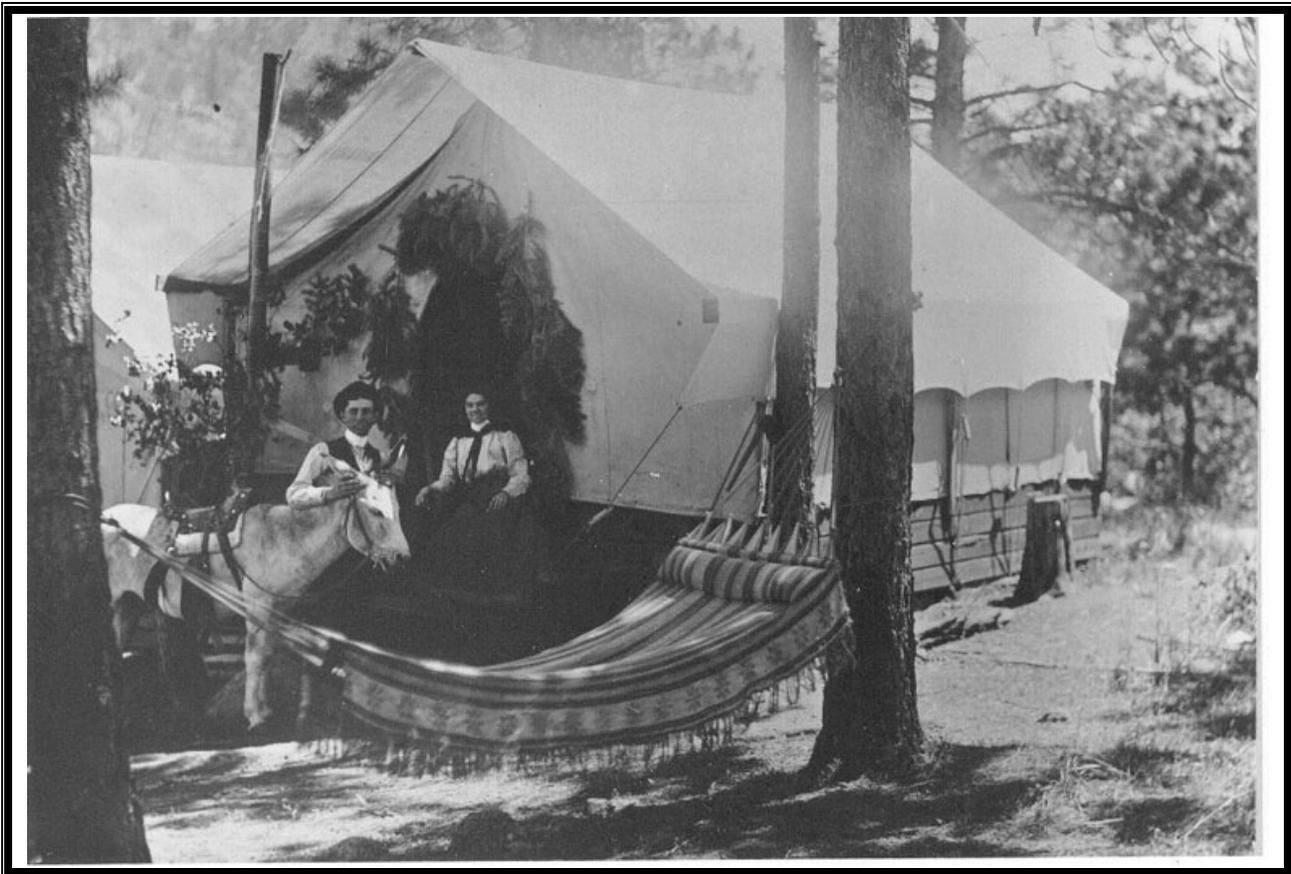


# CHAPTER III

## COMMUNITY SERVICES AND FACILITIES

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1888 Photo. First lodging- 100 tents with board floors, stoves, furniture. UPHS-Wellington Collection



## ***3.1 GREEN MOUNTAIN FALLS COMMUNITY SERVICES AND FACILITIES***

As an incorporated municipality, the Town of Green Mountain Falls provides basic services to the public, as its financial capabilities allow. Utilities and fire protection are provided by outside entities. Sewage disposal is by individual sewage disposal systems (ISDS).

### **3.1.1 COMMUNITY SERVICES**

**Town Board of Trustees:** The Board of Trustees consists of an elected Mayor and six elected trustees. These unpaid volunteers provide the citizens with a representative town government

**Town Planning Commission:** The Planning Commission consists of five volunteers appointed by the Board of Trustees. They review development plans and requests for building permits and make recommendations to the Board on planning and land use matters.

