

**the**  
**SAGUACHE**  
**COUNTY**  
**Master Plan**



Adopted June 24, 2010

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A Northeast view of Saguache County from Hwy 285

## **Introduction**

Saguache County, located primarily in the northern San Luis Valley, has one of the most captivating landscapes in the country - a jewel of the Mountain West. The name ‘Saguache’ is a Ute Indian word that means “water at blue earth”. Saguache County has a history rich with Native American and Spanish traditions, mining, narrow-gauge railroads, and agricultural production. It is also a destination for outdoor recreationalists of all types and tourists exploring its extensive cultural heritage.

Residents and Stakeholders in Saguache County share common values that are the foundation to creating a desirable future together. They value their high quality of life filled with peace, quiet, and solitude; clear, dark, starry night skies; the spectacular views created by wide open spaces surrounded by beautiful mountains; and the high quality of the natural resources and unpolluted environment of the region. They want to maintain the fresh air, clean water, and abundance of wildlife present today into the future. Agriculture, both livestock and locally grown produce, is an important component of the rural lifestyle and residents want to maintain its viability. As land use patterns are considered, a priority is placed on protecting the mountains, foothills, environmentally sensitive areas such as wetlands and riparian areas, wildlife habitats and corridors, and agricultural lands, especially those irrigated with water rights.

Residents of Saguache County love their rural community character defined by small towns surrounded by open lands. There is a wide diversity of cultures, people, and ideas that contribute to the County’s strong sense of community. Residents treasure the freedom to act individually and intelligently as individuals, and to choose what they feel is best with the least amount of interference. It is an incredible place to live where folks are known to be friendly, neighborly, and help each other out.

Saguache County is a microcosm of the changes occurring throughout the inter-mountain West. The local economy has been based on traditional agricultural industries that are now struggling to provide enough of an economic engine for the resident population. The new economy is one where the value of the land is based not on what comes out of the land, (food, fodder, timber and ore), but instead on what can go on the land: houses and the potential for large-scale industrial development. Residential developments and a proposal for industrial-sized concentrated-solar power plants have spurred concerns that this kind of growth could destroy the unique sense of place that defines Saguache County. Some are asking for tighter controls while others resent

any land use regulations. Some want no changes in Saguache, wanting it to stay as it is, while others are hoping change will bring opportunity for jobs, more sustainable practices, and improved services. (1)

The residents of Saguache County see the viability and opportunities that future, well-thought out growth can bring to the San Luis Valley. They understand that economic development and job creation can be facilitated without compromising environmental protection and open space preservation.

The Saguache County Master Plan is a practical statement of the aspirations of its citizens to prepare for and shape the course of growth and development within Saguache County and to protect and enhance the quality of life for ourselves and future generations. (2)

The philosophy for planning and land use regulation in Saguache County was developed and based on the following ideas:

- Landownership in a free society carries with it certain inherent rights and responsibilities. Landowners have a right to use their property in a manner which does not cause harm to adjacent lands or the general public. Therefore, land use policies and regulations should be developed only to the extent necessary to prevent harm or interference with the rights and freedoms of residents of Saguache County. Individual liberty and private property rights shall be of great concern when considering land use regulations.
- Planning and land use regulation is a democratic process. Therefore, land use decisions and policy making should be carried out in a transparent manner and with great integrity. Citizen input should be actively sought in reviewing or adopting plans, policies, and regulations. Saguache County landowners have expressed interest in a “Landowners Bill of Rights”, which would be very proactive and should be explored. Recognition, acknowledgement and protection of private property at the county level will go a long way in the citizens accepting regulations that protect other cherished core values.
- The impacts of land use often extend across jurisdictional borders. Therefore, intergovernmental and regional cooperation in planning and land use regulation should be encouraged. (3)

Responsible planning is an overarching theme of the Master Plan. The Saguache County government is committed to leading by example, promoting public participation, and fostering intergovernmental and community partnerships which protect the natural systems that support and improve our quality of life.

## **Statutory Authority**

The Master Plan process is the cornerstone for a community to define land use patterns and guide development-related public policy into the future. Colorado law, (CRS 30-28-106), requires every city and county in the state to prepare and adopt a Master Plan for the physical development of the jurisdiction. While the law establishes specific requirements for the contents of the plan, each community has the latitude to design its own future.

“The master plan...shall be an advisory document to guide land development decisions; however, the plan or any part thereof, may be made binding by inclusion in the county’s adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements...” (CRS 30-28-106)

This Plan has been created with the general purpose of “guiding and accomplishing a coordinated, adjusted, and harmonious development of the county which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants of the county, as well as efficiency and economy in the process of development, including such distribution of population and of the uses of land for urbanization, trade, industry, habitation, recreation, agriculture, forestry and other purposes as will tend to create conditions favorable to the county and its inhabitants”. (CRS 20-28-107)

## **Purpose of Plan**

The Saguache County Master Plan guides the conservation and development of the unincorporated portions of Saguache County. Its purpose is to guide Planning Commission decisions, the adoption of land use regulations, and aid community development in ways that reflect and perpetuate its citizens’ core values.

Saguache County is zoned entirely Agricultural and has no building codes. Saguache County has adopted a Land Use Development Code, 1041 regulations, Oil & Gas Regulation and Solar Energy Facilities Guidelines. The Planning Commission or Board of County Commissioners (BOCC) may initiate steps toward the creation and adoption of the suggested policies and strategies within this plan. The Saguache County Planning Commission proceeds under the direction of the Board of County Commissioners and makes recommendations to them, however, any final decision is ultimately made by the BOCC after a public review process.

The Saguache County Master Plan covers all of Saguache County except the area covered by the Crestone-Baca Sub-area Master Plan and the incorporated towns of Bonanza, Center, Crestone, Moffat, and Saguache. It is up to those local planning bodies to determine how growth will occur within the boundaries of each municipality. This Plan aims to establish land use patterns and policies that will interface effectively with those municipalities.

## **Public Process**

The original Saguache County Master Plan, (1974), contains a good historic base upon which this new plan was built. Interests that remain current today are a strong resident focus on the rural lifestyle and natural environment that characterize life here; and the desire to attract and promote “value-added” manufacturing enterprises to utilize local products. Citizens have expressed a concern that despite the per capita income growth in the past years, Saguache County remains economically challenged. Another concern is that subdivisions and land speculation are converting many agricultural acres to residential use.

The Plan update has been underway for several years. Residents from all walks of life and many different parts of the County have contributed to its formation. There have been numerous rounds of community inputs including a survey, facilitated forums in all areas of the County, write-in comments and a public hearing.

It is understood that an effective plan must evolve as circumstances change and new possibilities emerge. This Plan is designed to find the most appropriate place for development opportunities while protecting the County’s treasured qualities and attributes for its residents. (4)



Entrance to Carnero Canyon

## Physical Description of County

Saguache County is the largest county in the San Luis Valley. Located in south-central Colorado about 170 miles southwest of Denver, it covers 3170 square miles and is separated into 2 distinct regions by the Continental Divide. The majority of the county lies east of the divide and occupies the northern end of the San Luis Valley. Saguache County derives most its water from the Rio Grande Basin and parts of county lie atop one of the largest underground freshwater aquifers in the continental United States. The portion of the county west of the Continental Divide is part of the Upper Gunnison Basin, whose waters are tributaries to the Colorado River. A small, northeastern portion of the county belongs to the Arkansas River Basin.

