

What is a comprehensive plan document? Colorado law establishes that a comprehensive plan is an **advisory document** to guide zoning and other land use decisions. The plan is implemented through the Town's adopted land development regulations (CRS 31-23-206). Colorado Revised Statutes state, "it is the duty and responsibility of the planning commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries (three mile area), subject to the approval of the governmental body having jurisdiction thereof (C.R.S. 31-23-206)." In Green Mountain Falls, the governmental body having jurisdiction is the Board of Trustees, our Elected Officials. The statues further state, "the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs best promote health, safety, order, convenience, prosperity and general welfare (C.R.S. 31-23-207)." Our comprehensive plan in Green Mountain Falls is a 10 year plan.

The following Strategy/Actions are taken from our Green Mountain Falls 2019 Comprehensive Plan document (pp. 72-76), and provides an update on status of projects as of September 1st, 2021. This document is updated annually in the Fall.

Strategy/Action	Type	Community Priority	Responsibility	Notes	
1.1	Develop a permanent ADA activity area for children and yout such as an art installation for hide and seek or a skate park.	Capital Project	Medium	Parks, Recreation, & Trails Advisory Board	Park Fitness Facility Proposal Potential CDBG Grant Phase 2/3 Potential GOCO Grant Project
1.2	Establish a facade improvement and Downtown revitalization program	Program	Med/High	GMF	
1.3	Create and maintain a list of funding sources and grant application opportunities for recreational and cultural enhancements, detailing deadlines, requiremts, and available funding.	Program	High	GMF	This document is on file at Town Hall
1.4	Connect the American Discovery Trail through Downtown and identify other loacation for future connections.	Capital Project	Medium	Parks, Recreation, & Trails Advisory Board	
1.5	Distribute tourism information and event posters and brochures at the Marshal's office and land office.	Program	Med/High	GMF	Land Office provides historical and tourism information.
1.6	Establish a recycling program with sustainability outreach, education and materials collection	Program	Medium	GMF	Goal: Single Hauler Trash Study
	Identify strategic locations within and adjacent to GMF for temporary supplemental water storage during fire season to support existing or non-hydranted areas.	Capital Project	Med/High	Fire Mitigation Advisory Board	
2.1	Develop wildfire public education brochures that build off existing documents (e.g. "Living with Wildfire" booklet)	Program	Med/High	Fire Mitigation Advisory Board	FMAC is working on this with Carolyn Bowers including a marketing plan and website addition
2.2	Work with land management agencies for the acquisition, operation, and maintenance of a green-waste disposal site within reasonable proximity to Green Mountain Falls	Capital Project and Program	Med/High	GMF	Goal: Single Hauler Trash Study
2.3	Build on existing documents to create fire safety and fire awareness poster for public places.	Program	Med/High	Fire Mitigation Advisory Board	FMAC is working on this with Carolyn Bowers including a marketing plan and website addition

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2.4	Conduct hazard assessments for homeowners; use Firewise or similar door tags. 2.12	Program	Med/High	Fire Mitigation Advisory Board	Iona/Scott Fire Mitigation Project is a part of this. CUSP is planning on doing private property mitigation work in the region as well
2.5	Install and maintain roadside fire danger warning signs and other informational and directional road signs along major roads.	Capital Project	Med/High	Fire Mitigation Advisory Board in partnership with Green Mountain Falls/Chipita Park Fire Department, & the El Paso County Office of Emergency Management	
2.6	Work with El Paso County Emergency Management and Colorado State Patrol to develop a notification and evacuation plan for the community.	Program	Med/High	Fire Mitigation Advisory Board in partnership with Green Mountain Falls/Chipita Park Fire Department, & the El Paso County Office of Emergency Management	FMAC had their draft approved with contingencies through the BOT, they are drafting it again now with input from Fire Dept. School District, and other partners, as well as seeking MOU's for use of property during an evac, also submitted siren proposal for 2022
2.7	Work with utility and transportation agencies on vegetative management treatments within and adjacent to utility corridors where opportunities exist on private lands.	Program	Med/High	Parks, Recreation, & Trails Advisory Board	Public workers do not work on private lands. The Parks, Recreation, & Trails Advisory Board may create a public education and outreach program around this concern/issue
2.8	Install break-away gates at the end of Hondo and Belvedere that can be used for evacuation in the event of an emergency. Investigate bridge stability between gates.	Capital Project	Med/High	Fire Mitigation Advisory Board in partnership with Green Mountain Falls/Chipita Park Fire Department, & the El Paso County Office of Emergency Management	
2.9	Require that information on preferred evacuation routes be provided in all short-term rental units.	Regulatory Reform	High	Fire Mitigation Advisory Board in partnership with Green Mountain Falls/Chipita Park Fire Department, & the El Paso County Office of Emergency Management	
2.10	Install sediment traps to improve water quality in the Lake	Capital Project	High	GMF	PPRTA funded Stilling Basins Project, In Progress
2.11	Use FEMA Buy-Out program to establish greenway entrance in the floodplain.	Program	Medium	GMF	
3.1	Install electrical outlets at the Lake to facilitate concerts and community events	Capital Project	Low	GMF/PRT	CDBG Phase 2 Grant Opportunity, Grant Cycle's open each January
3.2	Market the old fire station to developers and business owners to attract part time medical uses, outdoor supply shop, or convenience/grocery uses	Program	Medium	Green Mountain Falls/Chipita Park Fire Department	Completed by the Green Mountain Falls/Chipita Park Fire Department
3.3	Prioritize and implement sidewalk and patio improvements in the commercial area.	Study	Medium	GMF	CDBG Phase 2 Grant Opportunity, Grant Cycle's open each January
3.4	Develop a parking and trail finder smartphone application	Capital Project	Med/Low	GMF	Completed Managed Parking Program
3.5	Update wayfinding signs to direct residents and visitors to community destinations.	Capital Project	Med/Low	Wayfinding Signage Citizen Task Force	Wayfinding Signage Planning In Progress - funded by the Kirkpatrick Family Foundation