**Administration:** The Town Administration Department consists of a Town Clerk/Treasurer and one assistant. There is no town manager or planner. The Department provides clerical services, accounting and financial management, public information, issues licenses and permits, manages the swimming pool operations, coordinates community events, and conducts Town elections.

**Municipal Court:** The Municipal Court provides judicial service.

**Public Works:** The Public Works Department consists of one Supervisor and several seasonal part time personnel. The Department provides maintenance of all Town owned facilities including buildings, parks, and roads.

**Marshal:** The Marshal Department consists of two full time employees augmented by Reserve Officers and the Colorado Mounted Rangers. The Marshal also serves as the Town Code Enforcement Officer.

**Fire Protection:** Fire protection is provided by the Green Mountain Falls/Chipita Park Fire Protection District.

**Schools:** Green Mountain Falls is located within Manitou Springs District 14, which operates the Ute Pass Elementary School located in Chipita Park approximately 1.5 miles east of Town and a middle school and high school located in Manitou Springs.

### **3.1.2 COMMUNITY FACILITIES**

**Town Hall:** The Town Hall at 7035 Oak Street is a 690 SF building built in 1890. The facility provides space for the Town Administration Department and meeting space for the Board of Trustees and Planning Commission.

**Public Works:** The Town maintenance facility at 10290 El Paso Avenue consists of a 2,080 SF vehicle maintenance building with an office for the Public Works Supervisor and a small fenced yard for vehicles, heavy equipment, and maintenance materials.



**Marshal's Building:** The Marshal's facility at 10545 Ute Pass Avenue is a 445 SF building with one office.

**Swimming Pool:** A swimming facility at 10740 Ute Pass Avenue is owned and operated by the Town during the summer.

**Parks:** Green Mountain Falls has five parks with a total area of 240 Acres.

- The 1.5-acre **Pool Park** is located around the Town swimming pool on Ute Pass Avenue and has a tennis court, playground, picnic tables, and a small recreation pad with basketball nets.
- The 4.0-acre **Gazebo Lake Park** is on Lake Street and has a playground, picnic tables, benches, and a gazebo on an island.
- The 0.2-acre **Squires Park** is on Ute Pass Ave next to the Marshal's office and has a Town flagpole.
- Another **0.1-acre park** is on the corner of Hotel Street and Ute Pass Avenue and has benches.
- The 234-acre **Forest Park** is in the south and southwest part of the Town. It consists of 39.8 acres south of the water storage tank at the end of Hondo Avenue that was in the original Town plat, 44.6 acres west of Mountain Avenue and south of Hondo Avenue deeded to the Town by Dr. C.Y. Thomas in 1958 and 1962, and 150 acres west of the water tank and Belvidere Avenue annexed by the Town in 1998. This primitive parkland is in a dense forest with very steep slopes except for a nearly flat high alpine meadow along Catamount Creek called "Garden of Eden". It features the Catamount Trail and Thomas Trail, both single track hiking trails with spectacular overlooks of the Town and valley below.
- **Trails:** There are over three miles of public trails in Town. Trails are a valuable asset. They provide recreation and healthy exercise for town residents and they also help the economy of Green Mountain Falls by attracting hikers from all over the Pikes Peak Region.

The following trails are shown on the Town Base Map:

**Town Trails:** Town trails are open to the public and maintained by the Town.

Ute Pass Trail/ American Discovery Trail (ADT)

Conn Memorial Trail

Hondo Loop Trail

Catamount Reservoir Trail

Catamount Falls Trail ("Orange Dot" trail)

Thomas Trail

Colorado Street Trail

**Social Trails:** Social trails are old paths worn in over the years by hikers crossing private land. They are currently closed to public use. Trails easements are now needed before they can be reopened.



Dewey Mountain Trail  
Horseshoe Mountain Trail  
Howard Gulch Trail  
Belvidere Canyon Trail  
Crystal Creek Trail

- **Fire Station:** The Fire Station, at 10380 Ute Pass Avenue is not a Town facility. It is owned and operated by The Green Mountain Falls/Chipita Park Fire Protection District.
- **Churches:** There are two churches in Town- The Rocky Mountain Christian Center at 10605 Green Mountain Falls Road, and The Church in the Wildwood at 10585 Ute Pass Avenue.

### 3.1.3 UTILITIES

Green Mountain Falls does not have a Utilities Department.

- **Water and Electric:** Colorado Springs Utilities provides.
- **Gas:** Natural gas and propane gas are provided by private companies.
- **Sewage:** Sewage disposal is by individual sewage disposal systems.
- **Solid Waste Disposal:** Services are provided by private trash companies.