The County is situated in a high altitude desert valley, the floor of which receives less than 7 inches of rain per year. It contains mountainous alpine environments of the Sangre de Cristo and San Juan Mountain ranges and is approximately 75% public land, including national forests, wildlife areas and refuges, national park, wilderness areas, BLM and state lands. Nearly all of the activities that take place in Saguache County are land based: ranching, farming, mining, logging, recreation and retreat. There are minimal commercial services to support these activities. Most commercial exchanges by county residents take place in the counties to the North and South and West, (Chaffee, Alamosa, Rio Grande, and Gunnison), or by order and delivery.

The 538,369 acres of private land in the unincorporated areas of the county break down into these classifications: (5)

<b><u>Type/Use</u></b>	<b><u>Acres</u></b>
Agricultural use – prime	61,897
Corners in irrigated and non-irrigated sections	18,417
Meadow	40,979
Graze	195,933
Residential and vacant residential	45,297
Waste*	175,846

*\*Waste land is defined as the lowest classification of grazing land.*

Water and sanitation in the unincorporated territory of the County are provided almost exclusively by private wells and septic systems. Exceptions to this are the Baca Grande Water and Sanitation District, which serves the mountain portion of the Baca Grande Subdivision, and the Lazy K-V Estates subdivision, which has a privately-owned water system.

Xcel Energy and Center Municipal Light & Power are distributors of both electric and natural gas energy. The San Luis Valley and Gunnison Rural Electric Cooperatives distribute electricity only. Propane is a widely used energy source for residents and businesses and there are several providers of this utility. Cellular and “land-line” phone, satellite, internet, and cable services are available within Saguache County. The County has high mountains on three of its sides, and there are certain areas of reduced coverage for some cellular and high speed internet services; however, these areas are acquiring coverage by the installation of new cell towers throughout the Valley.

Saguache County has three ambulance districts. There are 10 EMS transport services staffed with volunteers who provide pre-hospital care every day, year-round. There are four fire districts and all have mutual aid agreements with each other.

A Community Wildfire Protection Plan has been completed for the western side of the county which contains a comprehensive risk assessment and a number of recommendations to mitigate potential losses. The County’s Emergency Management Officer disseminates information to property owners county-wide on precautionary methods to reduce fire risks, and ensures ongoing training for the county’s fire departments.

The County Road and Bridge Department maintains 898 miles of roads that are eligible for Highway Users Tax Fund (HUTF). Of those, 498 miles are classified as arterial or collector roads (some of these are gravel) and 400 miles are classified as local roads. There are 202 miles of non-HUTF roads maintained by others, and 177 miles of unmaintained roads. Due to this vast mileage, road maintenance and construction continues to be an ongoing challenge and costly.

Remote locations of Saguache County may prohibit the prompt service of emergency and road services; however, school bus routes receive highest priority when the County is performing snow removal. Property owners in areas outside a particular fire or ambulance district may be billed for any associated costs of service, if needed.



The view East from US 285 towards Mineral Hot Springs

There are two General Aviation airports located within Saguache County. Leach Air Field is located approximately four miles east of the Town of Center and is used to service the area's agricultural farms. The airstrip is paved and has radio activated runway lights for night landings. There are hangers, tie downs for planes, and fueling capability, although not currently. Future development plans include a lighted beacon.

The Saguache Municipal Airport is located 1.5 miles northwest from the Town of Saguache on CO 114. Although not paved, the length of the airstrip, (1.5 miles), allows for planes of many sizes to use the airport. It is used primarily for law enforcement, military training, and search and rescue craft. Located at the airport are an Automated Weather Observing Station (AWOS), rotating beacon, and segmented circle with lighted wind cone. Next steps being pursued include continuing maintenance of the runway, installation of plane tie-downs, lighted airport beacon and initial construction of hangers. Future plans are to continue construction on the hangers and parking areas, and pave the runway. (6)

Both airports are listed in the Federal Aviation Registry, which gives extensive information about the airports. Every pilot has access to this register and uses it in their flight planning.

Included within Appendix C of the Saguache County Master Plan are maps that identify general and specific information pertaining to many aspects of land use, infrastructure, districts, hydrology, subdivisions, geologic hazards, and much more. These maps can be used as planning tools for making current and future land use decisions and can play a significant role in determining how and where growth could be located.

## **Unincorporated Areas**

### **Sargents**

Settled in the late 1880's, Sargents is an unincorporated community located at the north-central boundary of the county and on US 50 at the west base of Monarch Pass. It served as a major refueling and maintenance stop for the Denver and Rio Grande Railroad until demand for the railroad declined. By the 1950's Sargents had all but disappeared. The old water tank and remains of coal chutes are still visible and the school house is on the Colorado Historic Register. Today, there is a Post Office and local store with café, rental cabins, gasoline, towing, and car service. The community has approximately 25 full-time residents in an area with large ranches and 35-acre home sites.



Town of Sargents

## Cochetopa Area

The Cochetopa region is a ranching and outdoor recreation area that follows CO 114 northwest from the Town of Saguache toward US 50 and Gunnison. While there are some subdivisions near the northwest corner of the county, the area is largely undeveloped and contains the Rio Grande National Forest, parts of the Gunnison National Forest, Dome Lakes State Wildlife area, La Garita Wilderness area, BLM and State lands.



Looking East towards Cochetopa Dome

## La Garita

First settled by the Spanish in the early to mid 1800's, La Garita, meaning *sentinel* or *lookout*, is located approximately 6 miles west of US 285 on County Road G. It sits at the gateway to the La Garita Wilderness Area and the San Juan Range, and is surrounded by agricultural lands. There is a local store which has a café and serves as an information center for local attractions such as the Penitente Canyon Recreation area, a premier rock climbing destination, La Garita Natural Arch and La Ventana (The Window) and several significant cultural sites, including two Nationally Registered Historic ones: the Capilla de San Juan Bautista Church and the Carnero Creek Pictographs.



La Garita

## Baca Grande Sub-Area



The Baca Grande Subdivision

The Baca Grande is a 14,000-acre subdivision with its entrance just south of Crestone at the east end of County Road T. Its development started in the 1970's and it is the only large residential subdivision in the unincorporated area of the county. Its resident population is approximately 1100 people. The subdivision is comprised of two residential housing grants, several religious and spiritual institutions, numerous private land holdings, Casita Park, (a mobile home estates and ranchette subdivision), and a 9-hole golf course. The subdivision is mostly surrounded by public lands, including the Great Sand Dunes National Park and Wildlife Preserve.

Due to the subdivision's growth during the early 1990's, there was an increase in residential and business development. To serve this specific area's needs, the Baca Sub-area Planning Commission was formed in 1994 and a Sub-Area Master Plan was developed.

## Villa Grove

Founded in 1882, the Town of Villa Grove sits towards the northeastern corner of the county on US 285, 15 miles south of Poncha Pass. It is an unincorporated town that has a resident population of approximately 45 people. In the past, it was a vital supply town for miners and ranchers. Today, it provides services for travelers and local residents alike. Villa Grove has a Post Office, Town Park, two cafés, general store, motel, liquor store, pottery studio-gallery, and other businesses that serve the area's needs.