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3.6	Update the Town's web presence, social media campaign and branding to promote the Town and notable events.	Program	Medium	GMF	New Website Completed New Facebook Page Created Communication is an Ongoing Evolving Project
3.7	Initiate a utilization and efficiency study of structures in the Downtown area and propose greater uses for underutilized structures.	Study	Med/Low	Pikes Peak Area Chamber of Commerce	
3.8	Conduct a commercial/retail needs assessment and targeted industry analysis for the Ute Pass region with neighboring communities.	Study	Med/Low	Pikes Peak Area Chamber of Commerce	
3.9	Construct gateway features such as landscaping, welcome signs, or lighting.	Study	Low	GMF/PRT	Wayfinding Signage Planning In Progress - funded by the Kirkpatrick Family Foundation
3.10	Construct gateway features such as landscaping, welcome signs, or lighting.	Capital Project	Medium	GMF/PRT	
4.1	Incentivize Downtown densification to promote more Downtown business	Program	Med/Low	Pikes Peak Area Chamber of Commerce	
4.2	Update the Land Use Code to allow higher Downtown density, higher lot coverage, and apartments above commercial spaces.	Regulatory Reform	Med/Low	Planning Commission	Land Use Code Revision/Rewrite Project In Progress - Anticipated Adoption of new Code is October 2021 - funded by DOLA and the Kirkpatrick Family Foundation
4.3	Identify appropriate location for temporary and spillover parking from peak hiking days and community events.	Study	High	GMF	Completed Managed Parking Program
4.4	Consider the use of conservation easements on key undeveloped properties surrounding the Town	Study	Medium	Planning Commission	
5.1	Install a wide sidewalk or multiuse path to connect Town Hall to Downtown	Capital Project	Med/Low	GMF/PRT	CDBG Phase 2 Grant Opportunity, Grant Cycle's open each January
5.2	Prioritize and complete missing sidewalk connections throughout downtown corridor	Capital Project	Medium	GMF/PRT	CDBG Phase 2 Grant Opportunity, Grant Cycle's open each January
5.3	Study the feasibility of providing free access to Wi-Fi around Downtown and the Lake.	Study	Med/High	GMF	Park Fitness Facility Proposal Managed Parking Program
5.4	Apply for grant funding to supplement Town infrastructure projects.	Program	Med/High	GMF	Multiple Grant Applications Have been Submitted
5.5	Identify the most feasible and appropriate locations for additional bicycle infrastructure in Town	Study	Med/High	Parks, Recreation, & Trails Advisory Board	There are a number of Multi-modal Transportation Grant Opportunities & Potential GOCO Grant Opportunities
5.6	Study feasibility of small Downtown sewer system to support businesses and hotels	Study	Med/High	GMF	Future Project
5.7	Investigate methods of improving cellular service	Study	High	Community and Regional Partnerships - Fire Mitigation Advisory Board, Pikes Peak Area Chamber of Commerce, El Paso County Office of Emergency Management, Green Mountain Falls/Chipita Park Fire Department, El Paso County Telecommunications	