



GREEN MOUNTAIN FALLS COMPREHENSIVE PLAN

STAKEHOLDER SUMMARY

OVERALL SUMMARY

Overview

Stakeholder interviews were held in person and via conference call throughout the summer, and held with Town staff, community groups, and residents. These conversations focused on Green Mountain Falls' greatest challenges and opportunities, initial visioning ideas, and other thoughts about the plan process and outreach. Stakeholders shared opinions about the issues and choices that Green Mountain Falls faces as it plans for the future. Eleven individuals responded to the invitation to have one-on-one interviews to provide a detailed perspective on the issues, opportunities, individual perspectives, and past experiences.

Representatives from the following agencies, organizations, and groups participated in interviews about the Comprehensive Plan:

- Chamber of Commerce
- Town elected officials and leadership
- Sallie Bush Community Center
- Planning Commission
- Citizen Advisory Committee
- Trails Committee
- Local business owners
- Full- and part-time residents

Summary by Topic

Participants were asked about issues and opportunities as well as any other insights. Following is an overall summary of the topics discussed:

GROWTH AND DEVELOPMENT:

- While most interviewees acknowledge that there is a need for change especially to bolster commercial revenue, everyone interviewed agreed that maintaining the small town feel is pivotal to the character and unique environment that they love
- Disincorporation to the County would mean relying on the county for road maintenance, police and fire
- Opportunity to develop an IGA with the county to provide safety services
- Use Marshal's empty office as a visitor's bureau, seasonal food stop, or other use
- Need a full rebranding and wayfinding update – people don't know that GMF is here

GOVERNMENT:

- Need a website update
- Need programming for new staff
- Reduce turnover in local government
- Would like to see GMF have a bigger presence in regional planning and decision making

HOUSING AND DEMOGRAPHICS:

- While housing prices are seeing an uptick, property taxes are still quite low compared with other communities several people interviewed would be ok with an increase in those taxes
- There is not room for more development and Green Mountain Falls is denser than adjacent unincorporated communities

- Retain the aging population while attracting new young families
- Danger of becoming a retirement community
- Tiny homes
- Potential for housing prices to continue increasing if no development
- Summer homes should be retrofitted to allow for year round habitation

LAKE:

- The lake is the crown jewel of the Town, and is very important to the identity and beauty of the area
- Improving water quality is very important
- Rebuilding the lake walls is important
- The lake and the trail system are the biggest draws to the Town
- The gazebo is the icon

SAFETY AND HAZARDS:

- Some conversations indicated that more wildfire mitigation had been performed in Chipita Park than in Green Mountain Falls possibly because they have larger lots
- While some residents have implemented defensible space improvements, there is concern that all residents have not
- All groups agree that Green Mountain Falls could be more prepared for wildfire with mitigation efforts
- ADA accessibility should be considered around Downtown and at the pool, in the form of sidewalks
- Study the water quality in Fountain Creek and monitor septic systems' impact

BUDGET AND REVENUE:

- While basic functions such as emergency response and snow plowing are effective, the Town has had insufficient funds for major improvements for a long time
- There is an incredible volunteer base in Green Mountain Falls to help take care of local improvements where possible
- Develop a stronger Chamber to market the Town
- Pursue GOCO grants to implement sidewalk improvements, improve curb appeal, establish design guidelines for aesthetic improvements and new development
- Investigate initiating a VRBO tax
- Some interviewees identified the need to lessen reliance on tourism and to diversify businesses, but others noted that there is no room for other industries

ROADS AND PARKING:

- Roads and parking were the most important topic in the conversations
- Some felt the roads should be paved while others appreciated the dirt roads
- Roads need maintenance and grading, but there is currently not funding for consistent maintenance
- During large storm events sediment washes into the lake from the gravel roads; if gravel traps were strategically placed this could help with lake clarity
- Magnesium chloride has been used to reduce dust and help keep roads maintained but could be impacting the environmental quality of the lake
- Locations for visitor parking are an issue
- Hiking is a great draw for Green Mountain Falls and the trails bring in visitors which help the local economy, however, trailheads lack adequate parking which leads to on-street parking that occasionally impinges on resident access
- Investigate fee parking
- New parking areas already owned by the Town
- Look for partnerships to provide road maintenance
- Snow plowing seems adequate

INFRASTRUCTURE:

- Great internet
- Poor cell service
- Would like to see Wi-Fi in the park
- Would like to see outlets in the park for concerts
- Speed counter at the Town entrance is working well
- Need a trail to the school
- Investigate septic upgrades or tap into sewer system
- Implement a stoplight or signage to draw people from US 24 into GMF

DOWNTOWN:

- Give downtown a facelift by retaining some of the materials and colors of the historic facades and making aesthetic improvements (e.g. flower pots)

ATTRACTIONS:

- Some feel that the pool is a great asset and should be open longer hours and operate for more of the year. Many feel that it should have enhancements such as advertising to help fund the pool, food trucks, or aesthetic improvements. Others feel that it is inconsistent and the land should be re-purposed into an attraction that gets more use.
- Major attractions could include ice climbing, jeep trips to the falls, brewery,
- Current attractions include trails, ice skating, fishing, Christmas tree lighting, Easter egg hunt, Bronc Days, Trunk or Treat
- Need more modern social events at Sallie Bush in addition to sock hop and bingo such as: bands, dancing, roller skating, and summer camp activities

ARTS:

- Love the little library box at the edge of Town
- Many interviewees mentioned that they love Green Box Arts, the musical swings, and the willow art installation
- Increase events at Sallie Bush
- Opportunity to develop valley-wide arts district that works together to bring more entertainment

OUTREACH:

- Because it is a small community, word travels fast, however there are some methods of outreach that could be effective or have proven to work in the past
- Signs at the post office work well because everyone goes there for their mail
- Paper mailings, emails, and social media all work well because several residents only live in Green Mountain Falls part time
- Sandwich signs outside the post office and announcements at board meetings