Villa Grove on Hwy 285 looking South

# Incorporated Areas

## Bonanza

Bonanza, incorporated in 1880, is a ‘sister town’ to Villa Grove and is located at the end of County Road LL56 in the Rio Grande National Forest, approximately 15 miles west of US 285. Mining was predominant in the entire region and ranching grew with the influx of families working in the area. During its heyday in the 1880’s, the town had a population of 1500 and was renowned for its 36 saloons and seven dance halls. Remnants of mine structures can still be seen around the Town. Today, it has few full-time residents, and the Town Board has petitioned to become unincorporated. Bonanza serves primarily as a tourist attraction and National Forest access point.



At the Entrance to Bonanza

## Center

Center is located on CO 112, approximately 13 miles west of CO 17 and 2 miles east of US 285. It is an incorporated town that has most of its boundaries in Saguache County and a portion in Rio Grande County located to the south. It has the largest population of the towns in Saguache County with approximately 2,389 residents. Large-scale agriculture is the main economic industry. Many farms, including some of the country’s largest in organic production, surround the town and several agricultural processing plants are located here.



Town of Center – Main Street

Center has a commercial district with many shops and services, including a grocery store, gas stations, Town Hall and jail, Post Office, restaurants, hardware and feed stores, two banks, a credit union, and branches of the County’s Public Health and Department of Social Service

offices. Center has a pre-K through 12<sup>th</sup> grade school which also houses a branch of the County Public Library. There is a National Resource Conservation Services (NRCS) office which contains a Farm Service Agency and Conservation District office. A railroad spur called the “peavine” is located on the east side of Center and runs southwest to the Town of Monte Vista.

## **Crestone**



**Alder Avenue - Crestone**

The town of Crestone is located 12 miles east of CO 17 on County Road T along the base of the Sangre de Cristo Mountains at the eastern edge of the county. Crestone was incorporated in November of 1880. The current population is approximately 130 people. Mining and ranching fueled the early economy of the town and surrounding area. Presently, it is a destination for summer vacationers, hikers, climbers, retirees, and sacred-based tourism. The town has several businesses which also serve the near-by Baca Grande subdivision. These include a newspaper, branch of local credit union, several churches, a natural foods grocery store and deli, gallery, gift, and thrift stores, cafés and tea house, and liquor store. Built in 1880, the Crestone School, (now the community building), is a Nationally Registered Historic site.

The area is also served by the Crestone-Baca Library, a fieldwork office of Colorado College, and the K – 12<sup>th</sup> grade Crestone Charter School.

## **Moffat**



**Town of Moffat**

Moffat was incorporated in the late 1890’s to serve as a major hub for the Denver and Rio Grande narrow-gauge railroad line, which moved agricultural products and mining ore. It is located on CO 17 approximately 15 miles north of Hooper and 17 miles south of Villa Grove. In

its peak, the population was in the thousands. From then, it dwindled to about 120 and has remained the same since the early 1920's. The Town has a Post Office, pre-K through 12<sup>th</sup> grade school and several businesses including a local credit union, coffeehouse-gallery, health food co-operative, café'-store, and health care clinic. The First Baptist Church of Moffat is a Nationally Registered Historic site. Moffat is surrounded by agricultural lands and has large areas of them within its town limits.

## Saguache



Downtown Saguache – Fourth Street Business District

The Town of Saguache is located at the junctions of US 285 and CO 114 in the northwestern part of the San Luis Valley and has a population of approximately 600 people. It is surrounded by ranching, agricultural and public lands and has a history steeped in sheep, cattle, grain, grass hay, and alfalfa production. It has been a gateway to the San Juan Mountains for centuries and a supply hub for travelers past and present.

Saguache is also the County seat. It houses local and county government buildings including the County's Social and Public Health services, State Registered Historic Courthouse with administrative offices, law enforcement offices and jail, road and bridge offices, pre-K through 12<sup>th</sup> grade school, Public Library, veteran's office and BLM and National Forest offices. The Town also has a large park with a community center building built in the 1930's with WPA funding.

The Town of Saguache is situated along a part of the Old Spanish Trail which follows CO 114 northwest towards Cochetopa pass. There are many registered historic sites in and around the Town including the Saguache Flour Mill which is located approximately one mile outside of town and located within the Town are: the Saguache School and Jail buildings, which house the Saguache County Museum; St. Agnes Catholic Church, and Dunn's Block/Means & Ashley Mercantile Company. As part of an ongoing revitalization process, the downtown's Fourth Street business district was listed on Colorado Preservation, Inc.'s Most Endangered Places 2009 List.

Business that are located in and around Saguache include gas stations, grocery store/deli, liquor store, restaurants, hair salons, movie theatre, book store, lumber mill, lumber and hardware yard, day care center, abstract and title office, bank, newspaper, motels, several churches, organic farms, and auto mechanics.

## Cultural History and Development of Area

“Saguache County’s past and present are as diverse as the great expanse that it occupies. From the little town of Saguache to the wilderness beyond, Saguache County harbors many cultural treasures and clues to the way life may once have been. Among the hills surrounding the town of Saguache, tools and crude stone shelters have been found, dating back to 1100 A.D. Several Native American tribes were seasonal visitors to the County, drawn to the valley to share in its bounty of wildlife and other resources. Ute Indians lived in the San Juan range and came to the valley in the winter to hunt buffalo and other game. The Spanish arrived in the 1500’s and evidence shows they began mining as early as the 1600’s.

Because of its geography, Saguache County was always a natural crossroads for natives and settlers alike. Many fur trappers came to and through the county by following the Old Spanish Trail. Explorers such as Pike and Fremont were sent through the valley in order to find viable rail routes to the west. In the mid-1860’s, the first permanent white settlements were established in Villa Grove and the Town of Saguache. Saguache County was officially founded in 1866.

By the 1870’s, gold and silver were discovered in the Sangre do Cristo and San Juan and Northern San Juan Mountain ranges, bringing many, many more newcomers to the area. Large mineral discoveries were made in Bonanza and Orient around 1880 and railways made it possible to ship ore from these remote locales over the mountains to the smelters. After the mining industry played out, a robust farming and ranching way of life took root. Many sheep and cattle were soon herded into the county; beef, leather and wool became the new ore, driving the engine of settlement. Today, Saguache County continues its agricultural and ranching heritage, as well as sporting an innumerable array of other activities, attractions, and livelihoods.” (7)

Outdoor recreation is an integral part of the Saguache County lifestyle and has contributed to its growth over the years. With the combination of an abundance of public lands and a sparse population, many types of high-quality outdoor recreational experiences are readily available year-round. Hunting, fishing, hiking, wildlife and migratory bird viewing, and soaking in hot springs name but just a few.

In addition to outdoor experiences, there are a number of places to visit and things to see within the county: historic and cultural sites, neighborhoods of alternative architecture and energy usage, music, craft, and harvest festivals, holiday celebrations, spiritual retreat and healing centers, and art galleries and artisan studios.

As in many rural places with a pioneering history, the community culture in Saguache County is characterized by a “long-distance good neighbors” policy. The residents tend towards rugged individualism, liking their privacy, freedom and independence, but are “there in a minute” if any of them need help of any kind. Given the remote location, they are well aware that there are many scenarios that could leave them very much depending on one another.