### 3.1.4 HIGHWAY AND STREET SYSTEM

Understanding the functional classification of highways and streets is crucial to transportation planning. Classifications are based on the function of the road and its level of demand. Based on this hierarchical classification system, appropriate design standards can be applied. The following roadway classifications apply to Green Mountain Falls:

**Arterial Roadways:** Arterial Roadways serve activity centers within the region and contain the highest traffic volumes and the longest trip destinations. Service to abutting land is subordinate to the continuous flow of traffic. U.S. Highway 24 provides access to Green Mountain Falls.

**Collector Streets:** The Federal Highway Administration definition of collector streets is: “Collector streets, which may have a relatively important land access function, serve primarily to funnel traffic between local streets, where the land access function is dominant, and the arterial system, where service to through traffic is of primary importance. In order to bridge this gap between locals and arterials, collectors must, and do, penetrate identifiable neighborhoods.”

Collector Streets in Green Mountain Falls include:

Green Mountain Falls Road/Ute Pass Avenue



Grandview Avenue  
Belvidere Avenue  
Hondo Avenue  
Foster Avenue  
Park Avenue/Hotel Street  
Spruce Avenue

**Local Streets:** The remaining streets in Green Mountain Falls are considered local streets.

The Green Mountain Falls' street system is eight miles long. Two miles are paved and six are gravel. Most of the residences are served by narrow graded gravel "mountain" roads cut into steep hillsides. Some roads are often less than the width of two cars which requires drivers to find the few places wide enough to pass.

## ***3.2 Community Services and Facilities: Principles and Policies***

### **3.2.1 INFRASTRUCTURE COSTS**

**PRINCIPLE:** All new development should pay for the cost of required infrastructure improvements and not create a burden on existing property owners.

#### **POLICIES**

- Establish a basis for determining the incremental costs associated with new development for each of Green Mountain Falls' infrastructure services to ensure that new development bears cost of utility expansion.
- Ensure that new development bears the cost for the construction of all infrastructure.

### **3.2.2 WATER, SEPTIC AND SEWER**

**PRINCIPLE:** Provide an adequate level of public services and utilities to the residents of Green Mountain Falls.

#### **POLICIES**

- Continue to review, on an annual basis, the Town's Capital Improvements Plan.
- Approve new development only if adequate capacity levels for water delivery and sewage treatment can be confirmed.
- Confirm with Colorado Springs Utilities the capacity, cost and delivery service for water over the next twenty [20] years.
- Investigate the cost and viability of a sanitary sewer system to service commercially zoned areas, locations for new development as well as areas that are considered a potential for annexation.



- Provide adequate storm drainage throughout the Town by upgrading existing facilities and requiring new development to provide appropriate detention and drainage of storm water runoff.

### **3.2.3 PUBLIC SAFETY/ EMERGENCY SERVICES**

**PRINCIPLE: Provide adequate police and fire protection throughout the Town.**

#### **POLICIES**

- Improve public safety by ensuring adequate police and fire protection throughout the Town.
- Coordinate with the El Paso County Sheriff’s Department to ensure high quality law enforcement is provided to all residents and businesses when the Town Marshal is not on duty.
- Ensure that adequate fire protection services are provided to all areas of Town. Work with the Fire District to identify those areas that are most difficult to serve.
- Require all new development to provide evidence of adequate water flow and pressure.

### **3.2.4 TRANSPORTATION**

**PRINCIPLE: Maintain a system of streets that will ensure safe and efficient movement of people and goods throughout the Town.**

#### **POLICIES**

- Create a street plan that identifies existing and proposed street extensions and sets standards for maintenance and construction.
- Require new development to provide adequate ingress and egress.
- Encourage safe pedestrian and bicycle connections throughout the Town.
- Control dust and erosion.

### **3.2.5 PARKS, RECREATION, AND OPEN SPACE**

**PRINCIPLE: Ensure that park and recreational services are improved and expanded in relation to population growth, types of users, and user demand.**

#### **POLICIES**

- Require annexed lands to set aside land, or fees in lieu of land, for the development of parks, recreation, and open space.
- Continue to support the park maintenance efforts of local volunteers and annual park beautification day.
- Look to Great Outdoors Colorado for financial assistance for the purchase of playground equipment and other park amenities.





### 3.2.6 TOWN GOVERNANCE

**PRINCIPLE: Improve communications between the Board of Trustees and the citizens of Green Mountain Falls.**

#### **POLICIES**

- Develop “Rules of Conduct” to be adhered to during all public meetings.
- Continue to ensure that adequate notice is given for all public hearings.
- Strive for consistency and equity in the enforcement of Town regulations by providing training for new members of boards and commissions.
- Utilize public meetings, newsletters, and surveys to monitor and respond to citizen concerns.



2005 Photo. Citizen volunteers help build a new playground.

Dick Bratton

