

LGBAC Community Growth & Development Policy Statement

Adopted by the Chamber Board of Directors September 2008 Philosophy

- The Chamber has recognized that Greeley needs a comprehensive vision and a plan to ensure high-quality economic growth and to stimulate the creation and retention of long-term primary jobs for future generations, while improving those characteristics that make our community unique and desirable and provides a high quality of life.
- Quality infrastructure leads to a good quality of life. Quality of life includes employment stability, quality educational opportunities, preservation of Greeley's historic character and agricultural heritage, maintenance and improvement of community infrastructure. Development should incorporate needed infrastructure for growth that will be mutually beneficial to all parties involved.
- Flexibility in the Community Comprehensive Plan can be achieved through periodic reassessment and modification to accurately reflect the ever-changing vision and plan for the community.
- In order for a community to maintain a stable economic base and effectively compete in the marketplace infrastructure must be continuously evaluated and improved.

Policies

~~Mid-Range Expected Service Area (MRESA)~~ Long-Range Expected Service Area

- Emphasize Development within a 5-year ~~MRESA~~ LRESA.
- Support orderly and cost effective expansion and maintenance of Greeley's public infrastructure.
- Support changes to MRESA when appropriate.
- Exceptions to the Community Comprehensive Plan should be considered when appropriate.

Support the following two elements of effective and efficient growth:

1. Encourage Local Resource Utilization

- Using the University of Northern Colorado, Aims, and surrounding businesses and expertise for projects that educate and improve the Greeley community.

2. Growth Planning

- Sustainable and beneficial growth in which citizens needs are met through appropriate infrastructure, enforcement of zoning regulations, and encourage business/resident participation programs.
- Specifics of each growth debate will be different. However the basic premise should be that growth is necessary, that it should not be restricted, and that maintaining our quality of life should be given serious consideration when debating the specifics of any project.
- Protect the quality of life within communities.
- Infill and redevelopment should be encouraged to enhance existing neighborhoods and help prevent sprawl.
- The Greeley Chamber supports private property rights.

Action Items

- Review ~~MRESA~~ LRESA annually to ensure integrity.
- Encourage desirable community and industrial development.
- Support development that is far-sighted and non-traditional and beneficial to Greeley and the surrounding area and that may be outside the scope of the City of Greeley Comprehensive Plan.
- Encourage participation and awareness of Green Building Technologies.
- Support Downtown Development Authority efforts.

Edited 9-16-09 to reflect changes in Greeley 2060 Comp Plan