Northeastern Saguache County – San Luis Valley

## Population and Housing

In 2010, Saguache County’s population numbered approximately 7000 people, with 53% living in the unincorporated areas of the county. The next largest percentage is in Center, 35%, with the Town of Saguache having 8%. Crestone and Moffat each have 2%, Sargents has .03%, and Bonanza has .02%. The county as a whole has had a population growth of about 11% since the year 2000. From 2011 – 2016, there is a projected population growth of 1.5% amounting to 7582 people. (8)

The numbers above represent the full-time resident population of Saguache County. However, many people are drawn to the County and surrounding area to engage in seasonal activities. This increases the population and the need for services.

During the warmer months, camping, hunting, fishing, hiking, all-terrain vehicle use, horseback riding, bird watching, and many other activities draw visitors and part-time residents to Saguache County since much of the county’s public land is mostly inaccessible during the winter time. Another source of increased seasonal population is from people who have second homes in the area, arrive on business trips, or are vacationing with friends and family. (9)

The Town of Center, with its large agricultural industry, also has a seasonal population. From July through October, 1500 – 2500 immigrants are employed throughout the area. A majority of them commute from other parts of the San Luis Valley, the furthest distance being 25-30 miles. The SLV Farm Worker Housing - Tierra Nueva provides services to approximately 300 migrant workers throughout the year and the combined number of students from migrant families attending the Center Head Start and pre-K through 12<sup>th</sup> grade school is approximately 400. (10, 11)

Available data from the Colorado Department of Local Affairs puts the number of housing units in Saguache County in 2008 at 3829 with a 2.5 person average household. While this number could indicate there is enough housing for the resident population, some of the housing numbers represent vacation or second homes.

In the year 2000, the median household price was \$73,900 and median household income (MHI) was \$25,495. The 2006 values were \$140,190 for the median household price and the MHI increased to \$30,193. While income increased 18.4%, the cost of housing increased nearly

90%. This means that home ownership is less affordable for full-time residents now than it was just a few years ago. <sup>(12)</sup>

The 2008 figure for fair market value (FMV), in Saguache County for a 2 BR unit was \$555.00, including utilities. While this figure may represent the actual market for some parts of the county (e.g. Center), in others (e.g. Crestone-Baca), the cost of a 2BR rental with utilities runs 40% to 80% more than the official FMV rate. This translates into few or no affordable or subsidized rental units in certain areas that might need them. <sup>(13)</sup> Areas with available Section 8 housing are: Saguache – 17 units, Crestone - 15 units, Center -25 units. There is also a 12 unit HUD public housing complex in Saguache.



Snow-topped Hills Southwest of Villa Grove

## **Economic Trends, Issues, and Opportunities**

Statistically, Saguache County has been one of the most economically challenged counties in Colorado. Economic growth was the concern Saguache County residents expressed the most during the master plan process. They voiced a clear need for the county to encourage activities that can ensure economic stability for residents while remaining consistent with core community values. Preserving open space and wildlife habitat came second, which speaks to a clear need for a master plan which supports development, yet does not threaten what a majority of county residents hold most dear.

The economy of the area is based on traditional industries that are now struggling to provide enough of an economic engine for the local population. Currently, ranching, farming and other agricultural-related businesses are the primary economic force in the county. Residents support and promote the local agricultural industries, yet at the same time, have expressed desire for a more diverse economic base that moves them in the direction of increased prosperity.

The following industries rank in order of income importance to Saguache County: Agriculture (38.1%); Retirees (15.2%); Commuters (10.5%); Public Assistance (8.1%); Tourism (7%); Indirect (6.9%); Government (5.7%); and Manufacturing (2.8%). <sup>(14)</sup>

A Targeted Industry Study (TIS) was completed for the San Luis Valley Development Resources Group in 2008. <sup>(15)</sup> This extensive study identified a set of primary and secondary industries where growth is likely to be the strongest and made specific development recommendations for each county and for the Valley as a whole. The TIS focuses on highlighting economic

development opportunities that already exist within each county and offers suggestions on developing those assets to their fullest potential. Growth industries recognized as priorities for Saguache County are: agriculture, solar energy development, tourism, and “place-based development”.

The report also lists in detail the various development implications for each industry recommendation. The classifications are: workforce availability, appropriate site location, supply, distribution, and waste disposal needs, and community impact considerations. (16)

Currently, industrial development in Saguache County is small-scaled; identified businesses include: sawmills, tortilla manufacturing, fabricated metal products, earthenware and pottery, kitchen cabinets, and truss manufacturing. (17)

Mineral extraction within the County has historically risen and fallen with both domestic and world-wide markets. The Colorado Geologic Survey, Department of Natural Resources produces annual summaries and field production data regarding oil and gas production for the entire state, including county-level production summaries.

Tourism is a growing economic industry within Saguache County. Tourism activities include: second home ownership and real estate; resorts, restaurants, recreation and lodging; related transportation such as air travel and gas stations; tourist goods and services such as groceries, clothing, general merchandise, and other misc. purchases. (18)

The county receives a portion of its income from recreation based and tourist-related tax income. There is a 1% sales tax and a 1% lodging tax. Portions of the lodging tax are awarded to organizations and events that attract visitors to Saguache County through grants. Portions of the sales tax receipts are also awarded through a granting process to support local organizations.



**Hay field**

Energy is essential to every sector of the community and economy. “Today, developers are identifying and mapping all forms of possible energy and where production can occur. In every state with potential, more detailed resource assessments are being undertaken and development rights secured. In some cases, the rush to secure development rights is preceding necessary resource quality assessments. Developers want to lock in options even if they are uncertain about resource quality and commercial development viability.

Because of the growing demand for energy and the potential resources with the area, such development must be prioritized and taken seriously. There is an urgency to be addressed as

outside development interests may drive development regardless of Saguache County or Valley preferences and interests if commercial viability is perceived”. (19)

Saguache County’s location makes it one of the highest solar concentration areas in the U.S. and the San Luis Valley is the top-rated target for large scale solar energy development in Colorado.

E Xcel has issued several requests for proposals (RFPs) for renewable energy generation in order to meet State-mandated renewable energy portfolio standards of 20% by 2020. One of these RFPs is generating significant interest from solar developers who are looking into the San Luis Valley, including Saguache County.

When considering this kind of development and its affect on land use patterns, population requirements, and the economy of the area, there are several development implications be considered:

“Workforce requirements, even with relatively large scale development, will be modest at best. There will be two workforce impacts. The first is during the construction phase. Many investors have their own construction firms and import most of their workforce. The second workforce impact will be the on-going operation and maintenance staff. Even with large projects, this staff is relatively small, but highly trained and skilled. These workers would most likely be resident. In some cases, small resident staffs are maintained and larger operations and maintenance work is done by traveling crews.

There are three primary site considerations. First, land will be required to site the facility. Sometimes this land is bought, in most cases it is secured through long-term leasing. Second, there will likely need to be improvements to the power grid and transmission facilities. Assuming current corridors are capable, no significant new land will be required. Finally, there will be the normal requirements for upgrades in access roads, but very little other facility or infrastructure requirements beyond what the Region can now readily provide. Addressing the supply and distribution needs of these facilities, beyond the access to land, these tend to be turn-key operations requiring very little from the local economy or community. Equipment within the facilities will be manufactured externally and installed during the construction process. Temporary housing and associated services will be required during the construction phases. Cooperation from area power companies will be required to accommodate transmission needs as noted before. There may be some need for road building, concrete and other site preparation needs.

