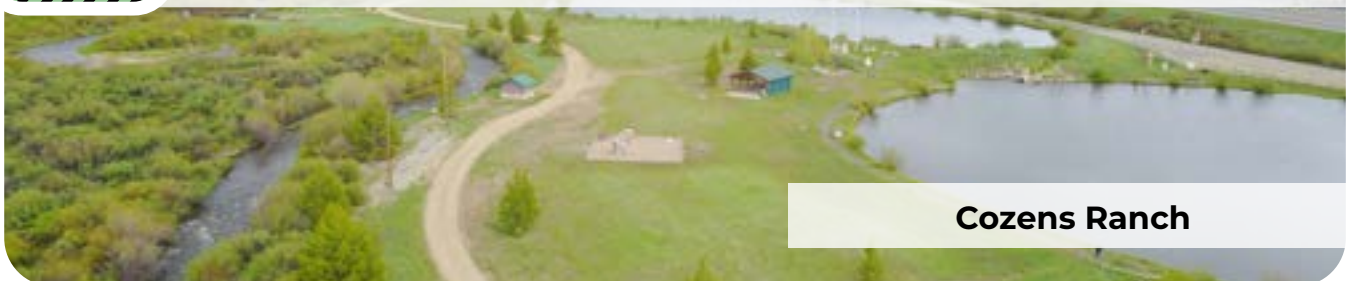


Old School House Park

Provide accessible recreational opportunities for all residents and visitors, preserve scenic vistas, and enhance the overall health and well-being of the community.

Town: 3.4% 3-mile area: 3.6%

Conservation Easement



Cozens Ranch

Ensure the long-term stewardship of critical environmental resources, wildlife habitat, riparian corridors, agricultural viability, and public access.

FUTURE LAND USE DESIGNATIONS

Town: 1.7% 3-mile area: 1.1%

Public/Institutional



Fraser Town Hall

Ensure the efficient and effective provision of necessary public services, support civic functions, and promote community well-being.

Town: 0.5% 3-mile area: 13.7%

Future Collaboration Area



Fraser, CO

Foster strategic and coordinated development within designated areas of Fraser through active partnerships.

OVERLAYS

60 Foot Fraser River Overlay



Fraser River

Safeguard water quality, protect critical riparian and aquatic ecosystems, manage stormwater, mitigate flood risks, and provide for passive recreational opportunities where appropriate.

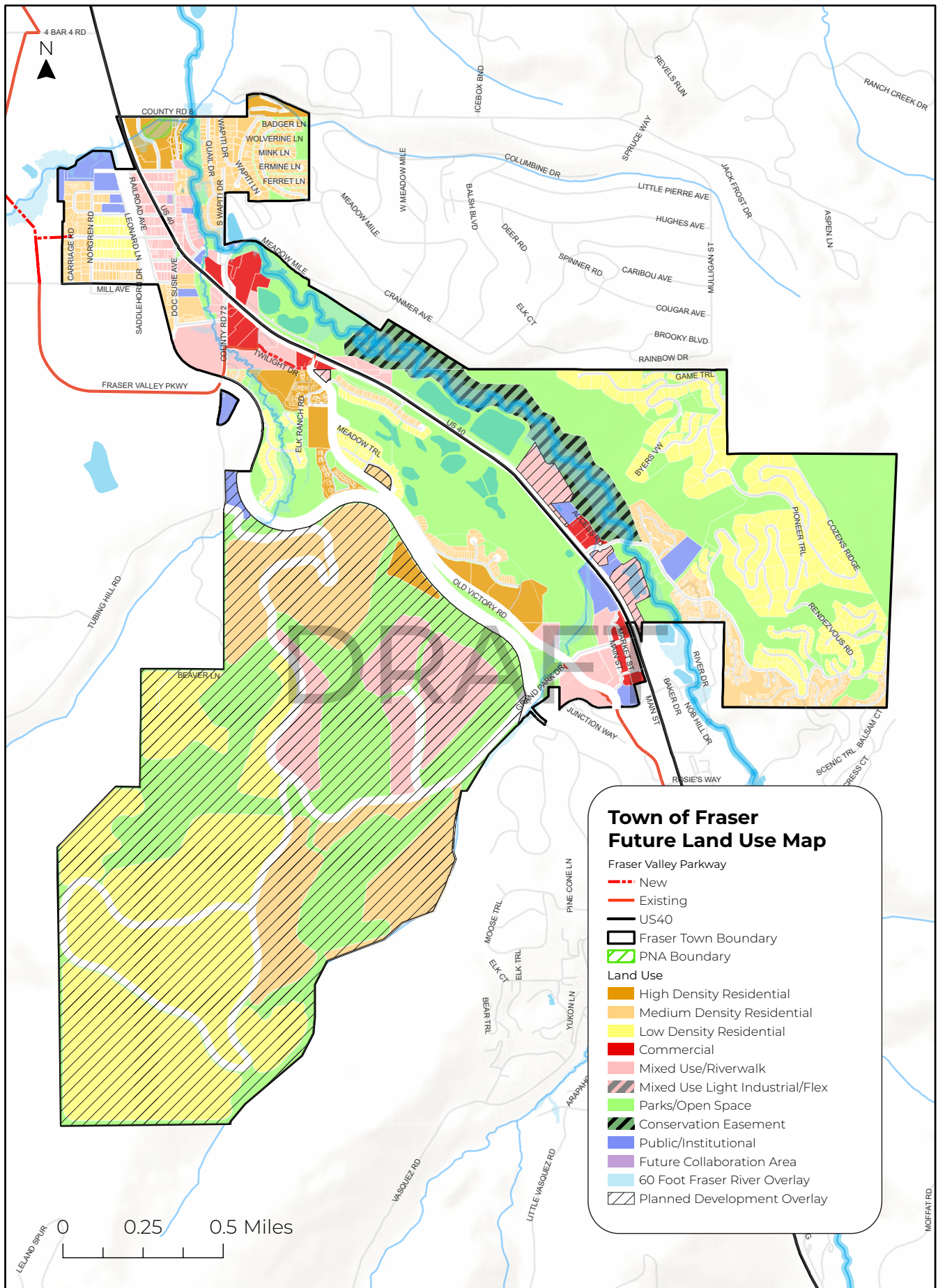
Planned Development Overlay



Grand Park

Applies area specific standards or conditions to allow for flexibility in land use and design.

Figure 52: Town of Fraser Future Land Use Map



6 APPENDIX

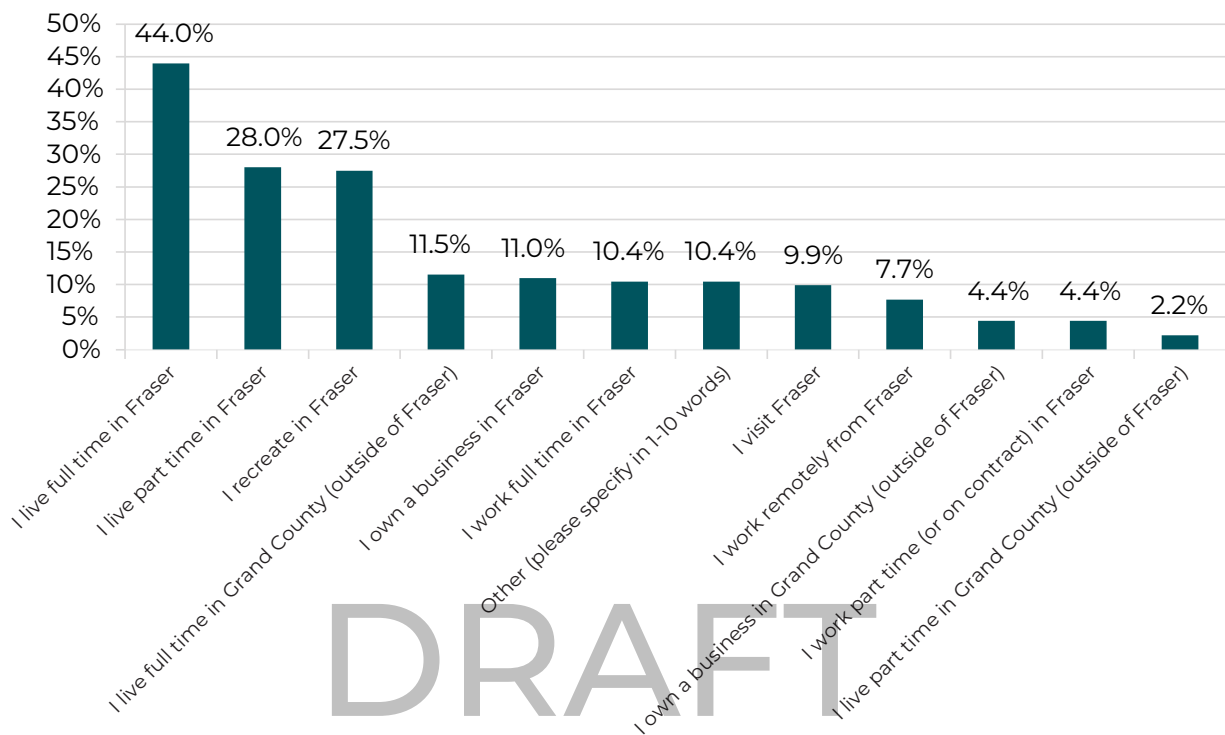
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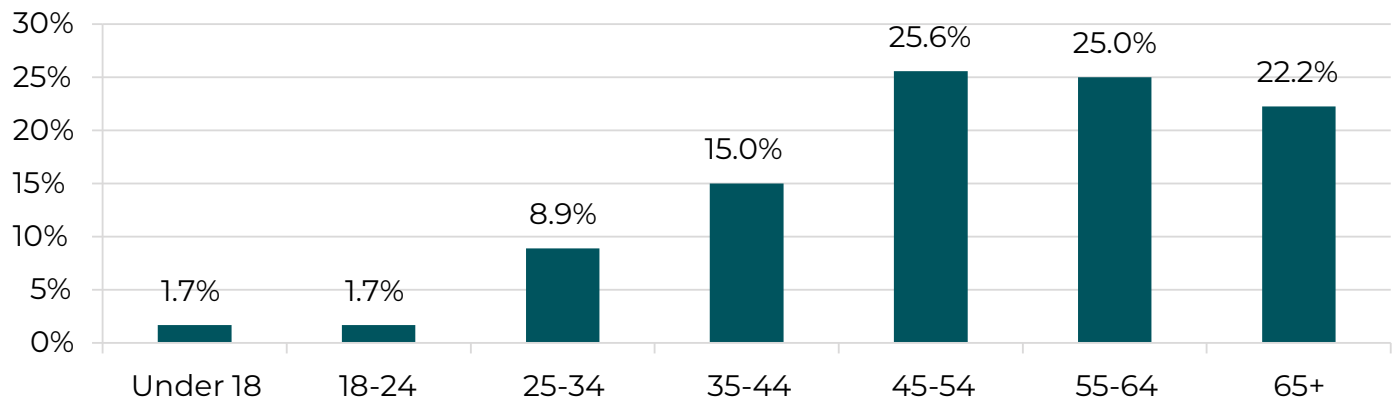
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COMMUNITY SURVEY RESULTS

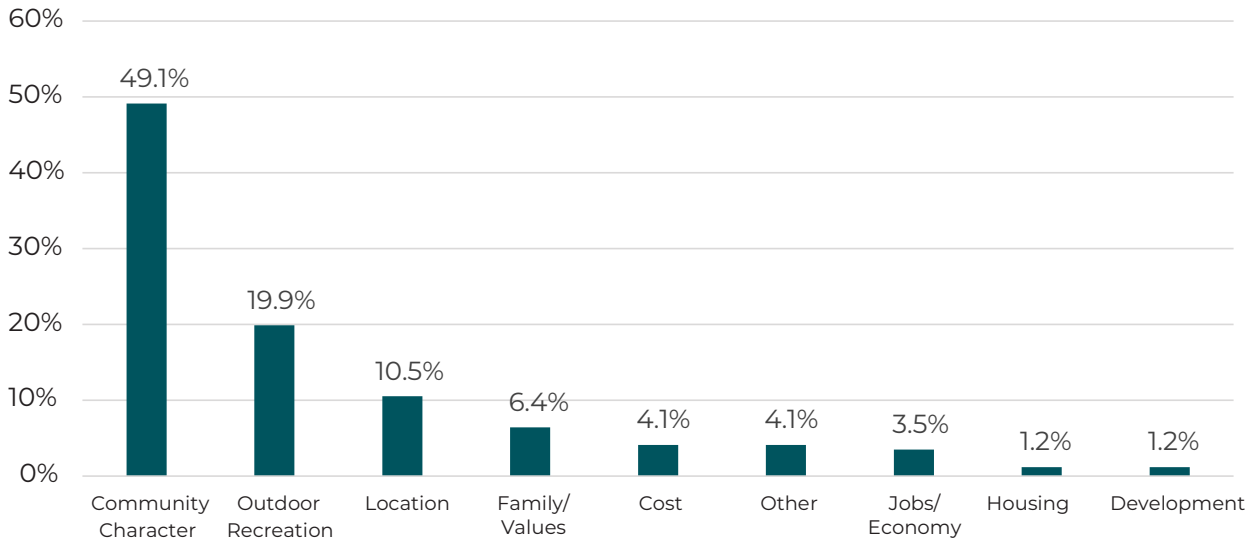
Q1: What is your relationship to the Town of Fraser? Please select all that apply.



Q2: What is your age?

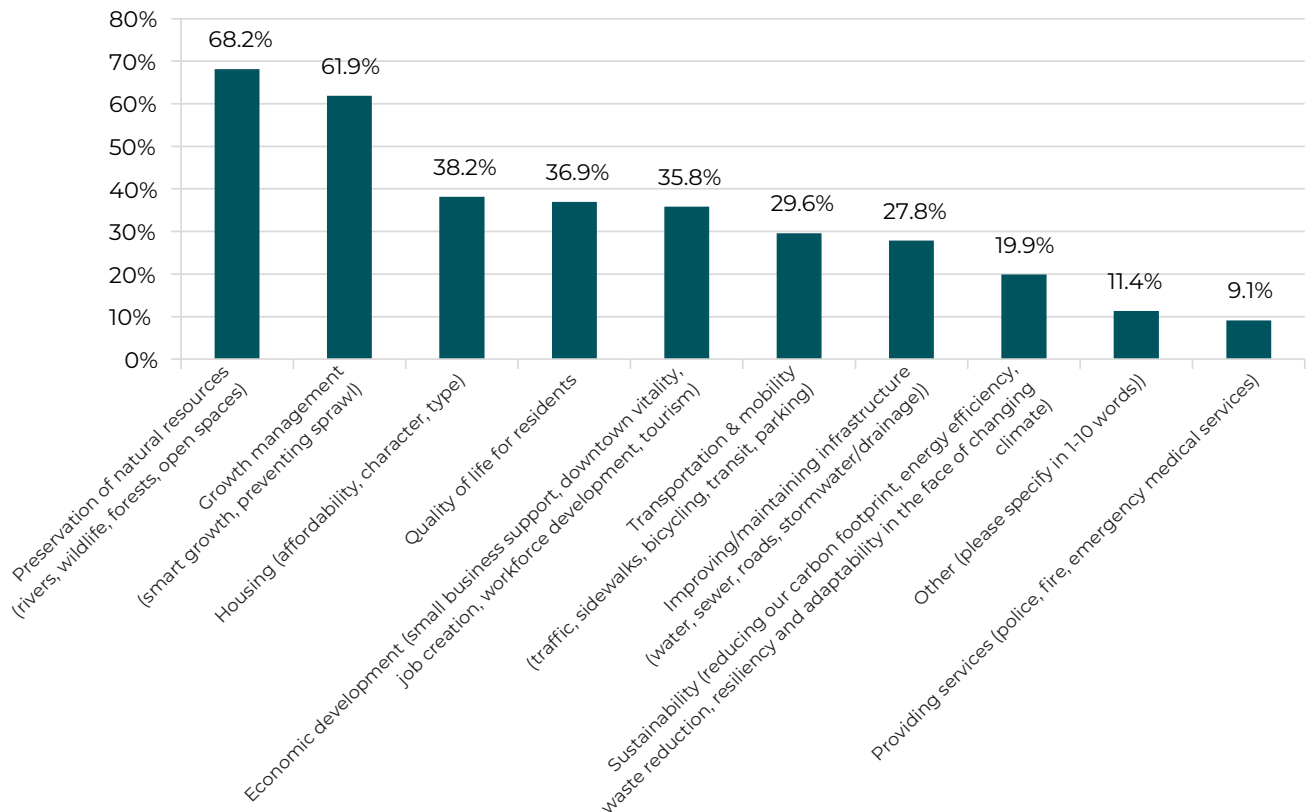


Q3: Why do you choose to live/work/play in Fraser?

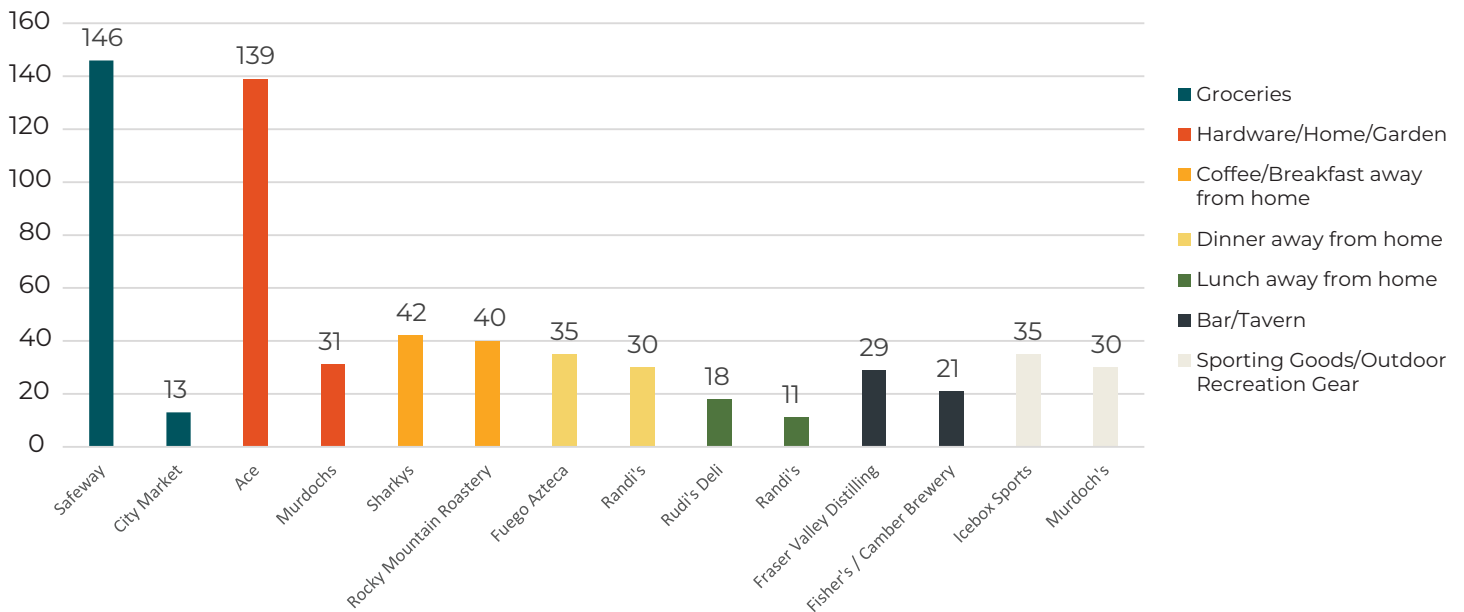
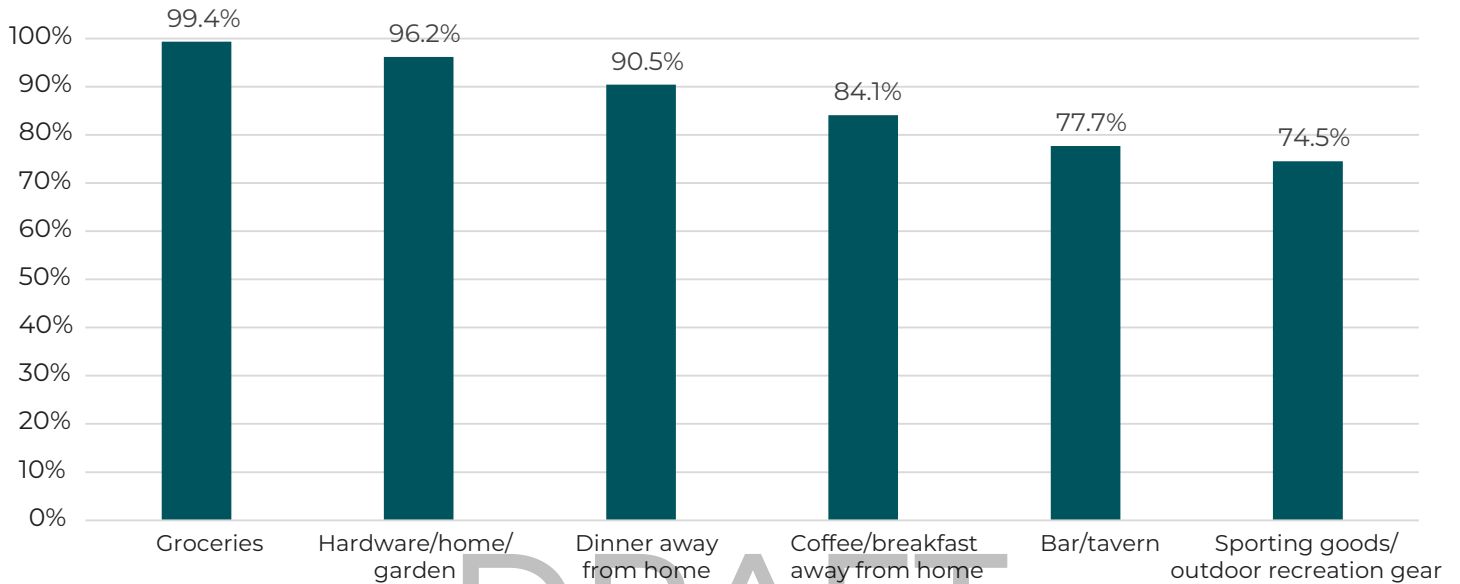


