



# TABLE OF CONTENTS

## CHAPTER I. PLAN OVERVIEW

1.1	<i>Development of the Plan</i>	6
1.2	<i>How to Use the Comprehensive Plan</i>	6
1.3	<i>How does the Comprehensive Plan Address the Stated Overall Principles?</i>	8
1.4	<i>Making this Vision a Reality in Green Mountain Falls – Principles and Policies</i>	10
1.5	<i>Critical Action to Implement the Plan</i>	10

## CHAPTER II. THE TOWN OF GREEN MOUNTAIN FALLS

2.1	<i>Town Perspective</i>	13
2.2	<i>Historical Background</i>	13
<i>Map 1: Regional Context</i>		14
2.3	<i>Natural Environment</i>	15
2.4	<i>Topography</i>	15
2.5	<i>Climate</i>	15
2.6	<i>Geology and Soils</i>	15
<i>Map 2: Town Base Map</i>		16
2.7	<i>Surface Water</i>	17
2.8	<i>Trees</i>	17

## CHAPTER III. COMMUNITY SERVICES AND FACILITIES

3.1	<i>Green Mountain Falls Community Services and Facilities</i>	19
3.2	<i>Community Services and Facilities: Principles and Policies</i>	22

## CHAPTER IV. FACTS AND FIGURES

4.1	<i>The People of Green Mountain Falls</i>	26
4.2	<i>Population Characteristics</i>	26
4.3	<i>Assessed Valuation</i>	28
4.4	<i>Labor Force, Employment Base and Commuting Characteristics</i>	29
4.5	<i>Employment and Income Characteristics</i>	30

## CHAPTER V. COMMUNITY CHARACTER

5.1	<i>What is Community Character?</i>	33
5.2	<i>Community Character: Principles and Policies</i>	33

## CHAPTER VI. ENVIRONMENTAL QUALITY

6.1	<i>What are the Primary Environmental Concerns in Green Mountain Falls?</i>	36
6.2	<i>Environmental Quality: Principles and Policies</i>	36



## CHAPTER VII. ECONOMIC SUSTAINABILITY

7.1 Economic Sustainability.....	40
----------------------------------	----

## CHAPTER VIII. GROWTH AND LAND USE

8.1 Existing Land Use .....	44
Map 3: Generalized Existing Land Use.....	45
8.2 Existing Zoning.....	46
8.3 Growth Analysis.....	46
Map 4: Official Zoning Map.....	47
8.4 Future Land Use Plan .....	50
Map 5: Future Land Use Map.....	52
Map 6: Concept Plan.....	53
Map 7: Planning Areas.....	54
8.5 Green Mountain Falls Planning Influence Area.....	55
8.6 Land Use/Growth: Principles and Policies.....	56

### LIST OF MAPS:

Map 1: Regional Context.....	14
Map 2: Town Base Map.....	16
Map 3: Generalized Existing Land Use.....	45
Map 4: Official Zoning Map.....	47
Map 5: Future Land Use Map.....	52
Map 6: Concept Plan.....	53
Map 7: Planning Areas.....	54

### LIST OF TABLES:

Table 4.1 Population 1990-2005 for Selected Local Areas.....	26
Table 4.2 Sex, Age Compositions for Selected Area.....	27
Table 4.3 Educational Attainment of Persons 25 years and older.....	28
Table 4.4 Property Valuation.....	28
Table 4.5 Labor Force Characteristics.....	29
Table 4.6 Commuting Characteristics.....	30
Table 4.7 Occupation of Employed Persons, 1990 and 2000.....	30
Table 4.8 Household Income 1990 and 2000.....	31
Table 8.1 Existing Land Use in the Town of Green Mountain Falls.....	44
Table 8.2 Existing Zoning.....	46
Table 8.3 Vacant Land in Town Build Out Analysis.....	48
Table 8.4 Projected Build Out of Lands in Concept Plan Area.....	49

### APPENDICES:

Town of Green Mountain Falls 2007-2016 Capital Improvement Program .....	59
Citizen Survey, Consolidated Results .....	61