The primary community impacts are two-fold: beneficial and nonbeneficial. Assuming a robust and growing market for power, there may be little or no demand for concessions or incentives. Local landowners and governments should work hard to know and negotiate fair and forward looking lease and tax agreements. Most of the economic value from these types of developments will be through these two venues. There will be some impacts during construction and on-going operations. Adverse impacts can be minimal and tied to community preferences. Land will need to be shared (wind), or dedicated (solar). For some, there will be visual pollution and concern over wildlife; and there are increasing concerns that these developments will impact the migrating and local bird populations.

When considering locally based developments, great care should be taken given market fluctuations, major capital requirements, and the complexities of such development”. (20)



Looking Northwest along the Old Spanish Trail

## **Establishment of Goals and Ideas for the Future Growth of Saguache County**

The following goals were compiled and prioritized during the public process and reflect the core values of the citizens of Saguache County:

- Build a healthy economy, supporting existing businesses and attracting new ones
- Protect the County’s rural character and promote community
- Protect the County’s many unique environmental features and natural resources
- Manage the pace, location and patterns of growth and development in the County
- Promote housing that is inclusive of a variety of incomes, lifestyles, and age groups
- Provide for individualism and fairness for property owners and businesses, while protecting public health, safety, and welfare
- Provide adequate infrastructure, roads, and public safety (21)

These goals were then summarized, restated and listed with ideas for future implementation.

### **Goal #1 - Provide for individualism and fairness for property owners and businesses while supporting existing businesses and attracting new ones.**

#### **IDEAS FOR THE FUTURE:**

**G1-1:** Foster a business environment that encourages existing businesses and industries to remain, grow, and continue to be successful, while providing benefits to the County and its citizens.

**G1-2:** Encourage renewable energy resource development in a manner that provides maximum benefits to local residents.

**G1-3:** Consider offering incentives to businesses looking to locate in Saguache County that are consistent with the County’s economic development.

**G1-4:** Support efforts to diversify businesses.

**G1-5:** Pursue the creation of a “Landowners Bill of Rights”.

**G1-6:** Make no changes to the County regulations at this time.

**Goal #2 - Protect the quality of the County’s rural character, community, and many unique environmental features and natural resources through good stewardship and mitigation planning practices.**

**IDEAS FOR THE FUTURE:**

**G2-1:** Enhance ties between the all rural areas of the county as well as among neighboring towns and communities while recognizing the need to maintain local and diverse identities.

**G2-2:** Continue to pursue efforts to develop mutually beneficial and cooperative relationships between the County, municipalities and local businesses to identify urban growth areas within or adjacent to municipal boundaries while maintaining the rural lifestyle existing in Saguache County.

**G2-3:** Continue to address measures to protect the County’s many unique environmental features and natural resources.

**G2-4:** Preserve our rural lifestyle while connecting with our future by guiding the pace, and patterns of growth in Saguache County.

**G2-5:** Accommodate compatible growth while preserving agricultural and range land, open space and wildlife habitat and personal property rights.

**G2-6:** Support and promote compact, mixed use commercial areas.

**G2-7:** Encourage development that optimizes the use of existing infrastructure and conserves and protects natural resources.

**G2-8:** Encourage greater density residential development to preserve agricultural lands and open space, and to help make housing more affordable.

**G2-9:** Encourage commercial development in identified areas in order to increase revenue.

**G2-10:** Promote housing that is inclusive of a variety of incomes, lifestyles, and age groups.

**G2-11:** Continue to allow the construction of homes with alternative building materials.

**G2-12:** Make no changes to the County regulations at this time.

## **Goal #3: Provide adequate infrastructure, roads, and public safety**

### **IDEAS FOR THE FUTURE:**

- G3-1:** Encourage the development of Impact Fees for infrastructure and services as part of the development proposal review process.
- G3-2:** Ensure that new development mitigates its proportional share of impacts on the existing transportation infrastructure.
- G3-3:** Ensure that weed control is maintained for all development.
- G3-4:** Make no changes to the County regulations at this time
- 

## **Appendix A**

### **Footnotes**

- (1) - 2006 Community Vision Value Statement
- (2) - 1995 Community Vision Statement – 1<sup>st</sup> paragraph
- (3) - 1974 Master Plan philosophy
- (4) - 1995 Community Vision Statement – 2<sup>nd</sup> paragraph
- (5) - Saguache County's Tax Assessors Office
- (6) - Saguache County Road & Bridge Office – 2006 Airport Layout Plan
- (7) - 2007 Saguache County Visitor's Guide – with permission
- (8) - SLV 2007 Comprehensive Economic Development Strategies document, section "B"
- (9) - SLV 2007 Comprehensive Economic Development Strategies document, section "M"
- (10) - SLV Farmworker Housing Tierra Nueva – Center, CO (719) 754-9050
- (11) - Northwest Colorado Socioeconomic Analysis and Forecasts:  
[www.dola.state.co.us/dlg/demog/presentations/full\\_report.pdf](http://www.dola.state.co.us/dlg/demog/presentations/full_report.pdf)
- (12) - U.S. Census website
- (13) - Center Housing Authority – 138 Worth Street, Center (719) 754-2537
- (14) - SLV 2007 Comprehensive Economic Development Strategies document, sections "K"
- (15) - Targeted Industries Study – 2008 – Prepared for the SLV Development Resources Group by RUPRI (Center for Rural Entrepreneurship): [www.energizingentrepreneurs.org](http://www.energizingentrepreneurs.org)
- (16) - SLVDRG Targeted Industries Study – 2008
- (17) - SLV 2007 Comprehensive Economic Development Strategies document, section "N"
- (18) - SLV 2007 Comprehensive Economic Development Strategies document, section "M"
- (19) - 2008 Targeted Industries Study – page 38
- (20) - 2008 Targeted Industries Study – page 43
- (21) - Goals generated for and used during the 2006 Master Plan Public Forums.

# Appendix B

## Other Resources

**Center Housing Authority – 138 Worth Street, Center - CO (719) 754-2537**

**Colorado Department of Local Affairs: [www.dola.state.co.us](http://www.dola.state.co.us)**

Mission Statement: “Strengthening Colorado Communities” DOLA is the initial and primary point of contact where local communities work in partnership with the state through financial and technical assistance, emergency management services, property tax administration and programs addressing affordable housing and homelessness.

**Colorado Department of Natural Resources: [www.dnr.state.co.us/](http://www.dnr.state.co.us/)**

“The Colorado Department of Natural Resources was created with a mission to develop, preserve and enhance the state’s natural resources for the benefit and enjoyment of current and future citizens and visitors.”

**Colorado Department of Transportation: [www.dot.state.co.us/](http://www.dot.state.co.us/)**

Roadway network and maintenance information

**Colorado Historic Society – National and State Registers: [www.coloradohistory-oahp.org/programareas/register/1503/cty/sh.htm](http://www.coloradohistory-oahp.org/programareas/register/1503/cty/sh.htm)**

Saguache County’s list of twelve registered sites.