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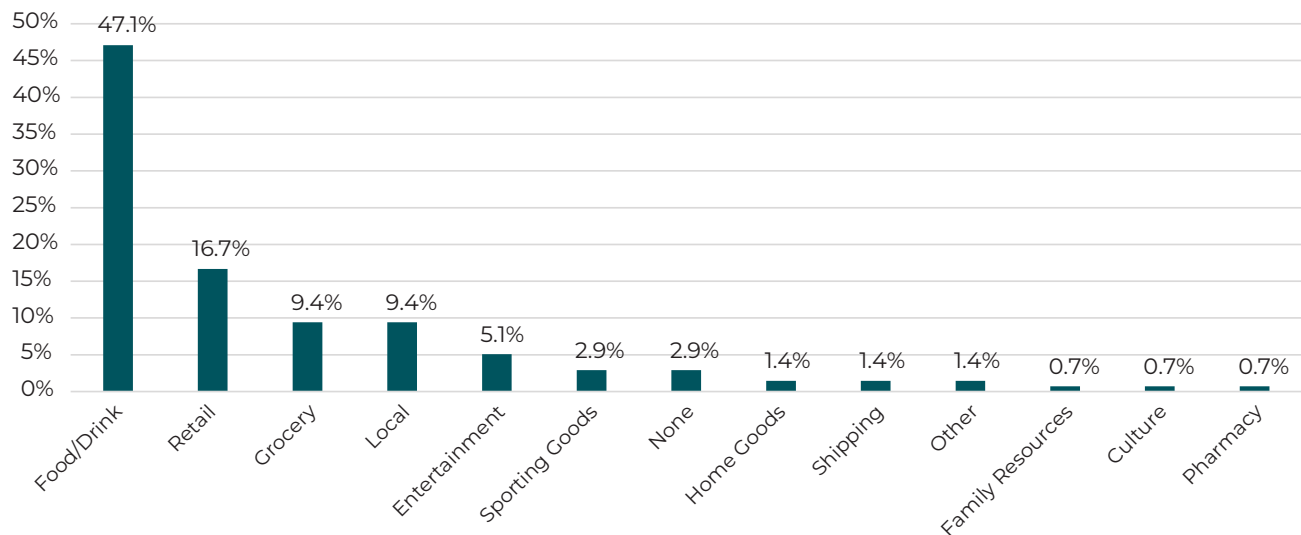
Q4: What are the most important topics that this Comprehensive Plan should focus on? Please select your top three (3).



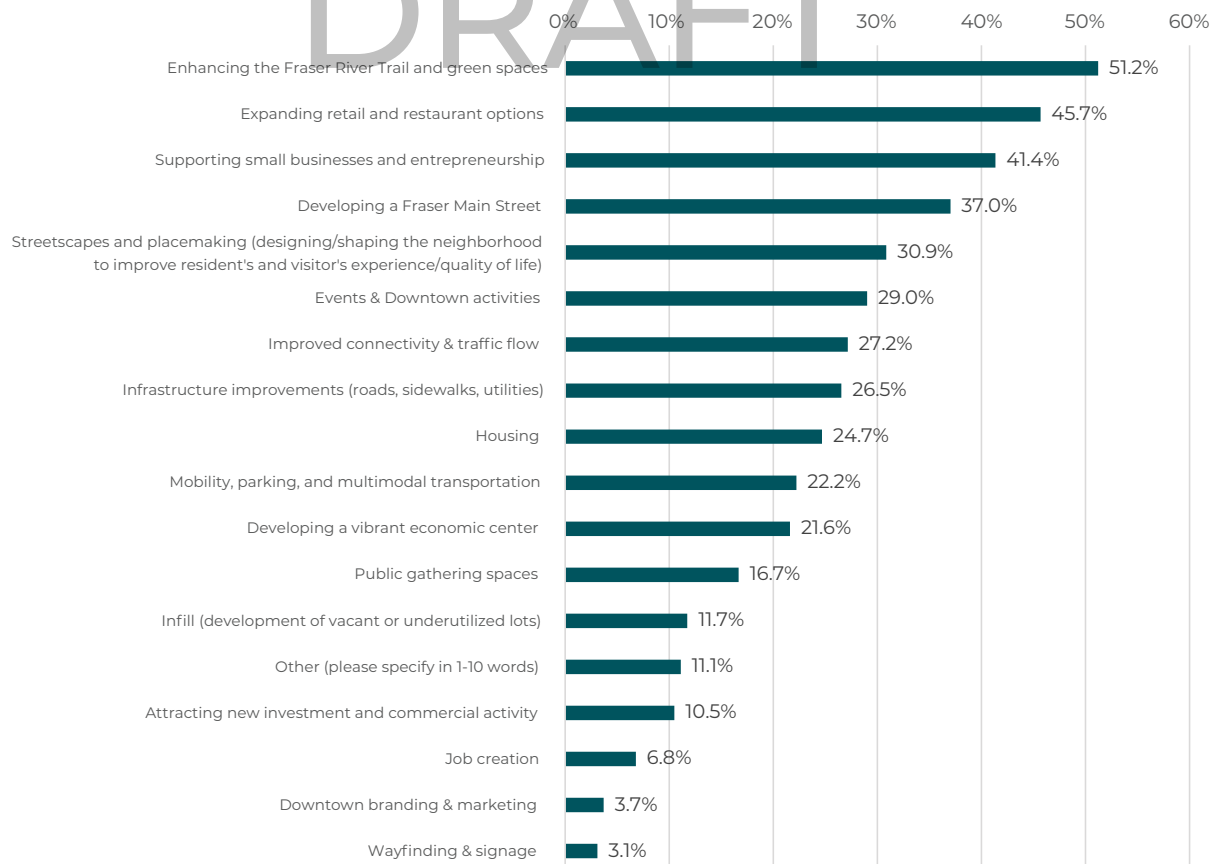
Q5: When in Fraser, what specific establishments do you visit most often for the following spending categories, whether the establishment is located in Fraser or not? You can list more than one establishment in each category (or none), but please list the most frequently visited first.).



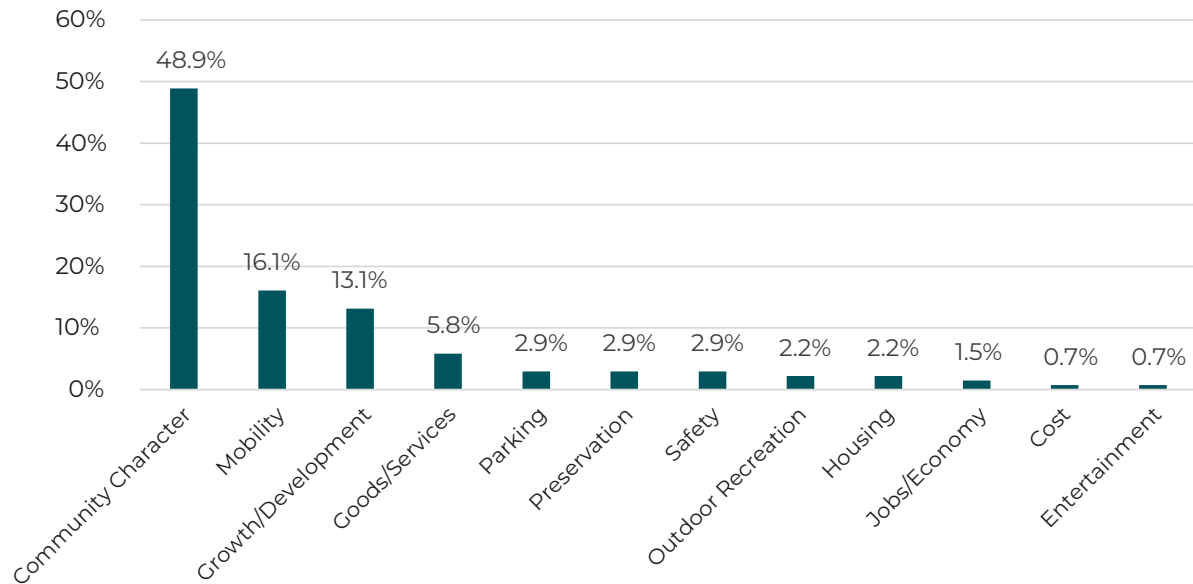
Q6: What type of new store/establishment/restaurant, or experiential retail would you most like to see added in Fraser? Please include the specific brand/chain if you'd like, or you may just focus on the type of establishment.



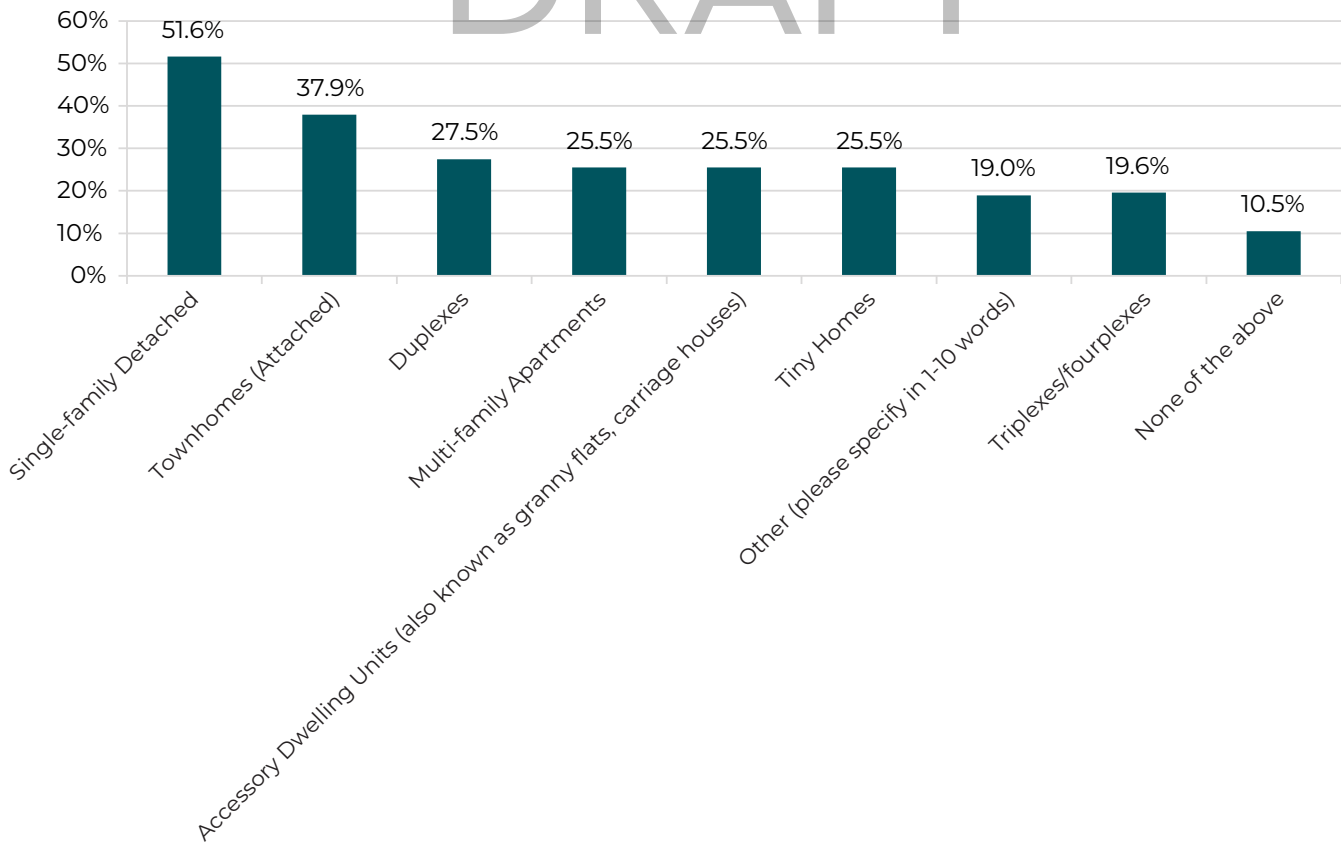
Q7: What areas would you like to see focused on for Downtown development in Fraser?
Please select your top four (4).



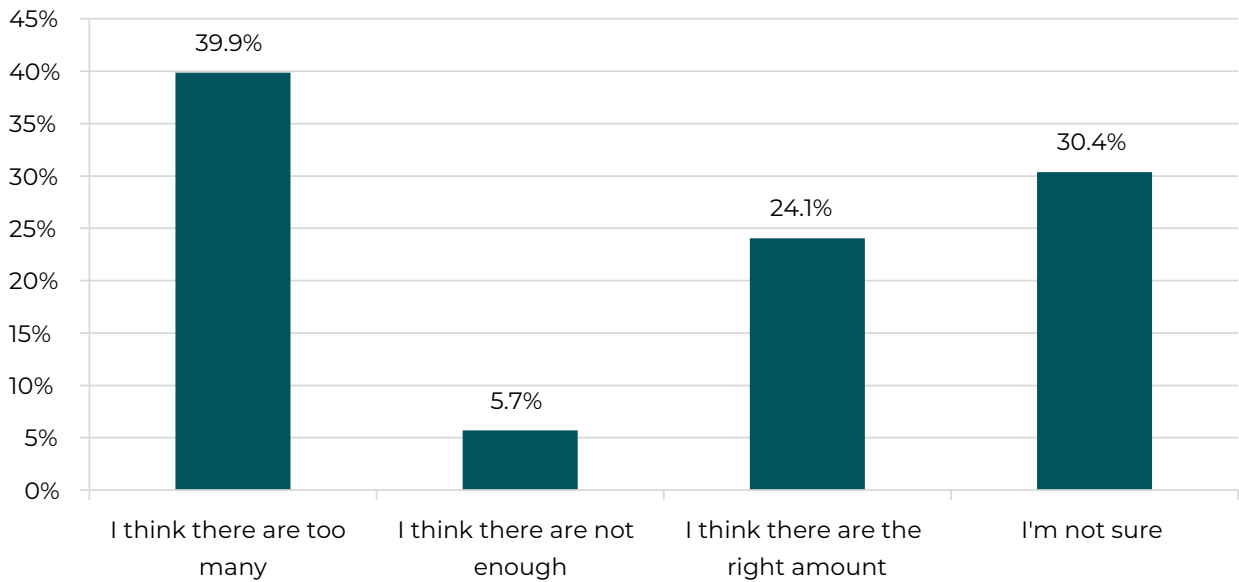
Q8: With a few key words or phrases, what is most important to your vision for Downtown Fraser?



Q9: What type of housing would you like to see more of in Fraser?
Please select all that apply.

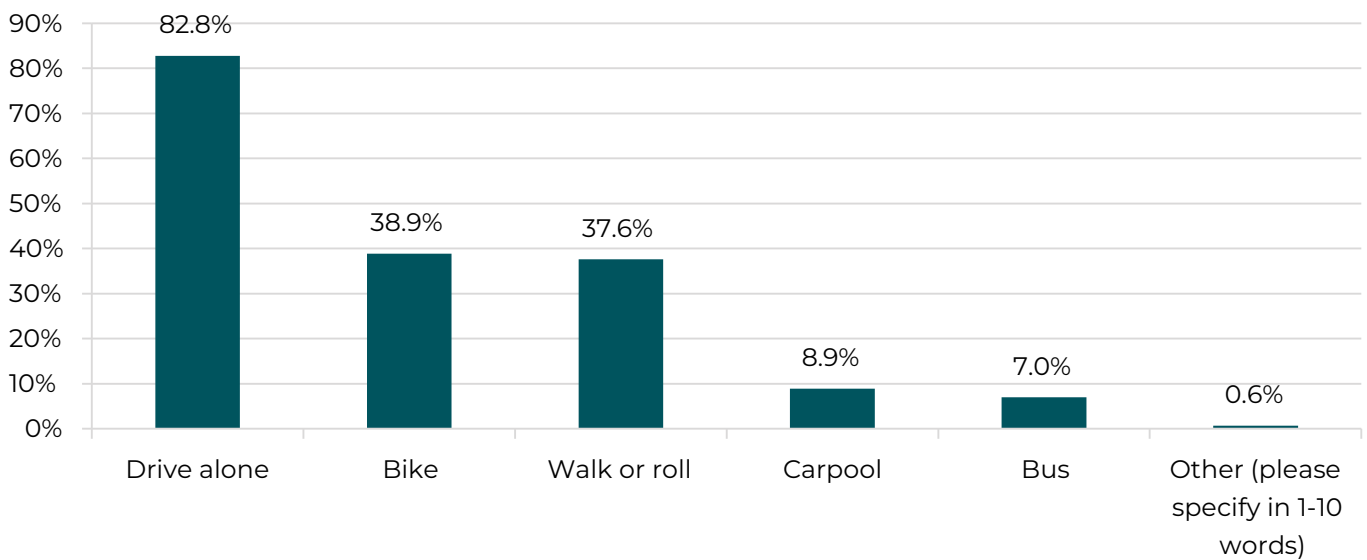


Q10: How do you feel about short-term rentals (Airbnb, VRBO) in Fraser?

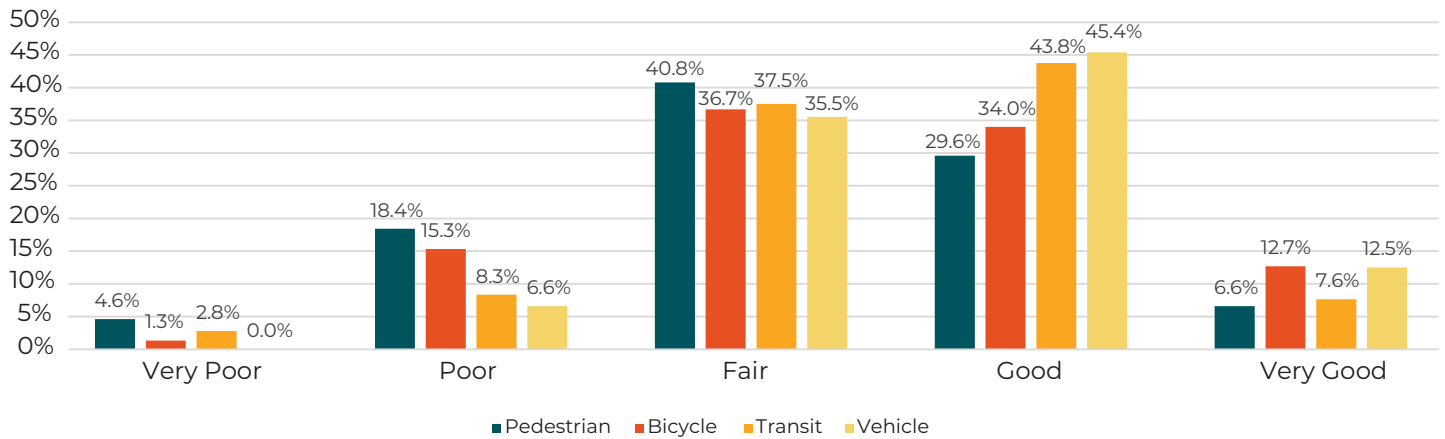


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Q11: When in Fraser and making trips of less than 5 miles, how do you usually get around?
Please select your top two.

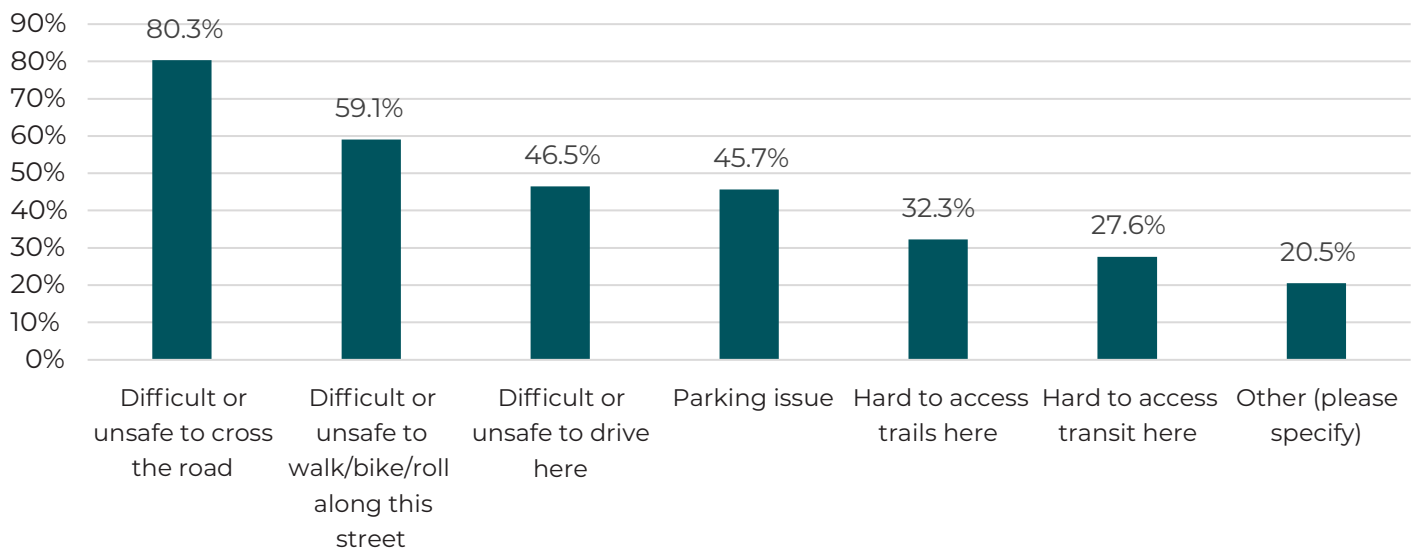


Q12: How would you describe the quality of transportation infrastructure in Fraser?

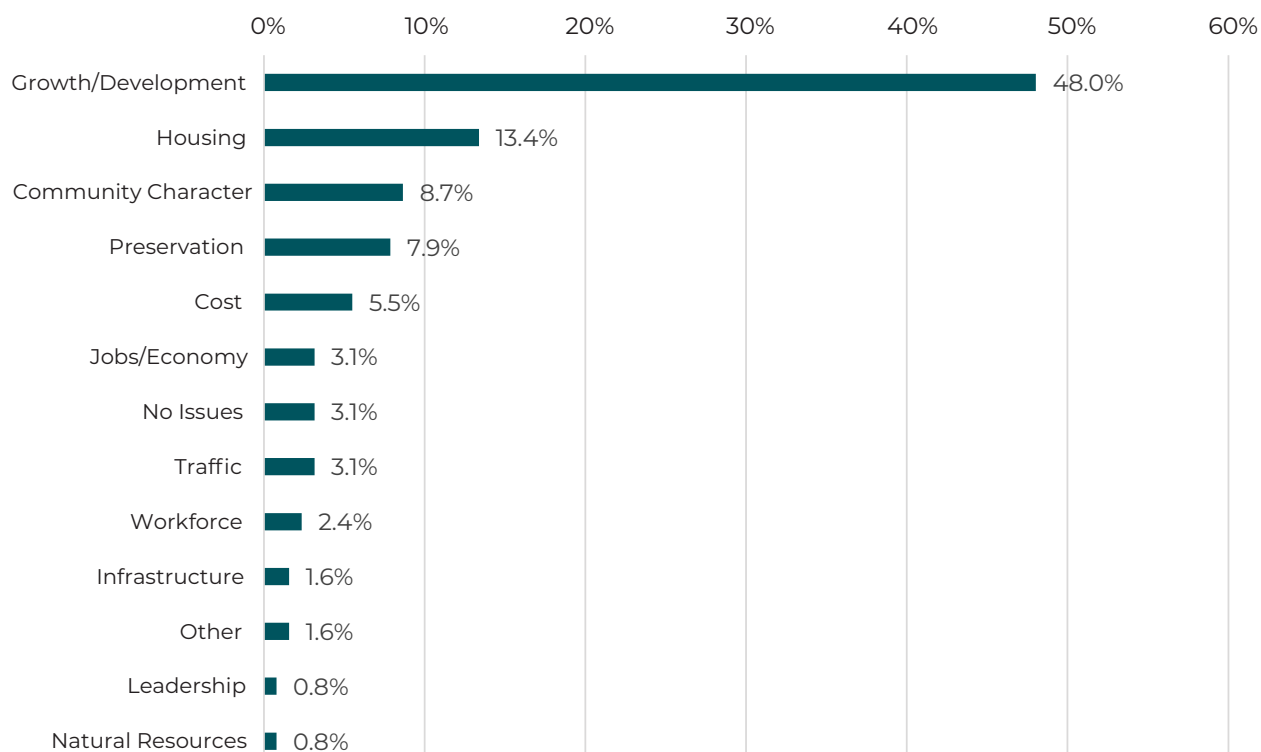


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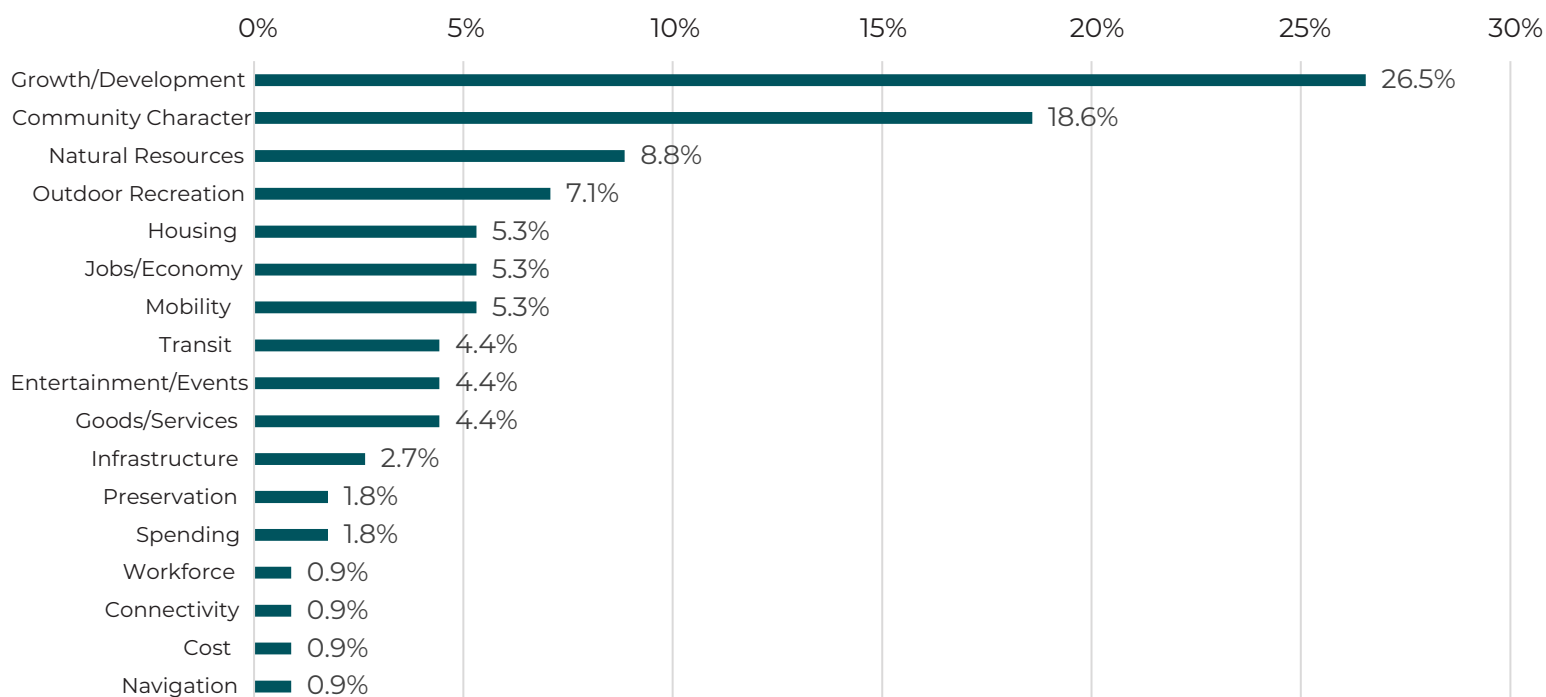
Q13: Where are current transportation issues or challenges in Fraser?



Q14: Do you have any concerns about the future of Fraser?
Please describe in 1-20 words.



Q15: What do you see as opportunities for Fraser?
Please describe in 1-20 words.



POP-UP SURVEY RESULTS

Growth Management	Economic Development	Preservation of Natural Resources	Providing Services	Housing	Sustainability	Transportation and Mobility	Improving/ Maintaining Infrastructure	Other
Oversight of building/ structures to preserve quaint, small town look, considering history!	Natural Grocer in the county!		Post office doesn't have any space left.	Live @ Nordron, Speed limit 20, safety for pets + kids, construction folks are considerate, affordable challenges with housing.		Additional lift frequency, stops (Northend) express, copper creek	What is the big vision?	School House Park!
	Koselig development really great - want more like it.		Daycare + Childcare options	Great to get more affordable housing for staff at restaurants + such. Housing is so expensive.		E-bike docking share	Walkable food/restaurants, retail can cross easily	Hot Air Balloons! (be known for this)
						Quiet zones (train)	Similar condition river, train, main st. Look to Truckee for how they did it.	Competition: Mr.Whiskers of Fraser
						Less folks from Denver on weekend	Integration with the river.	"Highwood" aka Guinness record for "pot shops" but better
						Crosswalk Hwy 40 + Victory - very unsafe for bikers	Shade at Mural Park	The Icebox - be known for this!
						Amtrak service always delayed, Better bike racks at town hall and throughout town, Quiet crossing at Eisenhower, train whistles at 4am are bad.		
						Median was not a good use of money on 40		
						CR 8 + 40 Traffic circle		
						County road 8 + 40 intersection. Safety. Traffic light.		
						Don't build roads on west side of town		
						More Downtown parking		
						Denver to Steamboat bypass		
						Where I live - add I live in grand county! Resident by proximity!		
						Mural Park has no shade. Poles not orange		

FOCUS GROUP FINDINGS

SUSTAINABILITY & RESILIENCY

- ▶ Key focus areas:
 - ▶ Preservation & restoration of natural resources
 - ▶ Alternative energy & energy efficiency
 - ▶ Multimodal transportation

ARTS, HISTORY & CULTURE

- ▶ Key focus areas:
 - ▶ Continue fundraising and momentum behind the Arts Center
 - ▶ Look to DDA revenues for arts fund
 - ▶ Leveraging passenger rail

DOWNTOWN DEVELOPMENT / HOUSING

- ▶ Key focus areas:
 - ▶ Increase workforce housing by 500-700 units by 2027 (in Grand County partnership area)
 - ▶ Support the business community
 - ▶ Attract new industry
 - ▶ Build out vision for Downtown Fraser as a mixed use hub, walkable, with greater interaction with the River
 - ▶ Support the short-term rental market that's critical to the tourism economy

COMMUNITY SERVICES

- ▶ Key focus areas:
 - ▶ Provide health care locally so residents and visitors don't have to travel outside the County
 - ▶ Lack of childcare & services for older adults
 - ▶ Providing more mental and behavioral health services

PARKS / RECREATION / OPEN SPACE

- ▶ Key focus areas:
 - ▶ Maintaining grant funding for HTA
 - ▶ Hwy 40 crossings and trailhead parking
 - ▶ More opportunities for indoor recreation
 - ▶ Micro-transit to connect train station to destinations

MOBILITY

- ▶ Key focus areas:
 - ▶ Last mile connections to train station
 - ▶ Lack of sidewalks in Old Town
 - ▶ Safe crossings of Hwy 40
 - ▶ Need to expand Lift service in Fraser
 - ▶ Managing traffic and decreasing single occupancy vehicle trips on Hwy 40

COMMUNITY NEEDS / QUALITY OF LIFE

- ▶ Key focus areas:
 - ▶ Seeking more funding opportunities to provide licensing for childcare providers
 - ▶ Possible solutions: sales tax, Summit County as case study (\$400k)
 - ▶ Large opportunity for after school outdoor based programs, youth experiences, and nature-based learning opportunities for kids
 - ▶ Library wants to serve more teens and seniors by making improvements to digital resources, groups/clubs, and increased outdoor space
 - ▶ Bus stop/station at library would help improve awareness and accessibility
 - ▶ Continued collaboration and partnership between non-profit entities and the Town in regards to housing, childcare, and services

OPEN HOUSE 1 SURVEY RESULTS (IN-PERSON)

Feedback on Downtown Vision
Headed in right direction. Smart growth not too fully driven by economics
Pedestrian friendly/bike friendly
Architectural review of Riverwalk District
Consider land owners - who pay vs others
Make decks on all buildings in Riverwalk District overlooking river
Connect train visitors
Like connection to Safeway
Should continue vision plan to the Railroad tracks - specifically the colored pavement shown at the intersection of Eisenhower
Left turn from Distillery is challenging - particularly if CDOT adds more lanes in this area
Comment (multiple): Don't see much parking. Response: Pointed out how parking is concealed away from view via tuckunder, on street, potential district/centralized location to give more community space. Feedback: Most appeared to appreciate that.
Getting across 40 is hard right now. (multiple) Concern about pedestrian safety crossing 40 which would likely worse with potential widening of road with CDOT plans.
Koselig is too close to road and more room should be given for walking space
Show north up on the plans (multiple)
Want it to be local rather than tourist central (multiple).
Would good place for folks that don't want to go to Winter Park for retail.
More options for commercial services. Have Ace, Murdochs, but not much else. Don't want a Target (or other big box stores). Fine with going down 70 to go to Costco occasionally.
Attainability is a challenge not just affordability
Think we have enough breweries
Consistency is needed - year round availability
Design should start with pedestrian network and safety
Pedestrian underpass under railroad would be good to improve safety and connectivity
Okay with taller development in the valley but not along the ridge and hillside due to visibility and light reflection. Why just 45' max height?
CDOT Byers alignment makes sense

Feedback on Future Land Use
Family oriented housing
Make St.Louis Landing affordable
Open space and wildlife considerations
Obviously not aware of all the good Clark has done (below)
Keep tabs on Clark
Why? He's done great things for Fraser (above)
Focus on pedestrian walkways, bridge over 40, 2 lane 40 through town
Natural resource preservation
All growth has to consider capacity of US40. It is at its max at times now
Consider pedestrian traffic vs car traffic
Affordable housing
Yes this! -open space/cozens meadow
Tiny home area without huge monthly rental fee (additional comment says "great idea")
Mix of affordable housing products (apartments, condos, townhomes, tiny homes, etc.)
Affordable housing + open space
Byers Peak Ranch should be mixed use
Affordable single family homes. Preservation of land, resources
Space for "homeless" ex: car, van, campers
Allow for wildlife corridors. Increase affordable housing. Require - for all developers
Make railroad crossing. No train whistles
Jones Ranch should be open space
How will it be executed?

Parking	
Where do you have the most trouble parking Downtown today?	
Location	Comment
N Zerex St	Pedestrian Crossing
Meadow Ridge Rd	Ped/Bicycle Markings
US 40	Roundabout

Bicycling		
What kind of bike improvements would make you feel most comfortable?		
Topic	Sticker Count	Comments
Better Wayfinding and Signage	4	Fraser Valley River Trail
Prioritized on-street bike routes	7	
Improved trail network	6	
Improved roadway crossings	8	Safeway Crossing, Trailhead/ Parking Hub

Microtransit
What destinations should be included in a potential microtransit service area?
Microtransit to lift stations
All Fraser-Granby trailheads
Remote parking lot with frequent transit/micro
Train station
Resort
No lift here - need micro (on dot sticker)
Hospital (on dot sticker)

OPEN HOUSE 1 SURVEY RESULTS (ONLINE)

Question 1: Do you have any feedback on the themes we heard from community engagement?

This seems like an accurate portrayal of the people and needs. If new development feels out of place, how does old town residences and business fit into the plan? Will those residents and business owners eventually be displaced or replaced? What steps are being taken to include them in the planning for the future?

"I think the voices of those who live here full time should be elevated. I agree that managed growth is a risk and opportunity. Most of this board seems too high level to provide significant guidance.

Question 2: Do you have any feedback on the draft Downtown Vision Plan?

Parking structure with access off of 40

The Clayton Ave connection from US 40(N Zerex St) to CR 804(Meadow Ridge Rd) is amazing and it would be both a great car and pedestrian connection that is much needed. Also the realignment of S Wapiti Dr looks amazing, SOUTH wapiti Dr should also connect to Wapiti drive for another N/S connection, there's a small ROW/property impact but the connection is needed. It would make the most sense given that the road is named "South" wapiti drive, so connecting it to Wapiti Drive would be the most convenient. The Downtown plan looks great and will provide a great community space, pedestrian space, and a needed place to gather.

I'm concerned that the plan doesn't seem to include the old town area. It creates an us vs them, old vs new feeling, with 40 down the middle furthering that feeling. I'd like to see how the vision meshes with the old. I think it's harmful not to include the future rail plans and incorporate train as a transit option. It would be beneficial to the overall plan to see how things like the train depot, school, and library fit into the plan for flow.

I like the Downtown vision, the connectivity is great and I like the scale of the proposed development. I would prefer a more grid like layout to mirror the old Downtown area and improve the ease of wayfinding/navigation. Any reason for these building footprints at these angles? It appears most of this is in the floodplain, is it feasible?

Question 3: Do you have any thoughts about the Draft Future Land Use Maps?

All the open space planned looks amazing, and is needed. Density is also good to for areas close to town, single family houses wouldn't make sense within the Downtown area, so the higher density planned area look great.

These maps seem correct and logical

I would like to see the road grid improved to support additional growth- 40 is being widened but that will only sustain growth for so long. Improving connectivity with grid style networks off of 40 will support local commerce and residents.

Question 4: Do you have any comments on microtransit and/or parking?

More parking for River Walk District- parking structure

Old victory rd, Fraser valley pkwy, tubing hill rd(CR 72), east and west Eisenhower Dr, North and south Zerex St, and Norgren Rd will be important corridors, ensuring they have proper facilities for pedestrians and bikers will be vital. Encourage only Detached sidewalks, never ever allow an attached sidewalk to be installed within the town of Fraser, they are unsafe and outdated. — also make any new developers like those at grand park install sidewalks and paths on Both sides of the road, not just one, pedestrian facilities in Fraser are getting better but need improvement, even in the new grand park they are extremely lacking and reflective of how neighborhoods were built in the 60s - very car centric. proper pavement markings which is currently a issue(stop bars/crosswalks often not painted, painted turn arrows, etc) having larger paved multi use paths will be important, also always encouraging roundabouts in any new development or for intersection improvements far before signals or stop signs are looked at will benefit all who use the road and create a better environment with safer roads and more efficient traffic patterns. way finding is important too — signage on sidewalks will be great to direct pedestrians to where they want to go, the signs that are currently in Fraser are great! I know these aren't micro transit related issues but they are somewhat related as the road network they use needs to be robust and encourage all modes to use it. People will bike more and walk more if there's proper and safe facilities that are planned out very well. People will use the bus more if there's proper bus stops with lighting shelter, seating, and the most important part which is currently an issue in both Fraser and winter park- a sidewalk to reach the bus stops, many bus stops are literally just in the dirt. Even though it's a smaller town and not a city, it's helpful to be fair to all users and make the stops look cared for, maintained and not an afterthought, and be easy to access without having to walk across muddy grass. The current network is great and it hits important destinations, it may need to expand later in the future but overall the network is great considering it's a smaller town.

The microtransit option might be great, especially if the old town areas aren't part of the future plans to be more walkable.

“Micro transit seems like overkill given our bus system, it is pricey for the cost per trip (via is a great resource for costing this), I don't think it is worth the cost given our transit that exists.

I would love to see improved bike connections that parallel an overall improvement in the roadway grid.”

OPEN HOUSE 2 SURVEY RESULTS (IN-PERSON)

Vision & Goals	
Topic	Comments
Community	Who determines the aesthetics of Fraser's charm and mountain town vibe? How is the aesthetic enforced?
Land Use	Don't cause confusion on maps by inaccurate color coding of land uses No high density housing along River/Meadow north of town. Preserve River Front
Housing	Compost. Encourage recycling and reuse
Economic Development	
Sustainability & Natural Resources	Compost. Encourage recycling and reuse
Town Services & Infrastructure	Child care
Transportation & Mobility	How to take the train to ski and stay in town - how do I get around?
Parks, Recreation, Open Space & Trails	Dog park please
Intergovernmental Coordination	
Downtown Vision	Need shops and restaurants on Riverfront Town events - Monthly - Curb side, "Free day" for stuff, Builds community & brings in shoppers
Have We Missed Anything?	Child care is fundamental to growth Encourage, educate, support stated dark sky implementation. How about a compost area at the daop 2?