**Colorado Geological Survey: [www.geosurvey.state.co.us/](http://www.geosurvey.state.co.us/)**

“The Colorado Geological Survey (CGS) is a state government agency within the Department of Natural Resources whose mission is to help reduce the impact of geologic hazards on the citizens of Colorado, to promote responsible economic development of mineral and energy resources, provide geologic insight into water resources, provide avalanche safety training and forecasting, and to provide geologic advice and information to a variety of constituencies.”

**Colorado Governor’s Energy Office: [www.colorado.gov/energy/](http://www.colorado.gov/energy/)**

The GEO works with communities, utilities, private and public organizations, and individuals to promote renewable energy such as wind, solar, and geothermal, and energy efficiency technologies in commercial and residential buildings.

**Colorado Natural Heritage Program: [www.cnhp.colostate.edu/index.asp](http://www.cnhp.colostate.edu/index.asp)**

The Colorado Natural Heritage Program is Colorado’s only comprehensive source of information on the status and location of Colorado’s rarest and most threatened species and plant communities.

**Colorado Natural Resources Conservation Service: [/www.co.nrcs.usda.gov/](http://www.co.nrcs.usda.gov/)**

The Natural Resources Conservation Service (NRCS) provides technical and financial assistance to help agricultural producers and others care for the land.

**Colorado Preservation, Inc.: [www.coloradopreservation.org](http://www.coloradopreservation.org)**

Mission: “Colorado Preservation, Inc., is a statewide organization dedicated to promoting and advancing historic preservation in the State of Colorado”. The Town of Saguache was listed on CPI’s 2009 Most Endangered Places List.

**Colorado Renewable Energy Society: [www.cres-energy.org](http://www.cres-energy.org)**

Mission: “To inspire an era of clean energy innovation, speeding the transition to a sustainable energy economy in Colorado by advancing education, policy, and economic development.”

**Colorado State University Extension Office – San Luis Valley:**  
**[www.colostate.edu/Depts/SLVRC](http://www.colostate.edu/Depts/SLVRC)**

The San Luis Valley Research Center is one of eight off-campus centers (sites) in the Colorado Agricultural Experiment Station system. It has a continuing commitment to the people of the San Luis Valley and the State of Colorado to provide research information, conduct extension education and seed certification programs.

**Colorado Tourist Office: [www.colorado.com](http://www.colorado.com)**

Providing travel-planning tools, articles, information on cities and towns, Colorado State maps, itineraries, and more.

**Colorado Workforce Development Council: [www.colorado.gov/cs/Satellite/CDLE-EmployTrain/CDLE/1248095317987](http://www.colorado.gov/cs/Satellite/CDLE-EmployTrain/CDLE/1248095317987)**

Workforce Centers provide a variety of free services to assist employers and job seekers alike. These include job listings, computer and internet access, career counseling and training for job seekers. Recruitment of workers, pre-screening and referral services, tax credits, and training reimbursement is provided for employers.

**Leach Airport, Center, CO: <http://www.city-data.com/airports/Leach-Airport-Center-Colorado.html#1V8>**

**Saguache Chamber of Commerce: [www.townofsaguache.org/chamber.htm](http://www.townofsaguache.org/chamber.htm)**

“An organization representing member of businesses, individuals, government agencies; which have come together to develop the economy of Saguache and surrounding areas while working to preserve those community and environmental features which make our home the unique, friendly and beautiful place to live in and visit. Chamber of Commerce members are committed to promoting a healthy and viable community for residents and visitors.”

**Saguache County: [www.saguachecounty.net](http://www.saguachecounty.net)**

Administrative Departments of Saguache County

**Saguache County Office of Emergency Management: Officer - Jim Felmlee  
(719) 754-3100**

**Saguache County Tourism Council: [www.saguachetourism.com](http://www.saguachetourism.com)**

This is the working committee under the Saguache Board of County Commissioners consisting of volunteers dedicated to creating partnerships with other organizations engaged in supporting local events and promoting Saguache County throughout the region, state, and beyond.

**Saguache County Business Association: [www.saguachecountybusiness.org](http://www.saguachecountybusiness.org)**

Mission: “Develop a thriving economy in Saguache County through promotion of area business.”

**Saguache County Credit Union: [www.sccu4u.net](http://www.sccu4u.net)**

Mission: “To provide the people of Saguache county a conveniently located, locally owned and democratically managed financial institution dedicated to serving the financial, banking, economic development and financial education needs of the county.”

**San Luis Valley Development Resources Group: [www.slvdr.org](http://www.slvdr.org)**

The San Luis Valley Development Resources Group has several programs to assist communities, businesses, and local governments with economic development strategies, research, funding, and facilitation. For many, it is the first point of contact for business, local governments, and community organizations needing information. Strong partnerships have been developed with state and federal organizations, providing services such as: demographic and economic statistics and trends; community information; identifying and accessing resources; link to job training assistance; infrastructure development; site identification and assessment, and Valley-wide connections.

**SLV Targeted Industry Study: [sceed.org/wb/media/8-25-08 SLV Final Report.pdf](http://sceed.org/wb/media/8-25-08%20SLV%20Final%20Report.pdf)**

“The purpose of this Project is to produce a Study of the most likely economic development opportunities (i.e., targeted industries) for the San Luis Valley Region and each of its six counties and eighteen incorporated communities.”

**SLV 2007 Comprehensive Economic Development Strategies: [slvdrg.org](http://slvdrg.org)**

**San Luis Valley Energy Fair: [www.slvenergyfair.com](http://www.slvenergyfair.com)**

The San Luis Valley Energy Fair is a platform for demonstrating, educating, and celebrating sustainable solutions. It is one of the longest running sustainability fairs in the country, bringing top-notch presenters and demonstrators to stimulate dialogue and inspire visions of how the future of energy and sustainability is developing. The Energy Fair also hosts the nationally-acclaimed Home Tour of the Northern Valley/Crestone area, where residents open their high-performance and/or alternatively built homes to tour registrants.

**San Luis Valley Farmworker Housing Tierra Nueva:**

Provides services to the area’s migrant workers. Center, Colorado (719) 754-9050  
Contact: Raymond Hurtado

**San Luis Valley GIS/GPS Authority: (719) 587-0286**

**Web link to maps of Saguache County:** [www.slvgis.info/saguache\\_comp\\_plan/saguache.html](http://www.slvgis.info/saguache_comp_plan/saguache.html)

**San Luis Valley Heritage Tourism Council: [www.slvheritage.org](http://www.slvheritage.org)**

This is the official website of the cultural heritage of the San Luis Valley. It provides information about historic sites from the Valley’s early pioneers, mining booms, cultural traditions and creative spirit. It also lists museums, historic walking tours, cultural driving tours, historic downtowns, many heritage events and natural wonders that bring the Valley’s history to life.

**San Luis Valley Rural Electric Cooperative: [www.slvrec.com/index.htm](http://www.slvrec.com/index.htm)**

It has provided power to the San Luis Valley since 1937, and is the oldest electric cooperative in Colorado. It is a locally owned and controlled non-profit cooperative.