Downtown Vision and Goals			
DTV1	DTV2	DTV3	DTV4
Hourly rental bikes (Lime) no scooters! Pedestrian sidewalks	Coffee shops, restaurants with outdoor patios	Outdoor ice skating at Lions Club ponds. Ice castle at pond. Coffee shop, skate rentals, etc.	I do not want loud music and bright lights here ever!
Consider stop lights @ post office & Meadow Ridge with 25 mph through heart of Downtown	UPS store, pharmacy (like CVS), additional hair/nail salons, speciality grocery, "Farm Stop" with local grower/farmer offerings	Fountains, chimes, greenery, fire pits, patio festive lighting, seating - i.e. like Estes Park river walk.	Farmer's market, garden workshops, meet the local firefighters
Stop light on Eisenhower should be moved to end of town. Maybe by post office. We should not curb businesses in especially gas stations	Antique + Art stores	Picnic tables. Playground - fountains, swings, basketball, pickleball, bocce. Mini Golf	Craft Fairs
	important to have local shops	Art Center	Farmers markets
	No loud music from the tubing hill. No bright lights from the tubing hill		Monthly outdoor movies, rollerskating nights & ice skating, ice cream socials, s'mores nights, pickleball tournaments, fun runs, outdoor yoga, kite flying
	*Want class action lawsuit against Clark Development and tubing hill		
	Bakery, pharmacy, UPS		

OPEN HOUSE 2 SURVEY RESULTS (ONLINE)

Question 1: Do you have any feedback on the Community Engagement Themes or Open House #1 Findings?

No more commercial development - except for whatever is already zoned for that. Lower the commercial development height to maintain the mtn views and open vibe of Fraser. Less condo development - prefer townhomes and single family homes. Even in the affordable housing sector - people want homes they can own and they like single family homes. Need to make those affordable homes deed restricted forever so the town isn't having to redo housing again in 50 years.

I support the over arching theme of maintaining the mountain community "vibe" with emphasis on small business, The River walk district, recreation and open space

Like the overall direction

I attended both Open Houses and was disappointed to see so few attended. There were also fewer boards where people could make comments. Regarding the timeline--how many surveys do you want to receive prior to making decisions? Will you publish the results? And comments, too?

The maps are dated and not accurate--really important to update before the survey. For example, the maps are misrepresenting land uses for Grand Park, Rendezvous and Foundry in their mapping which can cause a lot of confusion, misperceptions, misinterpretations and unrealistic expectations in the future. The new maps are a departure from previously approved Fraser maps that characterized Grand Park, Rendezvous and Foundry in one solid color, not defining specific land uses.

The town of Fraser seems to have conflicting goals when protecting our pristine valley's natural resources. We as a town have fought the grand park development tooth and nail spending a million plus dollars of tax money in suits (one being lost, another still being adjudicated) despite being pre-approved to protect cozens meadow. This proposed plan seems to reflect a double standard with the town trying to place high density residential, a business district and a Downtown development authority all overlaid and next to the Fraser River with greatly reduced or no setbacks required. While we are excited to see the mobile homes go, the land should be protected in and around the river and let development occur in the grand park area that has been planned and approved for 20 years.

While the Community Engagement Themes appropriately emphasize public input and environmental stewardship, there appears to be a disconnect between community values and the proposed planning direction. Specifically, the strong public preference for preserving sensitive natural areas—such as the river corridor north of town—does not appear to be adequately reflected in the current draft. Community engagement is only meaningful if it informs the final plan in a transparent and consistent manner.

Your survey received a very low response rate. It strikes me as too low to merit consideration (even though I count myself among the 181 responses).

Question 2: Do you have any thoughts about the Draft Future Land Use Designations and Maps?

more conservation easements to protect the land and habitat for the animals and plants. I've seen the encroachment on the moose breeding and rearing habitat in Grand Park and it makes me sick to see those animals being pushed out. I want to see the town of fraser buy land to protect it from over development. I like the idea of more connected bike paths for all types of skill level. I've had friends ask for more pickball courts and that the pickballers don't like the Fraser Ice Box pickleball courts.

I did not see building height limits addressed. Maintaining visual open space and view sheds maximizes what is so very special about Fraser, the 360 degree beauty. Also new development can (and has) taken away views from existing developments and that should be considered and avoided.

Like the overall direction. Want to make sure that if the Fraser Valley Parkway comes to fruition, which I support, that there also is a safe bike route.

Making a high density residential zone next to the river goes against all logic and vision.

These maps are very misleading as there are very defined areas of the map (i.e. the northern part of town with high density and b district) that wouldn't change while large swaths of planned development (rendezvous and grand park) show designated open space/park areas (even including it in the riverwalk district? maybe its for mixed use?) that will very likely change. At the open house, the town planner very clearly stated (was in group discussion, another attendee asked specifically about these maps) that these maps reflect the 2005 maps. This was either intentionally said to mislead (lied about it) or was said without knowing the 2005 map (either are quite egregious). This doesn't seem to be the transparent nature the town manager has expressed in multiple interviews that the town is playing by and very misleading to the citizens, me included. The town is very specific in the proposed changes on the northern part of the map while designating open space and parks that are subject to change. Why can't I find anything on the towns site about this survey? Easily found on the consultant's site that was present yesterday. Why were we only informed 5 days before the open house? It didn't seem well attended and doesn't seem very transparent, particularly the 'affordable' SLL project.

The maps misrepresent land uses and will cause confusion with the public because they will think that all areas marked with a specific color key are set in stone. They will also think the areas in green are Parks/Open Space even if they are on private land.

The current draft map inaccurately represents land use designations for Grand Park, Rendezvous, and the Foundry by delineating specific land uses within areas that have historically been illustrated using a unified, consolidated designation. This deviation from previously adopted Fraser land use maps introduces a risk of confusion, misinterpretation, and the formation of unrealistic expectations among both the public and the development community.

There is a major discrepancy between the stated goals of increasing ease of walking and biking, on the one hand, while limiting high-density housing on the other hand. Most of the high-density residential areas are already built. First, as a resident of one of these areas, I would dispute that these are all appropriately categorized. You include multi-story apartment buildings and duplexes within the same land-use category. Those do not seem to me equivalent. Moreover, you can't increase ease of walking and biking relying on residential options that favor single-family residences in medium- or low-density areas. Nothing reduces use of private vehicles like high-density housing, especially if in mixed use buildings. Importantly, the existing high-density housing shown on your maps consists of Grand Park, none of which is mixed-use.

Question 3: Do you have any feedback on the Draft Vision & Goals?
Please specify what vision and goal you have comments on.

All the open space planned looks amazing, and is needed. Density is also good to for areas close to town, single family houses wouldn't make sense within the Downtown area, so the higher density planned area look great.

I don't understand how you will protect the character of Fraser when there is so much development planned, seems like a huge hypocrisy. I'd like to see the Downtown riverwalk development to be small and impactful and focused in that area. Keep everything close together so that it is easy for people to walk around and explore.

There is a need for more restaurants and retail. Perhaps consideration of a store like Walmart should not be dismissed. We need retails for basic household goods and perhaps used furniture or other stores that is not expensive up scale hoity toity. We need a livable community.

Like the overall direction

I agree with the vision, but is it realistic? Based on my experience, the town will have to expand their staff considerably to execute to these goals. Where will the money come from???

The town seems to really push back on other development while they (the developers) have brought a hospital to the valley (one of the goals outlined in TSI), provided massive infrastructure investment to the town in the way of water treatment facility, built the last deed restricted property in the county right outside of Fraser amongst other much needed amenities and not at the taxpayers expensive (such as the proposed SLL). Very confused about what the town of Fraser's stance is on development. We fight it on the one hand while propping it up as the most needed thing on the other.

Regarding land use, it is a travesty to have the north end of town be developed as high density real estate. Public sentiment was clear to preserve the river area. It is also a double standard because Fraser is fighting development in the Grand Park meadow that already has conservation protections but is actively planning dense development on even more sensitive river front property with no protections or open space allocated.

The Draft Vision outlines commendable goals such as responsible land use and environmental sustainability; however, these objectives are undermined by proposed land use designations that contradict them. For instance, planning high-density development along an ecologically sensitive river corridor directly conflicts with the vision of environmental stewardship. Consistency between stated goals and actual implementation is essential to the plan's credibility.
Courts designated for Pickleball. Official courts
Question 4: Do you have any comments on the Draft Downtown Vision & Goals? Please specify what goal you have comments on.
I'm worried about the impact on the Fraser river habitat. And the height of those buildings destroying the mountain views. We might as well be on the front range. Need lots of green spaces here so it doesn't look like a concrete hell. I would suggest a few pocket parks with grass and trees and flowers. And can you make the railroad crossing safer for bicycles and pedestrians? There is a narrowing of the road there and it is an accident waiting to happen.
I think it looks good!
Like the overall direction. Wondering if another traffic light will be needed on Park Ave or the North end of town. And what the long term plan is for the post office.
<p>DRAFT</p> <p>Unsure why the town doesn't want to leave the development where it has been approved for 2 decades and now double the development by placing a heavy emphasis on the northern part of town and on the pristine shores of the Fraser River. Isn't the corridor to town from the south where we get 20k cars per day coming from that direction during peak season? The only time people come from the north to enter Fraser is on their way out, back to their originating destinations. At least from what can be garnered from Sundays as traffic backs up on the flats. It is important to revitalize the Downtown Fraser area as it's been an eyesore for a long time. It is nice to see the distillery and simple buildings go up although the approved designs don't really match the character well. Wonder what the simple coffee building aesthetic will look like in 40 years?</p>
It seems like the maps are deliberately omitting the high-density plan on the north end of town.
The Draft Downtown Vision outlines commendable goals such as walkability and community vitality; however, these must be pursued alongside a consistent, town-wide application of land use principles. Planning decisions affecting sensitive areas outside the Downtown core—particularly when they appear to favor certain developers—undermine public trust and the integrity of the vision. Consistency in standards is essential to achieving a cohesive and sustainable future for Fraser.
Will there still be a trail linkage from the bridge from Wapiti Meadows to Downtown Fraser? Doesn't appear to be one on the map.
Add designated pickleball courts to the recreation plan.

DTV 1 - I'd love to see dedicated bike paths and interconnected walking paths. I love this vision for Downtown that makes Fraser a destination rather than a drive through. Great idea to focus on the river!

Regarding DTV1, the most valuable addition to Downtown would be to slow through traffic significantly or reposition vehicular traffic away from pedestrians, bicyclists, and commercial establishments.

Regarding DTV2, businesses that support the outdoor activities that are available in the Fraser Valley plus high-quality food and drinking establishments.

Regarding DTV3, the key is to seamlessly connect the river to Downtown such they are not distinct. To do this, commercial establishments should face the river with exterior that make the river visible as well as plentiful outdoor seating. In addition, the town should raise the attractiveness of the river by developing seating and walking/biking trails along the riverfront.

For the Riverwalk District, I would like to see a stronger articulation of a common parking solution that encompasses things like the train station, the Arts Center, and the hospitality and retail areas that are contemplated. As some of these things are nearing reality, the uncertainty (and burden) on these entities makes it harder to plan and make them reality. If there were a clear solution proposed, that would be helpful.

DRAFT

Community Engagement Themes or Open House #1 Findings

it seems these challenges have been created by the town by being so staunchly against adding units that serve local populations for decades while blaming developers who solve this problem by adding to the supply. Increased housing supply will reduce the cost of housing. if the full projects that are already preapproved are realized, housing costs will go down as free markets come into play. no chance country haus can charge 2k for a 1 bedroom if having to compete with newly built units

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Why would we say we want to preserve open space while proposing high density residential and b districts on the shores of the fraser river where open space exists? the hypocrisy is dizzying and already have a plan for massive development up-valley. is fraser becoming like the developers we fought so long to keep at bay? very confusing with this new plan bolstering heavy development on pristine natural resources

Totally agree with the above comments
Future Land Use Map and Designations
Why high density so close to the Fraser River? This goes against the vision and community input.
this looks nothing like the 2005 maps, where did the town planner get this information
It looks like the existing Fraser-Granby trail will be part of the Fraser valley parkway from the ball fields to Tabernash. That isn't conducive to walking or biking away from traffic. not a fan of losing the trail.
Draft and Vision
Where will additional bike/pedestrian lanes or trails be located? The proposed Fraser Valley Parkway route seems workable except for the loss of that portion of the Fraser-Granby trail. Will it be relocated? Maintained as a safe bikeway through that area?
Land Use: Don't put high density housing on the most valuable, pristine riverfront property and not put any open space around it. This section of the river on the north end of town should be preserved or developed in a way that honors and respects the land. LU4: Aligning development codes, policies, and process should mean being consistent with the demands placed on other developments. It's contradictory to plan high density development on the north end of town on the river while fighting development in other areas of Fraser.
interesting perspective...i will be sure to attend the board meeting regarding that project
Yes, the St. Louis Landing project is a joke! There were supposed to be buildings there this summer. The financing is not final, it's no longer affordable, the units will be cheap and developers are dishonest. Fraser deserves better.
How are you planning for wildlife corridors/crossings to improve connectivity in habitat while promoting safety for both drivers and animals?
This all looks fine, but ambitious. Does the town have resources to do all this? I don't think so. Look at the St. Louis Landing debacle. It's an example of what happens when well meaning people don't have the experience to manage a massive project.

Housing: Keep government out of development because you don't know what you're doing. The St. Louis Landing project is the most mismanaged project in the Valley. It should be called Unattainable Affordable Housing because nobody who needs it will be able to afford living there. If more housing development is slated, leave it to the people that have experience.

the TSI slide should be omitted seems to have been solved in every way by current development; massive private investment in municipal water system, private investment in bringing the new middle park health campus to fraser ...surprising the town doesnt want private equity to maintain the towns muni systems as well

Draft Downtown Vision and Goals

The Downtown vision and goals map is pretty, but it completely omits the most offensive part of the plan which is to put high density housing on the river north of town by St. Louis Landing. Why would this critical element of the plan not be represented?

DRAFT

FRASER FORWARD

COMPREHENSIVE PLAN

DRAFT



**FRASER PLANNING COMMISSION
RESOLUTION NO. 2026-01-02**

A RESOLUTION APPROVING AND CERTIFYING TO THE BOARD OF TRUSTEES
THE FRASER FORWARD 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, in conjunction with Town staff and its consultant team, has prepared an updated Comprehensive Plan, known as Fraser Forward, after making careful and comprehensive review and evaluation of present conditions and future of the Town of Fraser, with due regard to neighboring territory; and

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

WHEREAS, an updated Three Mile Plan is incorporated within the Fraser Forward Comprehensive Plan, and final adoption of this Comprehensive Plan will also constitute adopting this Three Mile Plan in compliance with C.R.S. 31-12-105(1)(e); and

WHEREAS, the Planning Commission has conducted a noticed public hearing during a regular meeting held on January 28, 2026, at which were considered public comments.

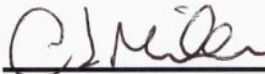
NOW THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRASER PLANNING COMMISSION

1. That *Fraser Forward: The Town of Fraser Comprehensive Plan*, 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 updated 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. Prior to final adoption by the Board, the Planning Commission recommends that the future land use map remove the land use designations in the West Mountain area of Grand Park that are in reference to the 2005 Grand Park Planned Development District Plan (PDDP).
3. Prior to final adoption by the Board, the Comprehensive Plan shall be reviewed by the Town Attorney to ensure that it complies with all applicable state laws and regulations regarding municipal Comprehensive Plans.

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 28TH DAY OF JANUARY, 2026.

FRASER PLANNING COMMISSION



Chairperson

ATTEST:



Town Clerk

FRASER BOARD OF TRUSTEES MINUTES

DATE: January 21, 2026

MEETING: Board of Trustees Regular Meeting

PLACE: Fraser Town Hall Board Room and Virtually

PRESENT

Board: Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Katie Soles, Julie White

Staff: Town Manager, Michael Brack; Town Clerk, Antoinette McVeigh; Deputy Clerk, Wendy Bourn; Assistant Town Manager, Sarah Catanzarite; Finance Manager, Laurie Waters; Town Planner, Garrett Scott; Public Works Director, Paul Johnson; Police Chief, Glen Trainor

Others: See attached list; Virtually – Jeff Planck, bahro, Bruce, Carol Olorunsola, James iPhone, Mike Scott, Parnell Quinn

Mayor Cerkvenik called the meeting to order at 6:01p.m.

1. **Rollcall:** Mayor Brian Cerkvenik, Mayor Pro-Tem Peggy Smith, Trustees; Adam Cwiklin, Kaydee Fisher, Katie Soles and Julie White

2. **Approval of Agenda:**
Trustee Soles moved, and Trustee White seconded the **motion** to approve the agenda.
Motion carried: 6-0.

3. **Consent Agenda:**
a) Minutes December 3, 2025 Amended
b) Minutes January 7, 2026
c) Letter of Support for Safe, Agile, Fast, and Efficient Rail Travel Project

Trustee Cwiklin moved, and Trustee White seconded the **motion** to approve the consent agenda. **Motion carried: 6-0.**

4. **Open Forum:**

5. **Discussion and Possible Action:**

a) Treasurer's Report – Laurie

Finance Director, Laurie Waters presented.

b) Safeway River Bend

Assistant Town Manager, Sarah Catanzarite and John Ewert presented. Greg Steed with Merrick answered questions.

Public comments by Andy Miller.

Trustee Smith moved, and Trustee White seconded the **motion** to move forward with the 'light touch' approach. **Motion carried: 5-0-1** Trustee Cwiklin abstained.

*Light touch – use a mini excavator to do a log installation with cobble and topsoil and/or plant willows to stabilize the bank. Could cost \$10,000(s). After completion, this approach will be evaluated in future years to determine effectiveness.

c) Fraser Connectivity Study

Town Manager Michael Brack and Public Works Director Paul Johnson and Jeff Planck with Kimley Horn presented.

Trustee White moved, and Trustee Soles seconded the **motion** to approve the connectivity study. **Motion carried: 6-0**

d) Resolution 2026-01-05 Approving an Intergovernmental Agreement with the Town of Winter Park Regarding Building Division Services

Town Planner Garrett Scott and James Shockey, Building Department presented.

Trustee Soles moved, and Trustee Smith seconded the **motion** to approve Resolution 2026-01-05 Approving an Intergovernmental Agreement with the Town of Winter Park Regarding Building Division Services. **Motion carried: 6-0.**

e) Resolution 2026-01-04 Contract with Big Valley Construction for the Preconstruction Design of the Public Works Facility

Public Works Director Paul Johnson presented

Trustee Smith moved, and Trustee Fisher seconded the **motion** to approve Resolution 2026-01-04 Contract with Big Valley Construction for the Preconstruction Design of the Public Works Facility. **Motion carried: 6-0.**

f) Public Works 2025 Year-End Summary

Public Works Director Paul Johnson presented.

g) Planning 2025 Recap

Town Planner Garrett Scott presented.

7. **Updates:**

a) Drainage Concerns Response

Public Works Director Paul Johnson presented

- b) Town Manager Brack discussed the crosswalk beacons are up and working again; he will be out Wednesday through Friday next week for CAST conference, some challenges with JFOC meeting invites
- c) Discussion among the Board Members about the cost of improving the wastewater treatment plant to process the IPP from the local breweries.
- d) Mayor Cerkvenik shared the speed study he requested 2 years ago is complete. It will reduce speed in Fraser and Winter Park to 30 and between Fraser and Winter Park to 45.

8. Adjourn:

Trustee Soles moved, and Trustee White seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 7:58 p.m.

Antoinette McVeigh, Town Clerk



**TOWN BOARD REGULAR MEETING
REGISTRATION SHEET
January 21, 2026**

The Public Forum is an opportunity for the public to present their concerns and recommendations regarding Town Government issues to the Town Board. Those wishing to address the Town Board will be allowed a three-minute presentation. If a topic that you wish to discuss has been scheduled for a formal Town Board Meeting, we would ask that you reserve your remarks for that specific date and time. Topics that are in litigation with the Town will not be heard during this forum. All presenters are urged to: (1) state the concern; and (2) list possible solutions. Please keep the following guidelines in mind:

- Remarks that discriminate against anyone or adversely reflect upon the race, color, ancestry, religious creed, national origin, political affiliation, disability, sex, or marital status of any person are *out of order* and may end the speaker's privilege to address the Board.
- Defamatory or abusive remarks or profanity are *out of order* and will not be tolerated.

Anyone attending Town Board meetings must sign in to ensure accurate records and minutes. Sign your name, address, and email on the sign in sheet. Thank you for your cooperation.