**San Luis Valley Small Business Development Center: [www.coloradosbdc.org](http://www.coloradosbdc.org)**

“The Colorado Small Business Development Center (SBDC) Network is dedicated to helping small businesses throughout Colorado achieve their goals by providing free confidential counseling and various training programs. The SBDC combines information and resources from federal, state and local governments with those of the educational system and the private sector to meet the specialized and complex needs of the small business community. Regulatory, management, financial and marketing experts work in partnership to provide entrepreneurs with crucial information that can mean the difference between success and failure.”

**ScSEED (Saguache County Sustainable Environment & Economic Development): [www.sceed.org](http://www.sceed.org)**

“ScSEED is composed of citizen volunteers from throughout Saguache County, Colorado and the San Luis Valley.” Its purpose is “to work together as a community to develop a sustainable economy that builds on our existing strength, contributes to a strong integrated community, and protects the environment, rural lifestyle and the character of Saguache County.”

**Villa Grove Area Merchant’s Association (VGAMA):**

A not-for-profit founded in 1987, its mission is to recognize and promote the business community of northern Saguache County, to provide a forum for relevant public issues and to foster a sense of community. Monthly meetings are hosted by individual members and feature a themed potluck. All are welcome to join. For more information, please contact Jeff Shook at (719)655-2343.

**ABSTRACT OF ASSESSMENT**  
**2009 Taxes due January 1, 2010**  
**Classification of Real and Personal Property**

**Vacant:**

Residential	\$17,093,764
Commercial	\$ 66,329
Other	\$ 2,088,598
Minor Structure	<u>\$ 36,851</u>
<b>Total Vacant</b>	<b>\$19,285,542</b>

**Residential:**

Single-family Residence	\$14,324,590
Duplexes-Triplexes	\$ 29,207
Multi-Unites (4-8 units)	\$ 120,925
Multi-Unites (9+ units)	\$ 145,278
Manufactured Housing	\$ 626,093
Manf. Housing Parks	<u>\$ 33,179</u>
<b>Total Residential</b>	<b>\$15,279,272</b>

**Commercial:**

Merchandising	\$ 1,282,716
Lodging	\$ 303,731
Offices	\$ 322,499
Recreation	\$ 131,071
Special Purposes	\$ 934,633
Warehouses/Storage	\$ 1,915,353
Multi-Use (3+ uses)	\$ 168,039
Commercial Personal Property	<u>\$ 669,545</u>
<b>Total Commercial</b>	<b>\$ 5,727,587</b>

**Industrial:**

Manuf./Processing	\$ 234,526
Industrial Personal Property	<u>\$ 81,098</u>
<b>Total Industrial</b>	<b>\$ 315,624</b>

**Agricultural:**

Possessory Interest	\$ 55,172
Irrigated Land	\$ 4,133,164
Meadow Hay Land	\$ 2,593,291
Grazing Land	\$ 943,796
Waste Land	\$ 232,610
Farm/Ranch Residence	\$ 2,520,428
Manufactured Housing	\$ 186,324
Farm/Ranch Support Buildings	<u>\$ 4,176,356</u>
<b>Total Agricultural</b>	<b>\$14,841,141</b>

**Natural Resources:**

Earth or Stone Products	\$ 663,223
Severed Mineral Interests	\$ 418,950
Earth/Stone Products Personal Property	<u>\$ 154,458</u>
<b>Total Natural Resources</b>	<b>\$ 1,236,631</b>

**PUBLIC PROPERTY ASSESSED BY PROPERTY ADMINISTRATOR**

Electric Companies	\$ 3,075,239
Railroad Companies	\$ 13,718
Telephone Companies	<u>\$ 1,863,743</u>
<b>Total State Assessed</b>	<b>\$ 4,952,700</b>

<b>Total Assessment by Assessor</b>	<u>\$56,685,797</u>
<b>GRAND TOTAL</b>	<b>\$61,638,497</b>

<b>Other Revenue</b>	
Administrative Fee	\$ 11,900

**2009 DISTRIBUTION OF REVENUE**

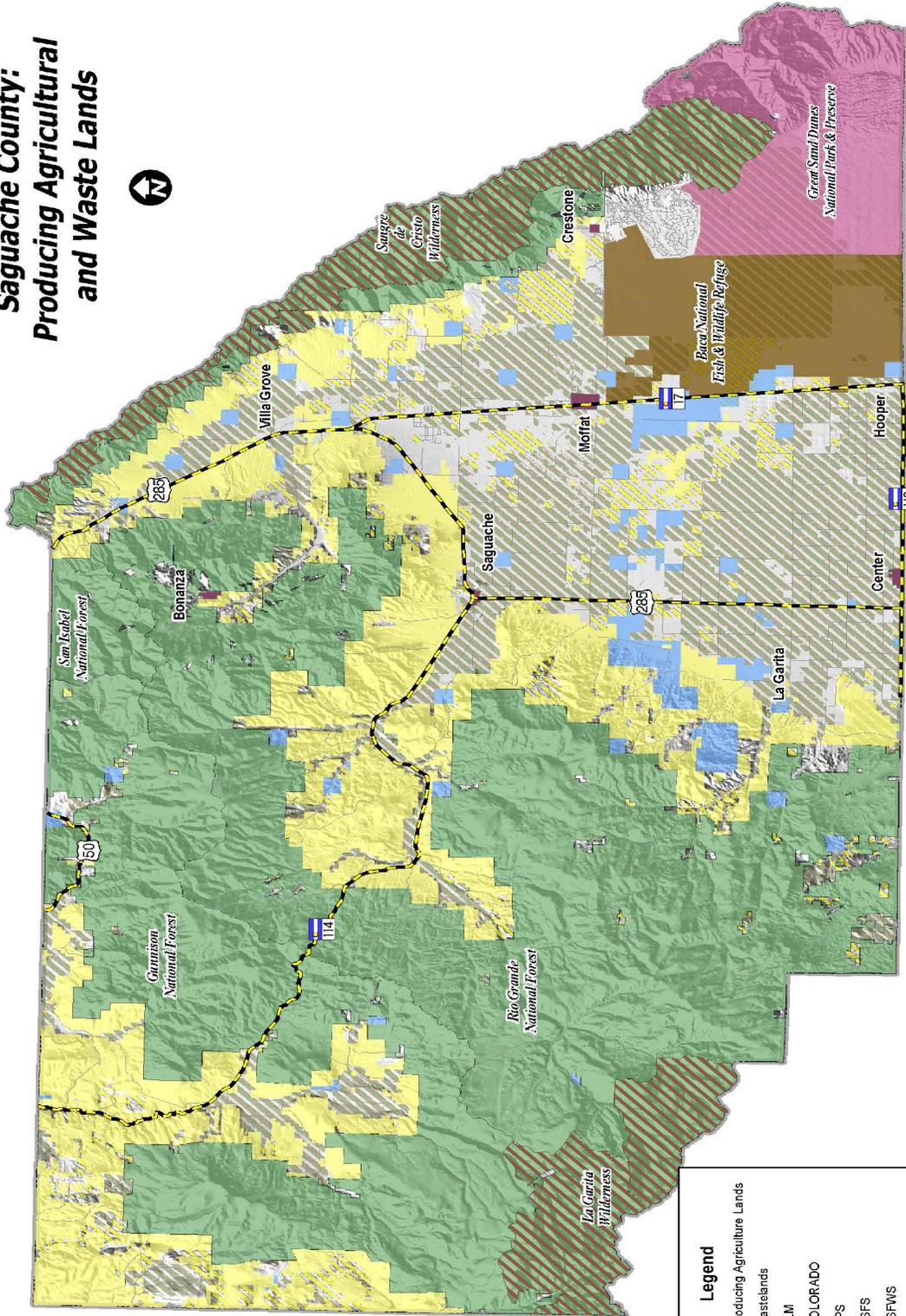
<b>Entity</b>	<b>Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
<b>Saguache County</b>			
General	\$61,638,497	18.831	\$1,160,757
Public Welfare	\$61,638,497	3.700	\$ 228,071
Abatement/Refund	\$61,638,497	0.811	\$ 49,991
<b>Cities &amp; Towns</b>			
Bonanza	\$ 306,260	0.518	\$ 159
Center	\$ 5,050,733	19.237	\$ 97,161
Crestone	\$ 1,019,073	5.683	\$ 5,791
Moffat	\$ 397,631	9.852	\$ 3,918
Saguache	\$ 2,704,506	22.138	\$ 59,872
<b>Fire Districts</b>			
Alamosa	\$ 371,692	5.400	\$ 2,007
Center	\$15,182,980	4.924	\$ 74,761
Gunnison	\$ 2,778,228	4.525	\$ 12,571
Saguache	\$19,263,564	8.011	\$ 154,321
<b>Special Districts</b>			
Baca Water and San	\$16,035,865	46.000	\$ 737,650
Center Sanitation	\$ 5,055,840	2.235	\$ 11,300
CO River Water	\$ 2,805,572	0.166	\$ 466
Gunnison Co Metro	\$ 1,030,839	0.313	\$ 323
RG Water Cons.	\$58,200,049	2.100	\$ 122,228
SLV Water Cons.	\$20,687,683	0.397	\$ 8,215
Upper Gunnison	\$ 2,805,572	1.770	\$ 4,966
Salida Hospital	\$ 4,537,520	1.172	\$ 5,318
Sag. Ambulance	\$19,263,564	5.000	\$ 96,330
Upper Arkansas River	\$ 236,287	0.445	\$ 105
<b>Water Districts</b>			
Rio Grande Drainage			\$ 1,028
San Luis Valley Irrigation			\$ 288,616
<b>School Districts</b>			
1-Mtn. Valley	\$14,668,129	23.676	\$ 347,282
2-Moffat	\$25,233,939	39.838	\$1,005,277
22-SdC	\$ 3,114,953	41.000	\$ 127,715
26-Center	\$15,815,904	27.075	\$ 428,216
1J-Gunnison	\$ 2,805,572	23.505	\$ 65,945