NAME	PHYSICAL ADDRESS	EMAIL
Kirk Klancik	706 CR 8314	KirkKlancik@gmail.com
Tony Eason	180 Game Trail	toneason123@gmail.com
Stephen Klobucar	706 CR 8314	stephen.klobucar@tv.org
Greg Bechler	8 GCR 8400 7-7	Greg@outwestchest.com
Russ Knight	356 Golden Dr	snow2knight@msn.com

[illegible]



MEMO TO: Mayor Cerkenik and Fraser Trustees
FROM: Sarah Wieck Marketing and Communications Manager
DATE: February 4, 2026
SUBJECT: Purchase of *Crescendo* Sculpture at the Historic Church

Matter before the Board:

Purchase of *Crescendo* Sculpture at the Historic Church

Background:

Crescendo was installed at the Historic Church as a leased public art piece and has been well received by the community. The Town has previously paid lease fees totaling \$3,000. In late 2025, the artist approached the Town regarding the possibility of purchasing the sculpture outright rather than continuing the lease.

The Public Arts Committee discussed the opportunity at its January meeting and expressed strong support for keeping the sculpture in Fraser long term. Based on available funding and committee discussion, the Town offered a total purchase price of \$10,000, inclusive of the lease amounts already paid. The artist accepted this offer and provided an invoice reflecting the agreed-upon price

Benefits:

- Retains a well-received and established public art piece in its current location at the Historic Church
- Eliminates ongoing lease costs by converting the artwork to a permanent Town asset
- Supports the Town's commitment to investing in public art and placemaking
- Enhances the Historic Church site as a cultural and visual destination within the community
- Provides long-term value through a one-time purchase funded by dedicated Art in Public Places funds

Fiscal information:

The total cost of the sculpture purchase is **\$10,000**. Funds are available and budgeted within the **Art in Public Places** fund. No additional funds are requested.

Recommendation:

Approve the purchase of the *Crescendo* sculpture by Cie Hoover in the amount of \$10,000, to be



paid from the Art in Public Places fund, and authorize staff to execute payment in accordance with the attached invoice.





Invoice #1019

INVOICE DATE: January 09, 2026

DUE DATE: January 09, 2026

FROM:

Cie Hoover
Ouray, CO 81427
United States
615-260-8835
cie@ciecreativeco.com

TO:

Sarah Wieck
Fraser, CO
swieck@town.fraser.co.us

INVOICE ITEMS:

Artwork	Price	Invoice Price	Tax
"Crescendo" sculpture at the Historic Church	\$10,000	\$10,000	

Check made payable to "Cie Creative Co. LLC"
PO Box 551
Ouray, CO 81427

Invoice Price:	\$10,000
Total Tax:	\$0
Total:	\$10,000



EAST GRAND SCHOOL DISTRICT

STRATEGIC PLAN UPDATE

HOW THE STRATEGIC PLAN CAME TO BE

EAST GRAND STRATEGIC PLAN

THRIVING STUDENTS, LIMITLESS FUTURES

- Sept. 2023- January 2024
- 43 parents, teachers, support staff, community members
- Representing all communities
- 35 plus hrs of meeting and collecting research
- Empathy interview questions
- Strengths, Opportunities and Community Values
- EGSD Vision, Mission, Community Values and Graduate Profile
- SY 2425 - SPAC Committee



EGSD STRATEGIC PLAN

EAST GRAND STRATEGIC PLAN

THRIVING STUDENTS, LIMITLESS FUTURES

VISION: East Grand Learning Community: Creating thriving students prepared for bright futures with limitless choices.

MISSION: In order to achieve academic excellence, East Grand School District fosters learning opportunities for all students and staff to thrive in a safe, healthy, and collaborative environment.

Community Values

- GRAND BALANCE: we work hard and play hard.
- GRAND CONNECTION: we seek to enhance community and foster collaboration.
- GRAND FOCUS: while honoring our past, we embrace change.
- GRAND COMMITMENT: our tight-knit community is dedicated to preparing students to thrive now and into their futures.

A brown, textured banner with a black outline, featuring the text "EGSD STRATEGIC PLAN" in bold, dark brown capital letters. The banner is positioned in the lower-left foreground, partially overlapping a stylized mountain range in the background.

EGSD STRATEGIC PLAN

East Grand Graduates are...



STRATEGIC PRIORITIES

Supporting & Accelerating Student Success

- Sustain and improve academic excellence
- Increase and expand learning experiences for all of our students
- Commit to and enhance supports for student well-being

Sustaining and Developing all Staff

- Retain and attract high quality staff
- Provide for the professional growth and development of all staff

Increasing and Deepening Community Partnerships

- Schools and the district commit to authentic partnerships with families
- Expand cooperation and connections with our business and community partners

EGSD STRATEGIC PLAN

Strategic Plan Advisory Committee (SPAC)

Purpose and Mission: The East Grand Strategic Plan Advisory Committee (SPAC) serves as an advisory body and community liaison to support strategic plan implementation and enhancement. The committee bridges the district administration and the East Grand community while fulfilling the state requirements established by the Colorado Department of Education (CDE) as a district accountability committee.

When: 2nd Monday of each month - 5-6:30 PM

Let us know if you're interested in participating!

S-PAC UPDATES



Scan me



Snapshot Report



**We are
successful!**



**We are making
progress!**



**We are
focused!**



MEMO TO: Board of Trustees
FROM: Garrett Scott, Town Planner
CC: Michael Brack, Town Manager
DATE: February 4, 2025
SUBJECT: Updated Rates for School Land Dedication
and Fees-in-Lieu

Matter before the Board of Trustees:

Discussion of the process by which Town staff intends to adopt updated rates for land dedication for schools or fees-in-lieu of land dedication (impact fees) for new developments in Fraser.

Background:

New residential subdivisions/developments in Fraser are required to dedicate land for the purpose of park and school facilities or provide a fee-in-lieu of land dedication (hereafter referred to as an “impact fee” for brevity) if the amount or quality of land would not achieve the purpose of the dedication. These land dedication requirements for parks and schools have existed in the Fraser Municipal Code since 1998 and are codified in [Chapter 19, Article 3, Division 3](#). However, the Town code itself does not document the methodology by which land dedications or impact fees are to be determined. This methodology is instead detailed in resolutions that date from 1998 and has remained unchanged since that time. With regards to school land dedication / impact fee requirements, the current methodology that is utilized, as adopted via Resolution 1998-10-03, is outdated and no longer reflects current enrollment projections/demographics, land values, and school facility needs.

In August 2025, Town staff presented the Board with a proposed resolution that would have updated the school land dedication and impact fee methodology to reflect a study (dated March 14, 2025) that was conducted by the East Grand School District (EGSD) and approved by their Board of Education. At that time, the Fraser Board of Trustees chose to not act on the resolution, and the new methodology was not adopted. Instead, staff was directed to meet with and request additional information from EGSD, as well as finalize a new Intergovernmental Agreement (IGA) between the Town and the school district that better clarifies the policies and procedures regarding school land dedications and impact fees.

Next Steps:

The Fraser Board of Trustees is now presented with a new IGA with EGSD that establishes requirements for school land dedications or impact fees for new residential development in Fraser. The proposed IGA formalizes how the Town and EGSD will coordinate on the review of development applications, calculate a proposed development’s fair contribution toward school facilities, and ensures that those contributions are used appropriately. The IGA also requires that the school land dedication / impact fee methodology be reviewed at least every four years.

Assuming that this IGA is approved by the Fraser Board of Trustees, staff would then prepare an ordinance that would amend the relevant sections of Chapter 19 (the Fraser Land Development Code) to reflect the new school land dedication / impact fee methodology contained in the March 2025 study produced by the EGSD. This ordinance would follow the Town’s normal procedures



for text amendments to Chapter 19 (i.e., a review and recommendation of approval by the Planning Commission, followed by final approval/adoption by the Board of Trustees).

Staff is proposing an amendment to Chapter 19 instead of a resolution (as was previously proposed in August 2025) given the greater transparency, visibility, and awareness that this process would create. Although all resolutions passed by the Board of Trustees are publicly accessible on the Town's website, staff views the Land Development Code as the most referenced and authoritative source of information regarding the various regulations that apply to land use and development in Fraser. By placing the school land dedication / impact fee methodology directly into Town code, it will be much more easily referenced by property owners, developers, and Town staff, therefore creating certainty and predictability in the development process.

The proposed text amendment would codify the land dedication / impact fee requirements for residential development in Fraser as summarized in the table below:

	Land Dedication per Unit (ac)	Impact Fee per Unit
Single-Family Detached (SFD)	0.0141	\$2,098.97
Single-Family Attached (SFA)	0.0063	\$929.29
Mobile Home (MH)	0.0133	\$1,972.58
Apartment (APT)	0.0033	\$495.62

It is anticipated that this text amendment would be brought to the Planning Commission during their February 25, 2026 meeting and brought to the Board for final approval in March 2026.

**INTERGOVERNMENTAL AGREEMENT
CONCERNING LAND DEDICATIONS OR
PAYMENTS IN-LIEU FOR SCHOOL PURPOSES**

THIS INTERGOVERNMENTAL AGREEMENT CONCERNING LAND DEDICATIONS OR PAYMENTS IN LIEU FOR SCHOOL PURPOSES (“Agreement”) is entered into by and between the Town of Fraser, Colorado, a statutory town (“Town”), and East Grand School District No. 2, a political subdivision of the State of Colorado (“School District”), to be effective as of the 1st day of January 2026 (“Effective Date”).

RECITALS

A. Local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to C.R.S. § 29-20-105, for the purpose of planning or regulating the development of land within both jurisdictions, including, but not limited to, the joint exercise of planning, zoning, subdivision, building and related regulations.

B. Pursuant to Colorado Constitution, Article XX, Sections 31-23-301 and -303, C.R.S., the Town is furthermore authorized to regulate and restrict the density of population of the Town for the purpose of promoting health, safety, morals, and general welfare of the community; and to adopt regulations in accordance with the comprehensive plan to facilitate the adequate provision of schools.

C. Section 22-54-102(4)(a), C.R.S., authorizes local governments to cooperate with school districts through intergovernmental agreements to fund, construct, maintain, or manage capital construction projects, provided that funding is provided by a source of local government revenue that is otherwise authorized by law.

D. Growth in residential land development necessitates the building of additional public school facilities and making improvements to existing school facilities in order to accommodate the corresponding increases in the student population. The dedication and conveyance of land for public school sites or payments in lieu thereof (hereinafter referred to as “in-lieu payments”) (land dedication or in-lieu payments are sometimes hereinafter collectively referred to as “Fair Contribution for Public School Sites”) will help to meet such demand.

E. In order to provide adequate public school facilities to serve new residential land developments, it is appropriate that the School District and Town cooperate in the negotiation process between the Town and developers seeking annexation or subdivision of land that is annexed or developed after the Effective Date regarding Fair Contribution for Public School Sites.

F. Requiring Fair Contribution for Public School Sites implements the Town’s goals and policies to provide for public improvements in a manner appropriate for a modern, efficiently functioning Town, and to ensure that new development does not negatively impact the provision of municipal services.

G. There is an essential nexus between the need for the Fair Contribution for Public School Sites and the legitimate local governmental interest of promoting and preserving the public health, safety, and welfare of the citizens of the Town and the School District.

H. It is a reasonable exercise of the power of the Town to require Fair Contribution for Public School Sites so that new residential developments bear a proportionate share of the cost of public school site acquisitions that are necessary to provide educational opportunities for the estimated new students generated by new residential developments.

I. The Town and School District, upon consideration of the effect of residential land development on the ability of the School District to provide public school facilities in the Town, agree that it is in the best interests of the citizens of the Town to enter into an intergovernmental agreement for the purposes of providing for the Fair Contribution for Public School Sites, as provided for in this Agreement.

J. The Town and School District desire to hereby define the rights and obligations of each entity with respect to the planning, collection, and use of Fair Contribution for Public School Sites.

AGREEMENT

NOW THEREFORE, in consideration of the objectives and policies expressed in the Recitals to this Agreement and the mutual promises contained in this Agreement, the Town and School District agree as follows:

1. Definitions. Capitalized terms used herein and not otherwise defined have the meanings specified below:

1.1 "Apartment" means a multi-family building containing five (5) or more dwelling units, excluding a townhouse, with each unit having an entrance to a hallway, stairway, or balcony in common with a minimum of one (1) other dwelling unit.

1.2 "Developer" means the legal owner or owners of a any land included in a proposed development, or the holder of an option or contract to purchase, or any person having the authority to submit an application for approval of a subdivision under the Town's land use code.

1.3 "Dwelling unit" means one (1) or more rooms in a dwelling designed for occupancy by one (1) family for living purposes and having not more than one (1) kitchen. For purpose of this Agreement, Dwelling Units are categorized as Single Family Detached, Single Family Attached; and Multi-family.

1.4 "Land Development Project" or "Project" means any proposed annexation, subdivision approval or any subsequent amendment to a previously approved development proposal that will result in new or additional Dwelling Units or a population density or population greater than that contemplated by the previously approved development proposal.

1.5 "Methodology" means the formulas, based upon the School Planning Standards (defined in Section 1.9 below), for calculating the Fair Contribution for Public School Sites, as set

forth in Exhibit B, attached hereto and incorporated herein.

1.6 “Mobile Home” means any Dwelling Unit prefabricated in a factory and transported to and placed on a site for residential occupancy.

1.7 “Multi-family dwelling” (also referred to as “apartments” in this Agreement) means a building or portion thereof, including condominiums, designed for or occupied by three (3) or more families living independently of each other, with varying arrangements of entrances and party walls. Multi-family dwelling does not include townhouses, boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached dwellings, single-family detached dwellings, or hotels and motels.

1.8 “School Facility” means any building, structure or appurtenant facility, whether combined in a single structure or separate structures, that is required in the judgment of the School District Board of Education for the provision of K-12 educational services within the School District, including, without limitation, any classroom building, administrative office building, transportation center, athletic field and/or structure, stadium, indoor pool, maintenance building, teacherage and other employee housing and/or training facility.

1.9 “School Planning Standards” means the adopted School District planning standards set forth in Exhibit A, which establish school facility enrollment capacities, School Site Acreage Requirements, student yields per category of Dwelling Unit for each of the three school levels (elementary, middle and secondary or high), and the estimated fair market value of real property that is located within the boundaries of both the Town and the School District.

1.10 “School Site” means a tract or parcel of land dedicated by express language in the final plat of a Project for the construction or expansion of School Facilities.

1.11 “School Site Acreage Requirements” means the minimum acreage needed for each School Site for each of the three separate school levels. The School Site Acreage Requirements are set forth in Exhibit A.

1.12 “Single family attached dwelling” means two (2) or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall which is shared by two (2) or more individual dwelling units along the lot line and includes townhomes.

1.13 “Single family detached dwelling” means a detached building designed exclusively for occupancy by one (1) family.

1.14 “Town Code” means the Fraser Town Code, including, without limitation, its Unified Development Code (“UDC”), as amended.

2. School Site Coordination and Development Referrals

2.1 The Town shall refer to the School District all Land Development Project petitions or applications that require a public hearing before the Planning Commission and/or the Town Council for the School District's review and comment concerning the adequacy of School Sites and School Facilities to provide adequate educational opportunities for students in response to the Land Development Project. The School District shall make the determination, as further specified hereinbelow in Section 4, concerning the effect a Land Development Project will have on the School District's ability to provide adequate School Sites and School Facilities based on the Methodology in effect at the time the Developer's proposal is submitted by the Town to the School District for its review and, to the extent permitted by law, the Town shall implement said determination consistent with this Agreement and the Town Code and regulations then in effect. Town staff shall invite School District representatives to its Design Review Committee meetings when Developers are proposing residential development with specific densities and types of units.

2.2 If a non-residential Land Development Project application is filed with the Town but that, in the opinion of the Town, may influence or affect property owned by or activities of the School District, the Town shall also refer information pertaining to said application to the School District for review and comment in accordance with the procedures contemplated herein.

2.3 The School District agrees to promptly review the referred Land Development Project petition or application and promptly submit its comments, recommendations, and requests to the Town by the deadline stated in any cover letter or referral letter accompanying the petition or application from the Town to the School District. Failure to timely respond may be deemed by the Town as a response from the School District of "no comment" concerning the referred petition or application if the Town has evidence of notification provided to the School District regarding the Land Development Project petition.

3. Methodology

3.1 The Town agrees to require Fair Contribution for Public School Site as a precondition to final approval of the lawfully authorized Dwelling Units not otherwise exempted under Section 6 below or the Town Code as proposed in the Land Development Project.

3.2 For purposes of this Agreement, the parties have adopted the Methodology to determine Fair Contribution for Public School Sites for each of the three categories of Dwelling Units (Single Family Detached (SFD), Single Family Attached (SFA), mobile or modular construction (MH) and Multi-family or Apartment (APT)) sufficient to provide adequate educational opportunities to new residential developments. The parties agree that the Methodology, attached and incorporated herein as Exhibit B, and as may be amended from time to time and made applicable to the parties by amendment to this Agreement, has been developed in a manner so as to fairly apportion the cost of acquiring School Sites made necessary by a Land Development Project and to ensure that any in-lieu payments will be used as provided in Section 5 below.

3.3 Unless and until modified by the parties, the Methodology and its supplementary background materials shall include, but not be limited to, the following factors:

3.3.1 School Planning Standards adopted by the School District;

3.3.2 The capacity demand of each category of School Facility resulting from each category of Dwelling Unit;

3.3.3 The means for determining the per-acre fair market value of real property that is located within the boundaries of both the Town and the School District; and

3.3.4 The procedure for calculating the Fair Contribution for Public School Site sufficient to provide educational opportunities for students in response to the proposed Land Development Project or the combination of land dedication and conveyance and in-lieu payments, required per Dwelling Unit.

3.4 The Town and School District agree that the Methodology and School Planning Standards shall be reviewed every four (4) years or earlier upon the request of either party due to a change in the standards and conditions within the School District. The Methodology and School Planning Standards may be revised to reflect the current standards and conditions within the School District and may be made applicable to the parties by amendment to this Agreement. The exhibit adopted pursuant to the provisions of this Agreement shall be updated by amendment to this Agreement at such time to reflect changes agreed upon by the parties. The School District shall furnish a copy of any updated School Planning Standards it develops to the Town prior to adoption by the School District.

3.5 It is the intent of the parties that the Methodology and any amendment thereto, and application of the Methodology, shall be in conformity with the requirements of Section 29-20-203, C.R.S.

4. Determination of Land Dedication or In-Lieu Payment Requirements

4.1 As a condition of approval of any Land Development Project, the Developer's Land Development Project application or petition shall dedicate and provide for the conveyance of land for a School Site to the School District or, in the event the proposed dedication of land is inconsistent with the needs of the School District, the Town's comprehensive plan or the School Site Acreage Requirements as determined by the Superintendent or designee or that the parties agree is not otherwise in the best interests of the School District, the School District may require a payment in lieu of land dedication or a combination of land dedication and an in-lieu payment.

4.2 The manner and amount of either type of land dedication or in-lieu payment thereof shall be based on the application of the School Planning Standards and Methodology in effect at the time the Developer applies for any Land Development Project. Nothing provided herein shall preclude the School District and any Developer from mutually agreeing to resolve the issue of Fair Contribution for Public School Sites in a manner other than as stated above.

4.3 If land is to be dedicated to the School District as part of the approval of any Land Development Project, the Town agrees before recording of the final plat for the Land Development Project, or any portion of it, to require proof that the dedication and conveyance or appropriate reservation of land for future dedication to the School District in accordance with Section 4.5, has been made to the School District in accordance with the following requirements:

4.3.1 The Developer has conveyed or agreed to convey to the School District by general warranty deed, title to the land slated for dedication, which title is to be free and clear of all items, encumbrances, and exceptions (except those approved in writing by the School District), including, without limitation, real property taxes, which will be prorated to the date of conveyance or dedication provided, however, if the Developer holds title to the land to be conveyed as a school site by special warranty deed, then conveyance to the School District shall be by special warranty deed. Dedication and conveyance shall occur no later than, or contemporaneously with, the recording of the final plat for the subdivision. If requested by the School District, the Developer shall also enter into a contract with the School District for the sale of real property, which contract shall require the Developer to provide title insurance for the property; a land survey plat of the property; representations and warranties concerning hazardous materials on the property; and contain any other terms agreed upon between the School District and the Developer dedicating and conveying the property.

4.3.2 At the time of dedication or conveyance, the Developer shall provide a title insurance commitment and policy in an amount equal to the fair market value of the dedicated property.

4.3.3 At the appropriate time, not later than issuance of the first residential building permit for the Land Development Project, the Developer shall either provide or pay the costs associated with ensuring that the School Site has direct access to a publicly dedicated street improved to Town standards, utilities (including water, sewer, storm sewer, electric, natural gas and telecommunications) stubbed to the School Site, and overlot grading of the School Site, which shall include mass grading but not final/fine grading; all of which costs have been considered and included in the determination of the Developed Land Value in accordance with Exhibit A for those Developers who make in-lieu payments.

4.3.4 The School District shall at no expense to the Town maintain all lands dedicated to the School District, including without limitation mowing in conformance with Town ordinances and regulations. Notwithstanding the foregoing, the School District and the Town may by separate joint use agreement mutually agree to allow for the development and use of the dedication land for park or recreational uses by the Town until commencement of construction of improvements on said land.

4.4 If land is to be reserved for future dedication to the School District as part of the approval of any Land Development Project, the Town shall thereafter accept the final plat for the Land Development Project, or any portion of it, for recording only if such plat shows the reservation of such land for such future dedication to the School District. Dedication of the reserved site shall occur no later than the date of final approval of the Land Development Project that includes the reserved site. The School District shall promptly certify to the Town in writing that the dedication has been made. In the event a final plat is approved without dedication of land, any future filings within the Project may be withheld until the dedication is complete. In the event that the School District determines, in its sole discretion, that the dedication of a reserved site is necessary prior to the issuance of any building permit for the Project within which such site is located, the School District shall so notify the person(s) shown by the records of the Grand County Assessor as being the then-current owner(s) of such site. Said notice shall be sent by certified mail, return receipt requested. Within sixty (60) days of the mailing of said notice, the reserved

property that is the subject of the mailing shall be dedicated to the School District by the owner(s) thereof, as a condition of the Town's final approval of the Land Development Project.

4.5 Nothing contained in this Agreement shall preclude the School District from commenting to the Town upon the adequacy of School Sites or School Facilities, necessary in its judgment, to serve the Land Development Project.

5. Collection, Deposit and Expenditure of In-Lieu Payments

5.1 If the Fair Contribution for Public School Sites includes payment in lieu of dedication of land, then the Developer shall make in-lieu payments to the School District calculated in accordance with the then current Methodology for each Dwelling Unit prior to approval and recording of the final plat for the Land Development Project or, in the case of condominiums, prior to the issuance of a certificate of occupancy for each unit. Promptly upon receipt and before approval and recording of the final plat, the School District will provide a certificate to the Town Manager or the Town Manager's designee and to the Developer acknowledging receipt of the in-lieu payments from the Developer for the Land Development Project that identifies the subdivision, blocks, and lots for which the in-lieu payments have been made. The School District will similarly provide a certificate acknowledging payment of the in-lieu fee for a condominium unit as a pre-condition of the issuance by the Town of a certificate of occupancy for any condominium unit. If future adjustments or modifications to the Project result in a reduction in the number of Dwelling Units as proposed in the Land Development Project, then the School District shall have no obligation, except as otherwise provided herein, to refund in-lieu payments previously paid by the Developer. Before issuing a building permit for any Dwelling Unit not otherwise exempt pursuant to Section 6, the Town shall require evidence that the Fair Contribution for Public School Sites has been received by the School District. The Superintendent of the School District, or the Superintendent's designee, shall provide such evidence in a timely manner to the Town Manager or the Town Manager's designee. In the event a building permit is inadvertently issued without the payment of any in-lieu fees, any future building permits for Dwelling Units within the Project or future filings of the Developer within the Project may be withheld until the delinquent fee is paid. All in-lieu payments shall be paid to the order of the School District and promptly deposited into an appropriate interest-bearing account authorized by Colorado Revised Statutes sections 24-75-601 to 605, which account is established, held and owned by the School District. Fair Contributions for Public School Sites shall not constitute revenue of the Town under the provisions of Article X, Section 20 of the Colorado Constitution.

5.2 The in-lieu payments deposited into the account and all funds the School District may receive from the sale of land dedicated or conveyed as a School Site within three (3) months of the date of dedication or conveyance shall be earmarked and expended solely for acquisition, development, or expansion of School Sites or for capital facilities planning, site acquisition, or capital outlay purposes for School Facilities within the school feeder or open enrollment attendance boundaries that include the property for which the contribution was paid. Subject to the limitations of this Agreement, the time for, nature, method, and extent of such planning, acquisition, development, or outlay shall be at the discretion of the School District.

5.3 Except as otherwise provided in this IGA, any in-lieu payments the District has not used for acquisition or development of public school sites within twenty (20) years of the date of the

Developer's final in-lieu payment for the Land Development Project shall be tendered for refund, with interest earned and credited according to C.R.S. § 29-1-801 to -803, to the person or entity who made the Fair Contribution for Public School Sites. This does not pertain to the dedication of land. The School District shall give notice by first-class mail to the person who made the Fair Contribution for Public School Sites at their address as reflected in the records maintained by the School District. If the person does not file with the School District a written claim for refund of the funds within ninety (90) days of the mailing of such notice, the Fair Contribution for Public School Sites refund shall be forfeited and revert to the School District to be utilized for capital facilities that will benefit the school feeder attendance area boundaries that include the property for which the Fair Contribution for Public School Sites funds were paid. The School District may request the Town extend the twenty- (20-) year time period. The Town shall consider any such request at a public hearing, following which the Town may, for good cause shown, extend such period of time as the Town deems reasonable and necessary in accordance with the School District's articulated needs and the Town's comprehensive plan.

6. Exemptions from Fair Contribution for Public School Sites

6.1 The following uses within the Town's boundaries shall be exempted from requirements of Fair Contribution for Public School Sites when determined by the Town at the time of application for a Project to be applicable:

6.1.1 Construction of any non-residential building or structure, except as otherwise provided herein;

6.1.2 Alteration, replacement, or expansion of any legally existing building or structure that does not increase the number of Dwelling Units;

6.1.3 Construction of any building or structure for limited term stay or for long-term assisted living, including, but not limited to, bed and breakfast establishments, adult boarding or rooming houses, family-care homes, group-care homes, halfway houses, hotels, motels, nursing homes, or hospices; and

6.1.4 Construction of any residential developments that are subject to recorded covenants acceptable to the Town in consultation with the School District restricting the age of the residents of said Dwelling Units such that said Dwelling Units may be classified as "housing for older persons," pursuant to the Federal Fair Housing Amendments Act of 1988, as amended.

6.2 Any claim of exemption pursuant to this Section 6 must be made at the time of application for the Project. Any claim not so made may be deemed waived.

7. Annual Report, Accounting and Audit

7.1 The School District shall submit an annual report on or before September 1 of each year to the Town describing the School District's collection and use of in-lieu payments during the preceding fiscal year. This report shall include:

7.1.1 A review of the assumptions and data upon which the Methodology is based, including student generation ratios and attendance area boundaries;

7.1.2 Statutory changes or changes in the Methodology, including the School Planning Standards, and School District policies related to acquisition or construction of school sites and facilities; and

7.1.3 Any recommended modifications to the land dedication and in-lieu payment schedule.

7.2 After receipt of the report, the Town shall review it, consider those matters listed in the previous subsection, and shall complete its review within sixty (60) days of receipt.

7.3 The School District shall establish and maintain a separate accounting system to ensure that all in-lieu payments are expended in accordance with the Agreement.

7.4 The School District shall cause an audit to be performed annually of the in-lieu payments received, used, or expended under this Agreement. The audit shall be conducted according to the generally accepted accounting principles for government entities. A copy of said audit shall be furnished to the Town upon request. The cost of the audit shall be paid for by the School District.

7.5 At any time the Town deems necessary, the School District shall honor the Town's request for an accounting to be completed by the chief financial officer of the School District concerning the School District's use of the in-lieu payments.

8. Term of Agreement

The term of this Agreement shall commence on the Effective Date and shall continue for a period of ten (10) years thereafter. This Agreement shall automatically renew for additional ten (10) year terms unless either party notifies the other of intent to non-renew at least one hundred eighty (180) days prior to expiration of the term or any extensions thereof. Either party may terminate this Intergovernmental Agreement at any time with or without cause, upon one year's written notice to the other party. At least sixty (60) days before submitting notice of termination to the other party, a party desiring to terminate shall meet and confer in good faith with the other party about its reasons for termination. Any termination or repeal of any authorizing ordinance will apply prospectively to any proposed Land Development Projects and shall not affect the performance of any Projects approved when this Agreement was in effect.

9. Miscellaneous Provisions

9.1 **Faith and Credit.** Neither party shall extend the faith or credit of the other to any third person or entity.

9.2 **Amendments.** This Agreement may be amended only by mutual agreement of the parties and shall be evidenced by a written instrument authorized and executed with the same formality as this Agreement.

9.3 **Notice.** Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, it shall be certified with return receipt requested and addressed to the following addresses:

Town of Fraser
Attention: Town Manager
153 Fraser Avenue
P.O. Box 370
Fraser, Colorado 80442

East Grand School District No. 2
Attention: Superintendent
99 Co Rd 611
Granby, CO 80446

9.4 **Governing Law.** This Agreement and the rights and obligations of the parties hereto shall be interpreted and construed in accordance with the laws of the State of Colorado.

9.5 **Severability.** If this Agreement, or any portion of it, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of the agreement.

9.6 **Indemnification.** The Town and School District agree to cooperate in the defense of any legal action that may be brought contesting the validity of this Agreement or the implementing ordinances. The School District shall be responsible for defending any such claim, whether filed against the Town, the School District, or both. Upon receipt by the Town of any claim, or commencement of a civil action against the Town, the Town shall give prompt written notice thereof following which the parties agree to consult with each other regarding the claim and/or defense of the action and selection of counsel in connection therewith. Nothing contained in this Agreement shall constitute a waiver by the Town or the School District of the provisions of the Colorado Governmental Immunity Act or other applicable immunity defense. This provision shall survive termination of the Agreement, and be enforceable until statutes of limitation preclude all claims.

9.7 **Provisions Construed as to Fair Meaning.** The provisions of this Agreement shall be constructed as to their fair meaning, and not for or against any party based upon any attributes to such party as the source of the language in question.

9.8 **Compliance with Ordinances and Regulations.** This Agreement shall be administered consistent with all current and future Town laws, rules, ordinances, and regulations concerning land dedication or conveyance for public school sites.

9.9 **No Implied Representations.** No representations, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically stated in this Agreement.

9.10 **No Third-Party Beneficiaries.** None of the terms, conditions, or covenants in this Agreement shall give or allow any claim, benefit, or right of action by any third person not a party hereto. Any person other than the Town or School District receiving services or benefits under this Agreement shall be only an incidental beneficiary.

9.11 **Financial Obligations.** This Agreement shall not be deemed a pledge of the credit of the Town or the School District or a collection or payment guarantee by the Town to the School District. Nothing in this Agreement shall be construed to create a multiple fiscal year direct or indirect municipal debt or municipal financial obligation.

9.12 **Integrated Agreement and Amendments.** This Agreement is an integration of the entire understanding of the parties with respect to the matters stated herein. The parties shall only amend this Agreement in writing with the proper official signatures attached hereto.

9.13 **Waiver.** No waiver of any breach or default under this Agreement shall be a waiver of any other or subsequent breach or default.

9.14 **Recording.** This Agreement shall be recorded with the Grand County Clerk and Recorder.

9.15 **Prospective Application.** This Agreement shall apply prospectively to any proposed Land Development Projects approved by the Town on or after the Effective Date of this Agreement.

[Signature Page Is Next Page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall be in full force and effect the day and year first above set forth.

TOWN OF FRASER, COLORADO

By: _____
Brian Cerkenik, Mayor

Date: _____

ATTEST:

Antoinette McVeigh, Town Clerk

EAST GRAND SCHOOL DISTRICT NO. 2

By: _____
President, Board of Education

Date: _____

ATTEST:

Secretary

EXHIBIT A

I. SCHOOL PLANNING STANDARDS

A. Student Yields Per Dwelling Unit Type

Student Yields Per	Elementary School	Middle School	High School	Totals
SFD Dwelling Unit	0.10	0.05	0.07	<i>0.23</i>
Townhome/Duplex Dwelling Unit	0.05	0.02	0.03	<i>0.10</i>
Modular / Mobile Dwelling Unit	0.10	0.05	0.06	<i>0.21</i>
Apartment Unit	0.02	0.01	0.02	<i>0.05</i>

B. School Facility Size Enrollment Capacities and Site Acreage Variables

	Elementary School	Middle School	High School
School Enrollment	300	300	400
Site Acreage	13	23	34

C. Developed Land Costs Average Districtwide: \$148, 687 Per Acre.

EXHIBIT B

METHODOLOGY

Land Dedication and Fee-in-Lieu Calculations

Land Dedication

School Land Dedication Calculations	
Residential Development Type	Land Calculation Rate (per acre)
Single-Family Detached Housing	0.0141
Single-Family Attached Housing	0.0063
Multi-Family Housing	0.0033
Manufactured Homes and Modular Housing	0.0133

Fee-in-Lieu

School Site Fee-in-Lieu Calculations	
Residential Development Type	Fee-in-Lieu Calculation Rate (per unit)
Single-Family Detached Housing	\$2,098.97
Single-Family Attached Housing	\$929.29
Multi-Family Housing	\$495.62
Manufactured Homes and Modular Housing	\$1,972.58

East Grand School District – Land Dedication / Fee-in-Lieu Analysis – Draft– 3/14/25



Executive Summary – Western Demographics has conducted a land dedication and fee-in-lieu of land dedication analysis for East Grand School District that can serve as an update to the current fee system and as an adaptation of the system to make it more consistent with standard fee methodology in use in most Colorado districts. The current methodology is based on an older County ordinance that is not consistent with current land use types and does not use contemporary metrics to measure school impacts. The existing methodology does not differentiate between the various Grand County communities which produce differing amounts of students given proximity to resorts. The fees and dedication acreages presented in Figure 1 address this condition and provide a policy framework by which individual values may be assigned to each community and the unincorporated Grand County area.

Fees are proposed for the four dwelling types: Single family detached (SFD), single family attached (SFA), mobile or modular construction (MH) and apartments (APT). The MH category is the districts highest child-producing dwelling type and generally includes both traditional mobile homes and modular housing defined as any dwelling manufactured elsewhere and hauled in for on-site assembly. Mobile homes tend to produce the most school children per unit in most Colorado districts and are generally perceived as an affordable housing option. The EGSD BOE expressed a desire to substitute the lower of the single family and mobile home values for the generally higher mobile home rates, a substitute figure for this strategy is shown.

Figure 1 – ECSD - Summary of Proposed Fee-in-Lieu and Land Dedication Values

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	\$ 2,098.97	\$ 929.29	\$ 1,972.58	\$ 495.62	\$ 1,972.58
Granby	\$ 2,773.01	\$ 1,298.53	\$ 2,773.01	\$ 674.05	\$ 4,936.41
Grand Lake	\$ 560.05	\$ 369.24	\$ 560.05	\$ 369.24	\$ 560.05
Hot Sulphur Springs	\$ 2,837.45	\$ 1,538.91	\$ 2,837.45	\$ 738.48	\$ 3,702.31
Tabernash CDP	\$ 1,234.10	\$ 1,234.10	\$ 1,234.10	\$ 674.05	\$ 1,234.10
Winter Park	\$ 1,234.10	\$ 369.24	\$ 738.48	\$ 369.24	\$ 738.48
Unincorporated Grand Co.	\$ 864.86	\$ 369.24	\$ 864.86	\$ 369.24	\$ 2,098.97

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	0.0141	0.0063	0.0133	0.0033	0.0133
Granby	0.0187	0.0087	0.0187	0.0045	0.0332
Grand Lake	0.0038	0.0025	0.0038	0.0025	0.0038
Hot Sulphur Springs	0.0191	0.0104	0.0191	0.0051	0.0249
Tabernash CDP	0.0083	0.0083	0.0083	0.0045	0.0083
Winter Park	0.0083	0.0025	0.0050	0.0025	0.0050
Unincorporated Grand Co.	0.0058	0.0025	0.0058	0.0025	0.0141

Introduction - Western Demographics conducts land dedication and fee-in-lieu analyses and updates of fee systems for districts all over Colorado and was hired to explore the fees that would be appropriate for East Grand School District if it were to follow the methodology used elsewhere in the State. The districts' basis for calculation of the fee is based on a Grand County ordinance methodology that is not aligned with fee methodology used elsewhere in the State. The current methodology is at least 30 years old and uses an older framework for quantifying municipal service impact of new development.

The current methodology is consistent among all communities in the district regardless of the number of students produced by local housing. Further, the methodology does not consider site development costs that are always incurred as school sites are developed from raw pasture or forest land.... As municipal infrastructure costs have risen, most Colorado districts have moved to a developed land cost basis instead of raw land cost for their fees to reflect the cost to serve school sites with water, sewer, electric, street infrastructure and other needs. This analysis recommends developed land cost as a parameter and recommends an update to the fee-in-lieu values to reflect this.

The History of School Site Dedication and Land Dedication of School Site Dedication in Colorado – For over fifty years, cities, towns and county governments in the State of Colorado have collected land or fees from developers and builders to assist school districts with the provision of school sites. In general, the land dedication / fee-in-lieu policies have joined other municipal and special district efforts to provide sites and facilities for parks, recreation centers, police, fire and library facilities for communities. Western Demographics has been involved in creating new fee systems or in updating them during the past 40 years and, gradually, Western Demographics has worked to make logical, consistent methodology prevalent throughout the State. The foundation of this methodology is based on municipal service provision calculations presented in early city planning textbooks and these methodologies were found in dedication ordinances in Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson and Larimer counties in the early eighties. Western has worked to expand this consistent framework throughout the State.

School Site Dedication and Land Dedication of Land Dedication Calculation - Methodology - The calculation for school site acreage and cost is relatively simple and includes the following elements:

- 1) A land value is collected from comparable sales or appraisal method to establish cost per acre for potential school sites;
- 2) The desired school site size is established to determine the acreage needed for a facility;
- 3) The desired school enrollments are added to establish the number of students that will be housed in a school; and
- 4) The student yield or average number of students from housing completes the formula.

The following diagram illustrates the variables and how the various units cancel out as the formula is completed and cost per housing unit is established. Residential densities are differentiated based upon the acreages assessed for single family homes, townhomes, apartments and mobile homes.

Figure 2 - Simplified School Site Acreage / Fee Formula

EGSD School Size Parameters – Rural and resort school districts tend to construct smaller schools to serve large areas. The EGSD did not appear to have school size parameters in its policy manual and these are only present in less than a third of Colorado school districts. The average sizes of the current schools were used in place of declared school enrollment goals. The site sizes that were included in the fee calculation were derived from site size standards published in the Council of Education Facility Planners International (CEFPI). CEFPI is an international association of school planners that publishes a school planning and design manual which along with a few textbooks published over the years constitutes the only formalized information on the topic of school site size. The formula for elementary schools starts with ten acres and adds one acre per 100 students. The formulas for middle and high schools start with twenty and thirty acres respectively and add one acre per 100 students. Figure 3 displays the final input variables for EGSD.

Figure 3 – School Size and Site Acreage Variables

Metric / Level	Elementary School	Middle School	High School
School Enrollment	300	300	400
Site Acreage	13	23	34

EGSD School Student Yield Data – A large portion of school dedication fee methodology is student yield. The current fees use student yield estimates from Census data. The proposed methodology uses student yield values based on current students that are geolocated by address and compared to housing types in sample neighborhoods to develop “students per unit values”. The original methodology used one set of values for the whole county and the proposed system differentiates by community as there are more students per unit in Granby and Hot Sulphur Springs than there are in Winter Park. Further, mobile and modular homes produce more students in the EGSD than any other dwelling type followed by single family detached. Apartments and condominiums produce very little. These differences in the yield values are shown in Figure 4. Some school districts choose to use single family detached yield values in place of higher mobile and modular home values to avoid any perception of penalty for the more affordable mobile home dwelling type. A substitute set of fees and acreages for the mobile home category is provided by this analysis to address that strategy.

Not all dwelling types were found in all communities (in a quantity that would represent a usable sample size). In those cases, average (district-wide) values for those dwelling types were used. In addition to the yields calculated for the incorporated towns, the “areas” that are represented by Census Designated Places (CDP’s) are also included along with yield for a sample of units in unincorporated Grand County. An average of all of these is also included if the community prefers to remain with a single fee for the entire district. Elementary yield is shaded in rose color, middle school is shaded blue and high school is shaded green.

Figure 4 – Student Yield Samples by Community and Dwelling Type

Housing Density	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Tabernash CDP	Winter Park	Grand County Outside of Muni	Average All Jurisdictions
Single Family Detached								
1, detached	388	825	536	273	345	478	5,616	8461
Student Yield	0.23	0.28	0.06	0.30	0.13	0.13	0.09	0.13
ES	0.10	0.13	0.03	0.14	0.06	0.06	0.04	0.06
MS	0.05	0.07	0.01	0.07	0.03	0.03	0.02	0.03
HS	0.07	0.09	0.02	0.09	0.04	0.04	0.03	0.04
Single Family Attached, Duplex, Triplex, Four-plex								
1, attached	434	171	41	7	33	548	651	1885
2	18	44	7	8	0	32	49	158
3 or 4	115	30	105	14	0	100	99	463
Subtotal	567	245	153	29	33	680	799	2506
Student Yield	0.10	0.14	0.04	0.15	0.13	0.04	0.04	0.13
ES	0.05	0.07	0.02	0.07	0.06	0.02	0.02	0.06
MS	0.02	0.03	0.01	0.04	0.03	0.01	0.01	0.03
HS	0.03	0.04	0.01	0.05	0.04	0.01	0.01	0.04
Modular and Mobile Homes								
Student Yield	0.21	0.52	0.06	0.38	0.13	0.08	0.22	0.26
ES	0.10	0.24	0.03	0.18	0.06	0.04	0.10	0.12
MS	0.05	0.12	0.01	0.09	0.03	0.02	0.05	0.06
HS	0.06	0.16	0.02	0.12	0.04	0.02	0.07	0.08
Apartment Yield Estimates								
Student Yield	0.05	0.07	0.04	0.08	0.07	0.04	0.04	0.07
ES	0.02	0.03	0.02	0.04	0.03	0.02	0.02	0.03
MS	0.01	0.02	0.01	0.02	0.02	0.01	0.01	0.02
HS	0.02	0.02	0.01	0.02	0.02	0.01	0.01	0.02

Raw Land Comparable Sales – Raw land value was calculated by collecting comparable land sale data with the following parcel requirements:

- Vacant - 5 - 41 acres, access to paved roads & utilities or potential for a sewer packet plant
- Broadly distributed throughout the district
- Access to paved roads
- Arm's length sales within the past six years with 5% annual price adjustment
- Sales records include price and acreage data clearly visible in County records

Figure 5 – EGSD Raw Land Comparable Sales

Num	PARCELNB	ACCOUNTNO	SUBNAME	SALEP	SALEDT	YEARS	MULTIPLIER	TIME ADJUST PRICE	ACRES	ADJ PRY
3	119119201003	R027700	TRAIL CREEK ESTATES 3RD FLG	\$ 295,000	3/20/23	1	1.050	\$ 309,750	6.66	\$46,509.01
4	145135205019	R122211	WINTER PARK HIGHLANDS GREENRIDGE	\$ 312,500	7/28/23	1	1.050	\$ 328,125	5.71	\$57,464.97
5	158903106006	R203640	POLE CREEK MEADOWS	\$ 215,000	5/4/23	1	1.050	\$ 225,750	6.28	\$35,947.45
6	132926309018	R208163	LEGACY PARK RANCH	\$ 290,000	6/27/22	2	1.103	\$ 319,725	11.55	\$27,681.82
7	132927107004	R208190	LEGACY PARK RANCH	\$ 226,000	8/4/22	2	1.103	\$ 249,165	5.38	\$46,313.20
8	132927109004	R208200	LEGACY PARK RANCH	\$ 164,500	7/29/22	2	1.103	\$ 181,361	6.03	\$30,076.49
9	144713300089	R110862	LINKE ORR SURVEY TRACTS	\$ 500,000	7/29/22	2	1.103	\$ 551,250	41.57	\$13,260.76
10	144718100028	R201280	METES & BOUNDS 77 ALL	\$ 327,000	11/18/22	2	1.103	\$ 360,518	10.00	\$36,051.75
11	145126303001	R306306	GRAND ENCLAVE II MINOR SUBDIVISION	\$ 370,000	10/21/22	2	1.103	\$ 407,925	12.68	\$32,170.74
15	158911204013	R209302	STAGECOACH MEADOWS	\$ 510,000	10/27/22	2	1.103	\$ 562,275	5.13	\$109,605.26
16	118933400096	R098221	SHADOW MOUNTAIN RANCH AND RESORT UNREC	\$ 190,000	7/7/21	3	1.158	\$ 220,020	35.62	\$6,176.87
17	118934300097	R301904	METES & BOUNDS 77 ALL	\$ 210,000	5/5/21	3	1.158	\$ 243,180	37.25	\$6,528.67
18	119111303007	R167870	HIGH PASTORALE FILING 1	\$ 215,000	5/10/21	3	1.158	\$ 248,970	5.30	\$46,948.90
19	119125419016	R205130	MOUNTAIN SHADOWS ESTATES PH1	\$ 412,000	10/13/21	3	1.158	\$ 477,096	6.91	\$69,044.28
20	132927409027	R208252	LEGACY PARK RANCH	\$ 225,000	6/4/21	3	1.158	\$ 260,550	6.90	\$37,760.87
21	132927410009	R208221	LEGACY PARK RANCH	\$ 159,000	3/25/21	3	1.158	\$ 184,122	5.09	\$36,173.28
22	145129300013	R112817	TEN MILE CREEK UNREC M&B 76	\$ 337,500	11/23/21	3	1.158	\$ 390,825	35.86	\$10,898.63
28	119114117001	R177235	NORTH FORK ACRES SUB EXEMPT	\$ 185,000	7/28/20	4	1.220	\$ 225,700	5.44	\$41,488.97
29	132923306002	R208181	LEGACY PARK RANCH	\$ 150,000	9/16/20	4	1.220	\$ 183,000	5.09	\$35,952.85
30	132934102005	R208248	LEGACY PARK RANCH	\$ 125,000	11/24/20	4	1.220	\$ 152,500	5.88	\$25,935.37
31	145135405024	R115931	WINTER PARK HIGHLANDS GREENRIDGE	\$ 220,000	8/5/20	4	1.220	\$ 268,400	6.00	\$44,733.33
32	145333000062	R080880	BATSON TRACTS UNRECORDED	\$ 121,000	9/16/20	4	1.220	\$ 147,620	10.00	\$14,762.00
33	145333000063	R070881	BATSON TRACTS UNRECORDED	\$ 70,000	9/16/20	4	1.220	\$ 85,400	7.00	\$12,200.00
34	119126252001	R183664	SODA SPRINGS SUBDIVISION EXEMPT	\$ 237,000	12/30/19	5	1.280	\$ 303,360	17.39	\$17,440.50
35	132927409024	R208249	LEGACY PARK RANCH	\$ 105,000	12/11/19	5	1.280	\$ 134,400	5.59	\$24,042.93
36	145120300007	R112806	TEN MILE CREEK UNREC M&B 76	\$ 162,000	7/11/19	5	1.280	\$ 207,360	35.13	\$5,902.65
37	145135305041	R086140	EL RANCHO	\$ 150,000	3/20/19	5	1.280	\$ 192,000	5.00	\$38,400.00
38	158902313004	R302784	JUST RANCH TRACT 24 SUB EX	\$ 285,000	8/23/19	5	1.280	\$ 364,800	9.92	\$36,774.19
39	158927227006	R028604	BEAVER MOUNTAIN PRESERVE SUB	\$ 465,000	8/16/19	5	1.280	\$ 595,200	5.00	\$119,040.00
41	132927409030	R208255	LEGACY PARK RANCH	\$ 85,000	3/28/18	6	1.340	\$ 113,908	5.07	\$22,467.09
43	145117300007	R112801	TEN MILE CREEK UNREC M&B 76	\$ 185,000	5/31/18	6	1.340	\$ 247,918	35.34	\$7,015.21
44	158916310011	R081092	POLE CREEK PRESERVE	\$ 475,000	10/25/18	6	1.340	\$ 636,545	35.06	\$18,155.89
45	158923304002	R084463	BOYD SUBDIVISION EXEMPTION	\$ 258,000	8/3/18	6	1.340	\$ 345,745	7.55	\$45,812.20
TOTALS / AVERAGES				\$ 8,236,500				\$ 9,724,463	444.38	\$21,883.12

All comparable sales were vetted by Grand County staff and an average value per acre of raw land of **\$21,883.12** was obtained.

Developed Land Costs – The current methodology uses a raw land value only. Some fee assessments have been based on individual residential lot value. The goal of creating a single developed land cost plus raw land based on larger acreage samples is to create a consistent valuation/cost framework for all areas. Further, the larger samples used for raw land value (over five acres) are more consistent with the size of most school sites than an individual residential house lot (one acre or less).

During the past twenty years, school districts have increasingly begun to be challenged by the costs to provide “shovel ready” school sites for bond-funded school projects. In general, school construction costs have increased by double-digit inflation rates with current school construction costs exceeding \$700 per square foot... School sites that begin as pastures or vacant, undeveloped parcels must have streets, water lines, sewer lines, storm sewers, electrical, gas and broadband before schools can be activated... It is estimated that each acre of land carries a rough infrastructure cost of **\$126,804** to be made viable for an institutional building. Cost data

was extracted from RS Means cost estimation manuals for institutional construction and compared to recent experience with local projects including Greeley's Tointon K-8 Academy and Johnstown's Roosevelt High School and ElWell Elementary School. RS Means is the primary cost estimation source used in the construction industry.

Figure 6 – Developed Site Costs Applied to Elem., Middle & High School Acreage

Utility Service Provider	LF Unit Price from RS Means inflated to 2022 using ENR Inflation Factors	Elementary School (10 Acres)				Middle School / PK8 (25 Acres)				High School (50 Acres)										
		.5 mile service	Road / utilities to 2 side of 10 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 3 side of 25 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 4 side of 50 acre site	Total LF of Infrastructure	Cost for Infrastructure							
Electrical	\$ 15.00	2,140	1,320	3,460	\$ 51,900	2,140	3,132	5,272	\$ 79,080	2,140	5,904	8,044	\$ 120,660							
Gas	\$ 20.00	2,140	1,320	3,460	\$ 69,200	2,140	3,132	5,272	\$ 105,440	2,140	5,904	8,044	\$ 160,880							
Telephone / Data	\$ 10.00	2,140	1,320	3,460	\$ 34,600	2,140	3,132	5,272	\$ 52,720	2,140	5,904	8,044	\$ 80,440							
Water	\$ 45.00	2,140	1,320	3,460	\$ 155,700	2,140	3,132	5,272	\$ 237,240	2,140	5,904	8,044	\$ 361,980							
Sewer	\$ 40.00	2,140	1,320	3,460	\$ 138,400	2,140	3,132	5,272	\$ 210,880	2,140	5,904	8,044	\$ 321,760							
Stormwater	\$ 50.00	2,140	1,320	3,460	\$ 173,000	2,140	3,132	5,272	\$ 263,600	2,140	5,904	8,044	\$ 402,200							
Roads	\$ 350.00	2,140	1,320	3,460	\$ 1,211,000	2,140	3,132	5,272	\$ 1,845,200	2,140	5,904	8,044	\$ 2,815,400							
Cost per LF for Infrastructure	\$ 530.00	2,140	1,320	3,460	\$ 1,833,800	2,140	3,132	5,272	\$ 2,794,160	2,140	5,904	8,044	\$ 4,263,320							
Average Cost/Acre for					\$ 126,804	Cost per Acre \$ 183,380					Cost per Acre \$ 111,766					Cost per Acre \$ 85,266				

Developed Land Cost – The raw land cost of \$21,883.12 is added to the Developed land increment of \$126,804 to obtain a combined value of developed land of **\$148,687**.

Sample Fee Values from Colorado Districts – 2022 Data – Figure 7 shows Front Range school fee amounts. The average single-family fee per unit is \$2,129.

Figure 7 - Land Dedication and Land Dedication Values from Sample Colorado Districts

District	ES Size	MS Size	HS Size	ES Acres	MS Acres	HS Acres	ES Yield	MS Yield	HS Yield	Tot Yield	Raw Land Cost	Dev Land Cost	SFD Fee
Adams 12 (Thornton)	650	1250	2000	10.00	20	60						\$130,649	\$1,620
Aurora	644	1000	1800	11.00	25	58	0.340	0.160	0.200	0.700		\$166,366	\$2,720
Eaton RE2	600	675	900	10.00	25	50	0.260	0.120	0.140	0.520	\$48,000	\$136,076	\$2,253
Greeley-Evans 6	700	900	1800	15.50	27.5	46	0.330	0.130	0.180	0.640	\$69,237	\$157,312	\$2,498
Keenesburg RE3J	525	900	1200	10.00	25	55	0.320	0.140	0.160	0.620	\$40,977	\$129,053	\$2,235
Platte Valley RE7	500	750	1200	10.00	20	30	0.250	0.130	0.170	0.550	\$47,433	\$135,509	\$1,723
Poudre	525	750	1800	15.00	30	80	0.350	0.100	0.090	0.540		\$95,000	\$1,710
St. Vrain (Longmont)	525	750	1200	10.00	25	50	Varies by Community					\$100,092	\$1,489
Windsor RE4	600	900	1200	10.00	25	50	0.330	0.160	0.210	0.700		\$156,000	\$2,916
Averages	585	875	1456	11.28	24.7	53.2	0.311	0.134	0.164	0.610	\$51,412	\$134,006	\$2,129

When to Collect Fee-in-Lieu vs. Land Dedication - Most land developments are smaller than the total number of lots needed to justify an entire school site or a meaningful partial site. In those cases, school districts request the fee necessary to assemble resources to purchase an adequately sized site to serve students produced by the development combined with other developments or existing housing in the area.

Land Dedication Calculations – Fee Calculations – The following Figures 8 – 14 show the detailed calculations for fee-in-lieu for each community along with unincorporated Grand County and the average for the entire district. Since most districts the size of EGSD use fees instead of land dedication, the fees are presented first. Dedication acreages will follow the fee tables.

Figure 8 – Fee-in-Lieu Calculations – Town of Frasier

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Frasier - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.10	0.05	0.07	0.22
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 644.31	\$ 569.97	\$ 884.69	\$ 2,098.97
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.05	0.02	0.03	0.10
B5 - Cost Per Unit by Level - TH/Duplex	\$ 322.16	\$ 227.99	\$ 379.15	\$ 929.29
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.10	0.05	0.06	0.21
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 644.31	\$ 569.97	\$ 758.30	\$ 1,972.58
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.02	0.05
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 252.77	\$ 495.62
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 9 - Fee-in-Lieu Calculations – Town of Granby

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Granby - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.13	0.07	0.09	0.29
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 837.60	\$ 797.95	\$ 1,137.46	\$ 2,773.01
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.07	0.03	0.04	0.14
B5 - Cost Per Unit by Level - TH/Duplex	\$ 451.02	\$ 341.98	\$ 505.54	\$ 1,298.53
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.24	0.12	0.16	0.52
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 1,546.35	\$ 1,367.92	\$ 2,022.14	\$ 4,936.41
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G5 - Cost Per Unit by Level - APT	\$ 193.29	\$ 227.99	\$ 252.77	\$ 674.05
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 10 - Fee-in-Lieu Calculations – Grand Lake Area

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Grand Lake - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.03	0.01	0.02	0.06
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 193.29	\$ 113.99	\$ 252.77	\$ 560.05
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.03	0.01	0.02	0.06
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 193.29	\$ 113.99	\$ 252.77	\$ 560.05
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 11 - Fee-in-Lieu Calculations – Town of Hot Sulphur Springs

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Hot Sulphur Springs - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.14	0.07	0.09	0.30
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 902.04	\$ 797.95	\$ 1,137.46	\$ 2,837.45
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.07	0.04	0.05	0.16
B5 - Cost Per Unit by Level - TH/Duplex	\$ 451.02	\$ 455.97	\$ 631.92	\$ 1,538.91
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.18	0.09	0.12	0.39
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 1,159.76	\$ 1,025.94	\$ 1,516.61	\$ 3,702.31
G2 - East Grand SD Student Yield Per Apartment Unit	0.04	0.02	0.02	0.08
G5 - Cost Per Unit by Level - APT	\$ 257.72	\$ 227.99	\$ 252.77	\$ 738.48
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 12 - Fee-in-Lieu Calculations – Tabernash Area

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Tabernash - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.06	0.03	0.04	0.13
B5 - Cost Per Unit by Level - TH/Duplex	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.06	0.03	0.04	0.13
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G5 - Cost Per Unit by Level - APT	\$ 193.29	\$ 227.99	\$ 252.77	\$ 674.05
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 13 - Fee-in-Lieu Calculations – Town of Winter Park

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Winter Park - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.04	0.02	0.02	0.08
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 257.72	\$ 227.99	\$ 252.77	\$ 738.48
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 14 - Fee-in-Lieu Calculations – Unincorporated Grand County (EGSD Component)

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations
Unincorporated Grand County - Western Demographics, Inc. - 3/14/25

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.04	0.02	0.03	0.09
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 257.72	\$ 227.99	\$ 379.15	\$ 864.86
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.10	0.05	0.07	0.22
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 644.31	\$ 569.97	\$ 884.69	\$ 2,098.97
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Land Dedication Calculations – Acreage Calculations – When developments are large, the district would be able to accept school land instead of fee if that were deemed best. Figures 15 - 21 define the acreage values for each community.

Figure 15 - Land Dedication Calculations – Town of Frasier

East Grand School District - Land Dedication Acreages Per Unit - Frasier				
Western Demographics, Inc. - 3/14/25				

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.10	0.05	0.07	0.22
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0043	0.0038	0.0060	0.0141
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.05	0.02	0.03	0.10
B6 - Acreage Per Unit by Level - TH/Duplex	0.0022	0.0015	0.0026	0.0063
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.10	0.05	0.06	0.21
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0043	0.0038	0.0051	0.0133
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.02	0.05
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0017	0.0033

Figure 16 - Land Dedication Calculations – Town of Granby

East Grand School District - Land Dedication Acreages Per Unit - Granby				
Western Demographics, Inc. - 3/14/25				

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.13	0.07	0.09	0.29
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0056	0.0054	0.0077	0.0187
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.07	0.03	0.04	0.14
B6 - Acreage Per Unit by Level - TH/Duplex	0.0030	0.0023	0.0034	0.0087
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.24	0.12	0.16	0.52
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0104	0.0092	0.0136	0.0332
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G6 - Acreage Per Unit by Level - APT	0.0013	0.0015	0.0017	0.0045

Figure 17 - Land Dedication Calculations – Grand Lake Area

<i>East Grand School District - Land Dedication Acreages Per Unit - Grand Lake Western Demographics, Inc. - 3/14/25</i>
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Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.03	0.01	0.02	0.06
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0013	0.0008	0.0017	0.0038
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.03	0.01	0.02	0.06
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0013	0.0008	0.0017	0.0038
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Figure 18 - Land Dedication Calculations – Hot Sulphur Springs

<i>East Grand School District - Land Dedication Acreages Per Unit - Hot Sulphur Springs Western Demographics, Inc. - 3/14/25</i>

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.14	0.07	0.09	0.30
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0061	0.0054	0.0077	0.0191
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.07	0.04	0.05	0.16
B6 - Acreage Per Unit by Level - TH/Duplex	0.0030	0.0031	0.0043	0.0104
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.18	0.09	0.12	0.39
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0078	0.0069	0.0102	0.0249
G2 - East Grand SD Student Yield Per Apartment Unit	0.04	0.02	0.02	0.08
G6 - Acreage Per Unit by Level - APT	0.0016	0.0014	0.0021	0.0051

Figure 19 - Land Dedication Calculations – Tabernash Area

<i>East Grand School District - Land Dedication Acreages Per Unit - Tabernash</i> <i>Western Demographics, Inc. - 3/14/25</i>
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Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0026	0.0023	0.0034	0.0083
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.06	0.03	0.04	0.13
B6 - Acreage Per Unit by Level - TH/Duplex	0.0026	0.0023	0.0034	0.0083
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.06	0.03	0.04	0.13
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0026	0.0023	0.0034	0.0083
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G6 - Acreage Per Unit by Level - APT	0.0013	0.0015	0.0017	0.0045

Figure 20 - Land Dedication Calculations – Town of Winter Park

<i>East Grand School District - Land Dedication Acreages Per Unit - Winter Park</i> <i>Western Demographics, Inc. - 3/14/25</i>
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Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0026	0.0023	0.0034	0.0083
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.04	0.02	0.02	0.08
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0017	0.0015	0.0017	0.0050
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Figure 21 - Land Dedication – Unincorporated Grand County (EGSD Component)
East Grand School District - Land Dedication Acreages - Unincorporated Grand County
Western Demographics, Inc. - 3/14/25

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.04	0.02	0.03	0.09
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0017	0.0015	0.0026	0.0058
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.10	0.05	0.07	0.22
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0043	0.0038	0.0060	0.0141
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Summary – The methodology presented in this report would result in the EGSD having a land dedication / fee-in-lieu of dedication system that would be consistent with other Colorado districts. The proposed methodology uses developed land values, localized student yield values and differentiates fees by community and dwelling type based on student yield. The definitions for dwelling types are consistent with current municipal practice. All jurisdictions are represented along with well-known areas that are represented by Census Designated Places along with fees for the EGSD portion of unincorporated Grand County.

Figure 22 – ECSD - Summary of Proposed Land Dedication and Land Dedication Values

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	\$ 2,098.97	\$ 929.29	\$ 1,972.58	\$ 495.62	\$ 1,972.58
Granby	\$ 2,773.01	\$ 1,298.53	\$ 2,773.01	\$ 674.05	\$ 4,936.41
Grand Lake	\$ 560.05	\$ 369.24	\$ 560.05	\$ 369.24	\$ 560.05
Hot Sulphur Springs	\$ 2,837.45	\$ 1,538.91	\$ 2,837.45	\$ 738.48	\$ 3,702.31
Tabernash CDP	\$ 1,234.10	\$ 1,234.10	\$ 1,234.10	\$ 674.05	\$ 1,234.10
Winter Park	\$ 1,234.10	\$ 369.24	\$ 738.48	\$ 369.24	\$ 738.48
Unincorporated Grand Co.	\$ 864.86	\$ 369.24	\$ 864.86	\$ 369.24	\$ 2,098.97

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	0.0141	0.0063	0.0133	0.0033	0.0133
Granby	0.0187	0.0087	0.0187	0.0045	0.0332
Grand Lake	0.0038	0.0025	0.0038	0.0025	0.0038
Hot Sulphur Springs	0.0191	0.0104	0.0191	0.0051	0.0249
Tabernash CDP	0.0083	0.0083	0.0083	0.0045	0.0083
Winter Park	0.0083	0.0025	0.0050	0.0025	0.0050
Unincorporated Grand Co.	0.0058	0.0025	0.0058	0.0025	0.0141



MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into this 4th day of February, 2026 and describes the understanding for providing and paying for employment and benefits of an executive director and up to two additional staff of FRASER VALLEY ARTS ("FVA") between the TOWN OF FRASER, whose address is 153 Fraser Ave. Fraser, CO 80442 ("Fraser") and FVA, whose address is 1274 Ranch Creek Drive, Fraser, CO 80442 (each a "Party" and collectively, the Parties").

RECITALS:

WHEREAS, Fraser Valley Arts was formed at the request of the Town of Fraser in 2021 to fund, build, and operate the Fraser Center for the Creative Arts and to help build an arts-centric brand for the Town;

WHEREAS, Fraser Valley Arts is a separate legal entity, has its own sources of revenue, and is empowered to employ agents and employees and to set the salaries of the same;

WHEREAS, in this early stage of its existence, Fraser Valley Arts is lacking certain administrative services, such as a human resources department, and does not currently offer or provide any employee benefits.

WHEREAS, to facilitate Fraser Valley Arts' ability to attract and hire an executive director and a some limited staff, Fraser is willing, subject to the terms of this MOU, to hire, employ and provide employee benefits to said staff on behalf of Fraser Valley Arts; and

WHEREAS, subject to the terms of this MOU, Fraser Valley Arts will reimburse Fraser for the staff's salary and benefits, up to such time that Fraser Valley Arts exceeds three full-time employees.

NOW, THEREFORE, in consideration of mutual rights and obligations as set forth below, the Parties agree as follows:

1. The selection, appointment, and termination of an executive director and staff is in the sole discretion of FVA. The salary amount shall be specified by FVA. Fraser shall provide salary and benefits for the staff in the same manner it does for Fraser employees, and FVA shall reimburse Fraser for the salary and benefits paid by Fraser to the FVA staff. Except for payroll purposes, the executive director and staff shall be deemed an employee and agent of FVA. Actions taken by the executive director and staff in the course and scope of their employment shall be attributed to FVA and not to Fraser. The executive director and staff shall take direction from FVA and not from Fraser.
2. During the term of this MOU, Fraser shall be responsible for the timely

administration and provision of all employment and processing costs associated with the executive director and staff (including, but not limited to, required taxes, withholdings, and insurance premiums), and FVA shall reimburse Fraser quarterly for all such costs incurred under this MOU.

3. The failure by a Party to enforce any provision of this MOU or the waiver of any specific requirement of this MOU shall not be construed as a general waiver of the agreement or any provision herein, nor shall such action act to estop that Party from subsequently enforcing this MOU according to its terms.

4. Either Party may terminate this MOU at any time for convenience by giving the other Party written notice of not less than thirty (30) days. In the event of termination, FVA shall make all outstanding payments due to Fraser within thirty (30) days of the date of termination.

5. This MOU, and any agreement or document referenced herein, constitutes the entire understanding between the Parties with respect to the subject matter hereof and all other prior understandings or agreements shall be deemed merged into this MOU. No attempt to modify this MOU shall be valid or become a part of this agreement unless reduced to writing and signed by both Parties.

6. Nothing herein shall be interpreted as an assumption by Fraser of any liability, debt, or other obligation of FVA at any time under this MOU or thereafter, including any current obligation of FVA to perform, indemnify, or guarantee performance of any third person or entity, nor shall this MOU be interpreted as a guarantee by Fraser of any outstanding duty or obligation of FVA.

7. Each Party is responsible for its own actions or omissions, and those of its officers, agents and employees in the performance or failure to perform work under this Agreement. By agreeing to this provision, neither Party waives or intends to waive, as to any person not a party to the MOU, the limitations on liability that are provided to the Parties under the Colorado Governmental Immunity Act, C. R. S. § 24- 10- 101, et seq. Nothing herein shall be interpreted as a waiver of either Party's sovereign immunity under the Colorado Governmental Immunity Act.

8. Any financial obligations of the Parties arising under this MOU are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available by the respective governing bodies, except that FVA shall guarantee any unpaid sums of

salary paid by Fraser are reimbursed. No term or condition of this MOU is intended nor shall be interpreted to create a multi -fiscal year obligation or debt of the Parties.

9. The provisions of this MOU shall not be construed as creating a partnership, joint venture, or other relationship between the Parties. Unless specifically provided, this Agreement shall not allow any Party to act as the agent of the other Party, nor permit any Party to have any authority to act for, or to assume any obligations or responsibilities on behalf of the other Party, nor in any manner limit the Parties in carrying out their respective separate businesses or activities. Employees, agents, consultants, and attorneys of one Party are not, and shall not be deemed to be, employees, agents, consultants, and attorneys of the other Party.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be approved by their governing boards or duly authorized officers as of the date first written.

TOWN OF FRASER

_ Brian Cerkvenik, Mayor

ATTEST:

Antoinette McVeigh, Town Clerk

FRASER VALLEY ARTS

Steve Fitzgerald, President

ATTEST:

Name:



MEMO TO: Mayor Cerkenik and Board of Trustees
FROM: Lorraine Waters, Finance Director
DATE: February 4, 2026
SUBJECT: MOU providing and paying for employment
for the Fraser Valley Arts

Matter before the Board:

Discussion and possible motion to move forward with a Memorandum of Understanding for providing and paying for employment benefits of an executive director and up to two additional staff of Fraser Valley Arts.

Background:

Fraser Valley Arts was formed at the request of the Town of Fraser in 2021 to fund, build, and operate the Fraser Center of Creative Arts. Fraser Valley Arts is a 501(c)(3) nonprofit established to support and grow culture throughout the Fraser Valley.

Considerations:

Fraser Valley Arts is in the early stages of reaching their goals and currently lacks administrative services such as human resources, and employee benefits to attract and incentivize top quality applicants. With help from the Town of Fraser, Fraser Valley Arts will be able to hire, employ and provide benefits. This will also help the FVA to retain quality candidates while continuing the mission that they are dedicated to achieving.

Subject to the terms in the MOU, Fraser Valley Arts will reimburse the Town of Fraser for staff salary and benefits, up to such a time that Fraser Valley Arts exceeds three full-time employees.

Recommendation:

Town Staff recommend that the Board of Trustees discuss and evaluate the MOU with the Fraser Valley Arts. The services from the Town will be reimbursed and the benefits to the Fraser Valley Arts will enable the necessary growth toward the completion and benefits of creating the Fraser Valley Center for the Creative Arts.



MEMO TO: Board of Trustees
FROM: Garrett Scott, Town Planner
CC: Michael Brack, Town Manager
Sarah Catanzarite, Assistant Town Manager
DATE: February 4, 2026
SUBJECT: Opportunity Zone Designation

Matter before the Board of Trustees:

Discussion of how Colorado is implementing the federal Opportunity Zone incentive program and provide direction to staff on whether to advocate for designating eligible census tracts in which Fraser is located as an Opportunity Zone.

Background:

The Opportunity Zones (OZ) program is a federal incentive that is meant to support designated low-income / economically distressed communities through long-term equity investments in businesses and real estate. The incentive is a deferral, reduction, and potential elimination of certain state and federal capital gains taxes for qualified investments that are geographically located within a designated Opportunity Zone.

The program was originally created by the 2017 Tax Cuts and Jobs Act, and the Opportunity Zones that were designated as part of that first iteration of the program will be sunsetting in 2028. However, the passage of the federal bill H.R. 1 (commonly referred to as the One Big Beautiful Bill Act) in July 2025 made the Opportunity Zone program permanent and updated various aspects of the program, including eligibility requirements and the benefits/incentives that are given the qualified investments. The state's Office of Economic Development and International Trade (OEDIT) is tasked with implementing this program in Colorado, and they have a website with more information and resources linked here: [Colorado Opportunity Zone Program](#).

Per OEDIT, Colorado has been very successful in implementing "round 1" of the OZ program, stating that 75% of the Census Tracts that were designated as an Opportunity Zone received some level of investment. Market-rate rental housing is a particularly attractive type of investment within an OZ because of the way the incentive is structured, and OEDIT asserts that approximately 12,000 new housing units were causally induced in the state by the OZ program. However, the OZ program is compatible with a range of types of developments/investments, including outdoor tourism assets, retail space, small business incubators, and manufacturing operations.

Analysis:

On the OEDIT webpage linked above, there is a map of the census tracts that were originally designated as opportunity zones. There is a wide geographic diversity in the areas that received OZ designation, and areas of note that could be viewed as comparable to Fraser are as follows:

- The west side of Craig in Moffat County
- Areas in Estes Park south of US 36 in Larimer County
- Glenwood Springs and Silt in Garfield County
- Paonia and Delta in Delta County



- Silverton in San Juan County
- The southern portion of Durango in La Plata County
- The north and east portions of Pagosa Springs in Archuleta County
- Buena Vista in Chaffee County
- All of Lake County except for Leadville
- Idaho Springs in Clear Creek County
- Avon in Eagle County

In the first round of the Opportunity Zone program, no census tracts in Grand County received the OZ designation. Based on staff's research and the map of "low-income communities" [linked here](#), it appears that only the census tract covering the western portion of Grand County (i.e., Kremmling and Parshall) was eligible to be designated as an opportunity zone; Fraser was not likely eligible in the initial OZ program.

At this time, there is **not an official map or list of eligible census tracts** for the forthcoming iteration of the Opportunity Zone program. The U.S. Treasury Department should be releasing this official list sometime early this year. However, in advance of the official release of this list from the federal government, two economic consulting companies (as well as OEDIT) have produced unofficial/preliminary maps of which census tracts **may** be eligible as based on the language in H.R. 1 and the most current economic data from the Census Bureau. These maps are accessible via the links below:

- [Novogradac PolicyMap - Potential Opportunity Zone 2.0 Eligibility](#)
- [Economic Innovation Group - Eligible Opportunity Zones 2025](#)
- [OEDIT - Colorado Opportunity Zones with New 2025 Eligible Zones](#)

As shown in the three maps linked above, the census tract that is generally bounded by US 40, County Road 8, and the southeastern border of Grand County appears to likely be eligible for designation as an Opportunity Zone. This census tract covers all areas of Fraser, as well as all areas of Winter Park and portions of unincorporated Grand County, located east of US 40. This appears to be the only census tract in Grand County that could receive Opportunity Zone designation.

Benefits:

If this census tract were to receive designation as an Opportunity Zone, it would likely help to spur investment and development within areas of Fraser to the east of US 40 that may otherwise develop more gradually. Some of the development that could be induced with OZ designation is in alignment with current Town goals, visions, and policies, such as:

- Realization of the Downtown Vision Plan in the Clayton Court area / Riverwalk zone



- Increasing assessed property values within the boundaries of the Fraser Downtown Development Authority (DDA), thereby increasing the revenues that the DDA receives and expanding the projects/initiatives that it can support
- Greater residential density and other supportive uses that help bolster the viability of increased passenger rail service to/from Fraser
- Completion of future phases of St. Louis Landing and constructing more deed-restricted housing on the property through potential access to new equity financing sources

Next Steps:

Because Colorado (through the Governor) can only nominate/designate 25% of the census tracts that are eligible, OEDIT is engaging with local governments, economic development organizations, other community leaders, and the public at large, to ensure that the State's Opportunity Zone nominations match local priorities. Essentially, the Town must advocate for OZ designation for the census tract(s) that may be eligible. Additionally, because the census tract(s) expand beyond the Town's boundaries, this advocacy will likely be more impactful if it is done in conjunction with the Town of Winter Park and Grand County.

Tentatively, OEDIT is planning to solicit and gather local feedback on OZ designation starting in March 2026, and the State anticipates a "late Spring 2026" deadline for providing feedback. If directed by the Board to do so, staff will work with relevant staff from the Town of Winter Park and Grand County to determine their interest in pursuing the Opportunity Zone designation, and if interested, develop a coordinated strategy to advocate for the OZ designation by the Governor.



MEMO TO: Mayor Cerkenik and Board of Trustees
FROM: Michael Brack, Town Manager
Paul Johnson, Director of Public Works
DATE: January 21, 2026
SUBJECT: Public Works Facility

Matter before the Board:

Approval to change the currently budgeted Drop part time employee position to a full-time position that will not require a commercial driver's license. Therefore, the automatic pay increase for obtaining a commercial driver license would not apply to this position.

Background:

Since the opening of the Drop in 2018, it has been operated by a part time employee on Wednesdays and the weekends. The change to a full-time position will allow for additional street operations when not manning the Drop. The Drop position is currently unoccupied and current street staff are manning the facility on a rotating basis in 2 shifts when open.

Budget: the change to a full-time position will increase the budgeted amount of fund 10-60-110 by approximately \$30,000 due to the increased hours and benefit package.

Recommendation:

Town staff recommend moving the Drop attendant position to a full-time position that will perform other street operator activities during the days not working at the Drop.

DOWNTOWN DEVELOPMENT AUTHORITY BOARD MINUTES

Date: January 13, 2026

Meeting: Downtown Development Authority Regular Meeting

Place: Fraser Town Hall Board Room and Virtually

Present:

Board: Chair Parks Thomson, Vice Chair Tiffany Gatesman, Secretary Katie Soles, Treasurer Nick Crabb Members: Barry Young, Greg Bechler, Abbey Samuelson, William Palmer, Steve Fitzgerald

Staff: Interim Executive Director and Assistant Town Manager, Sarah Catanzarite; Town Clerk, Antoinette McVeigh; Marketing and Communications Manager, Sarah Wieck; Special Events Coordinator, Callie McDermott

Others:

Chairperson Parks Thomson called the meeting to order at 9:02 am

1. **Roll Call:** Chair Parks Thomson, Vice Chair Tiffany Gatesman, Secretary Katie Soles, Treasurer Nick Crabb, Members: Barry Young, Greg Bechler, Abbey Samuelson, William Palmer and Steve Fitzgerald

2. **Approval of Agenda:**

Member Soles moved, and Member Palmer seconded the **motion** to approve the agenda. **Motion carried: 8-0**, Gatesman muted.

3. **Consent Agenda:**

- a. Minutes December 9, 2025

Member Fitzgerald moved, and Member Palmer seconded the **motion** to approve the consent agenda. **Motion carried: 8-0**, Gatesman muted.

4. **Open Forum:**

None

5. **Discussion and Possible Action:**

- a. Resolution No. 2026-01-01 Designating Posting Place for DDA Meeting Notices

Member Soles moved, and Member Bechler seconded the **motion** to approve Resolution No. 2026-01-01 Designating Posting Place for DDA Meeting Notices. **Motion carried: 8-0**, Gatesman muted.

b. Ride, Ski, Save Promotion Video Advertisement, Sarah Wieck

Sarah Wieck presented the completed "Ride, Ski, Save" promotion video featuring voice acting by Rebecca Diamond. The 30-second video promotes transportation options from Denver to Fraser. Performance metrics showed strong engagement with 41,000 impressions and nearly 1,000 clicks in just one week since posting began January 2-3, significantly outperforming other campaigns that have been running longer.

Member Bechler moved and Member Thompson seconded the **motion** to increase the maximum spend for the video advertisement to \$2,500 total (an additional \$1,500) for February. **Motion carried: 8-0**, Gatesman muted.

c. Come Up Conference Series, Parks Thompson & Callie McDermott

The board discussed the upcoming "Come Up Conference" series designed to empower citizens to build wealth, create opportunities and inspire entrepreneurship. The initial format will feature four business owners and DDA members (Bill, Tiffany, Parks, and Abby) with social media posts leading to an in-person panel discussion. The board decided to hold one session in February in place of the regular DDA meeting at 8:00 AM, hosted at Rocky Mountain Roastery. Callie will help with the social media postings.

d. Business Enhancement Grant Review Committee & Process

The Business Enhancement Grant applications are open with a priority deadline of February 1st. Member Samuelson and Member Palmer volunteered to serve on the grant review committee. The committee will review applications the first week of February and present the proposal to the town board the second week of February.

e. Work Plan Review and Planning

The Work plan was reviewed for items that are complete and other areas to prioritize. The Board reviewed the core strategies.

- Develop a policy to support events
- Create a summer promotional video
- Review the town's comprehensive plan, once adopted in February, and how it can work with the work plan
- There will be two seats to fill in June
- Future possibilities landmark as a photo opportunity, wayfinding signage, public art installations, trail improvements and sustainability initiatives.

The town purchased 360 Railroad Avenue. This will become a multimodal transit hub.

The first priority for the first quarter of 2026: The Board discussed the possibility of paying for the paving of a sidewalk north of 404 Clayton Court. This would connect Fraser Avenue to the curve at Clayton Court. This would connect Koslig

on Main to the new commercial building, the bakery) and eventually to the Fraser River. The estimated cost is \$20,000-\$30,000. The staff will discuss this with the Public Works Director regarding the cost and feasibility of the project.

6. Other Business:

a. Updates

a. Railroad Station Sign

Member Thompson reported receiving an estimate for the railroad station signs at a total of approximately \$1,200, significantly under the original \$8,000 budget. The board agreed to remove the word "elevation" and make the elevation number (8550 feet) larger and straight rather than curved.

b. Social Media

Callie McDermott reported on social media plans, including meetings with downtown Fraser businesses to determine content needs. She suggested possibly changing the handle from "Fraser DDA" to something more informative to the public like "Downtown Fraser" or "Frodo."

c. Other Updates

None

7. Adjourn:

Member Bechler moved, and Member Palmer seconded the motion to adjourn at 11:00 pm. Motion carried: 8-0, Gatesman not present.



PUBLIC ARTS COMMITTEE MINUTES

DATE: Thursday, January 8th 2026

MEETING: Public Arts Committee Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

Board: Callie McDermott, Cynthia McCool, Robin Barre, Kristin Hanson, Beth Nathom, Steve Fitzgerald, Kenzie Lipe, Kristin Hanson, Alexandria Knightlinger

Staff: Marketing and Communications Manager, Sarah Wieck, Joe McDonald Public Works

1. **Regular Meeting**, Roll Call

called the meeting to order at 9:05 a.m.

2. **Approval of Agenda**

Cynthia moved, and Robin seconded the **motion** to approve the Agenda. **Motion carried: 8-0.**

3. **Consent Agenda:**

Steve moved, and Cynthia seconded the **motion** to approve the Agenda. **Motion carried: 8-0.**

4. **Discussion**

1. Fire and Ice 2026

The committee provided updates on preparations for the Fire and Ice event. Food vendors have been secured, including Astro Coffee, True Penny, and others, with one fish and chips vendor

still pending confirmation. Transportation arrangements were discussed, with confirmation that Mike Brown from Grand Mountain Rides would help with shuttles alongside Home James, providing approximately 10 shuttles total. Parking has been secured at the school, ball fields, and rec center.

Volunteer coordination was addressed with sign-up positions for pre-event setup, same-day setup, bus stops, information tent, and cleanup. The committee agreed to add positions for flag setup the week before and garbage checks during the event.

A business effigy competition was introduced, with seven businesses already interested. The committee established guidelines including no political themes and allowing nails/screws in construction. Voting would take place on social media with the winner announced before the fire is lit.

2. Peche Purchase

The committee discussed the Peche sculpture currently installed at the bike park. After deliberation, the consensus was that the sculpture had run its course, and the committee unanimously voted to return it rather than purchase it for \$2,000. Members expressed interest in potentially pursuing a new bike-themed sculpture for that location.

3. Crescendo Purchase

The committee reviewed the Crescendo wooden sculpture currently installed at the church. Members expressed strong appreciation for the piece, noting its artistic value and appropriate placement in an area developing artistic character.

Motion to purchase the Crescendo sculpture for \$10,000-12,000 made by an unnamed committee member, seconded by another member. Motion approved unanimously.

The committee also discussed potentially engaging the artist and his wife as musicians for a Picnic in the Park event as part of the negotiation, as well as having the artist provide maintenance guidance for the wooden sculpture.

5. Open Forum:

6. Other Business:

The committee discussed the need to address the condition of the lift chairs that serve as bus stops in Fraser. Joe noted that approximately 90% of them are in bad shape and need to be repainted. The committee agreed to put this project on the agenda for after Fire and Ice, with a tentative plan to have the chairs painted in June 2026. Options discussed included a mural-fest style approach, commissioning local artists, or using a uniform Fraser logo design.

Joe mentioned that Christmas decorations would be going up soon and that the Grinch display was now lit at night. The committee discussed using electronic signboards to promote Fire and Ice in the week prior to the event.

Steve moved, and Cynthia seconded the **motion** to adjourn. **Motion carried: 8-0.**
Meeting adjourned at 10:30 a.m.

DRAFT