Assessment Rate  
 Residential Rate – 7.96%  
 Commercial, Industrial, Agricultural Land and Building, Personal Property, Natural Resources, Public Utilities – 29%

**Appendix C – Maps**

These maps identify general and specific information pertaining to many aspects of land use, infrastructure, districts, hydrology, subdivisions, geologic hazards, and much more. They can be used as planning tools for making current and future land use decisions and can play a significant role in determining how and where growth could be located.

# Saguache County: Producing Agricultural and Waste Lands



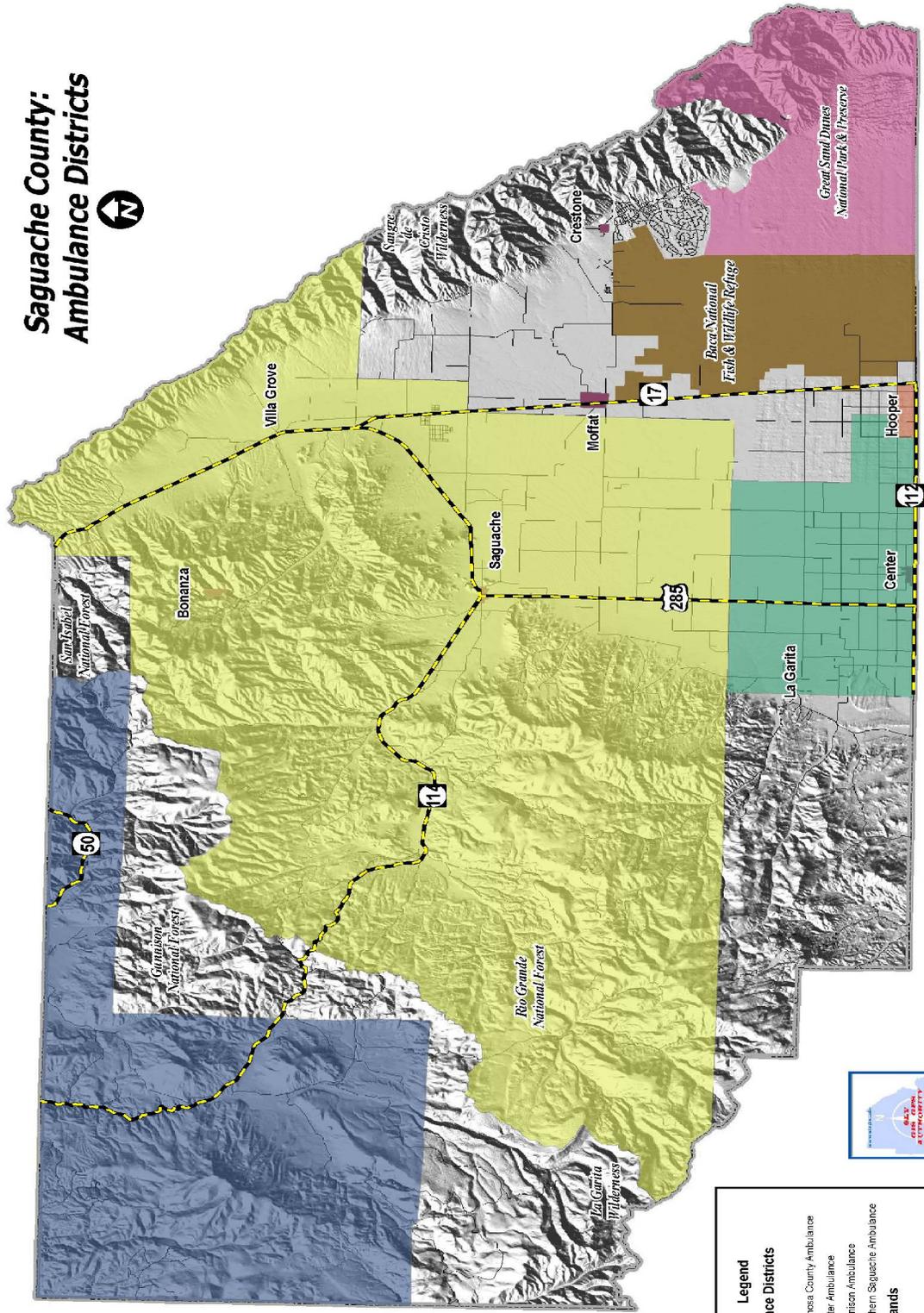
**Legend**

- Producing Agriculture Lands
- Wastelands
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

12/1/2009



# Saguache County: Ambulance Districts



**Legend**

Ambulance Districts	
NAME	OWNER
Alamosa County Ambulance	NPS
Center Ambulance	USFWS
Garrison Ambulance	NPS
Northern Saguache Ambulance	USFWS

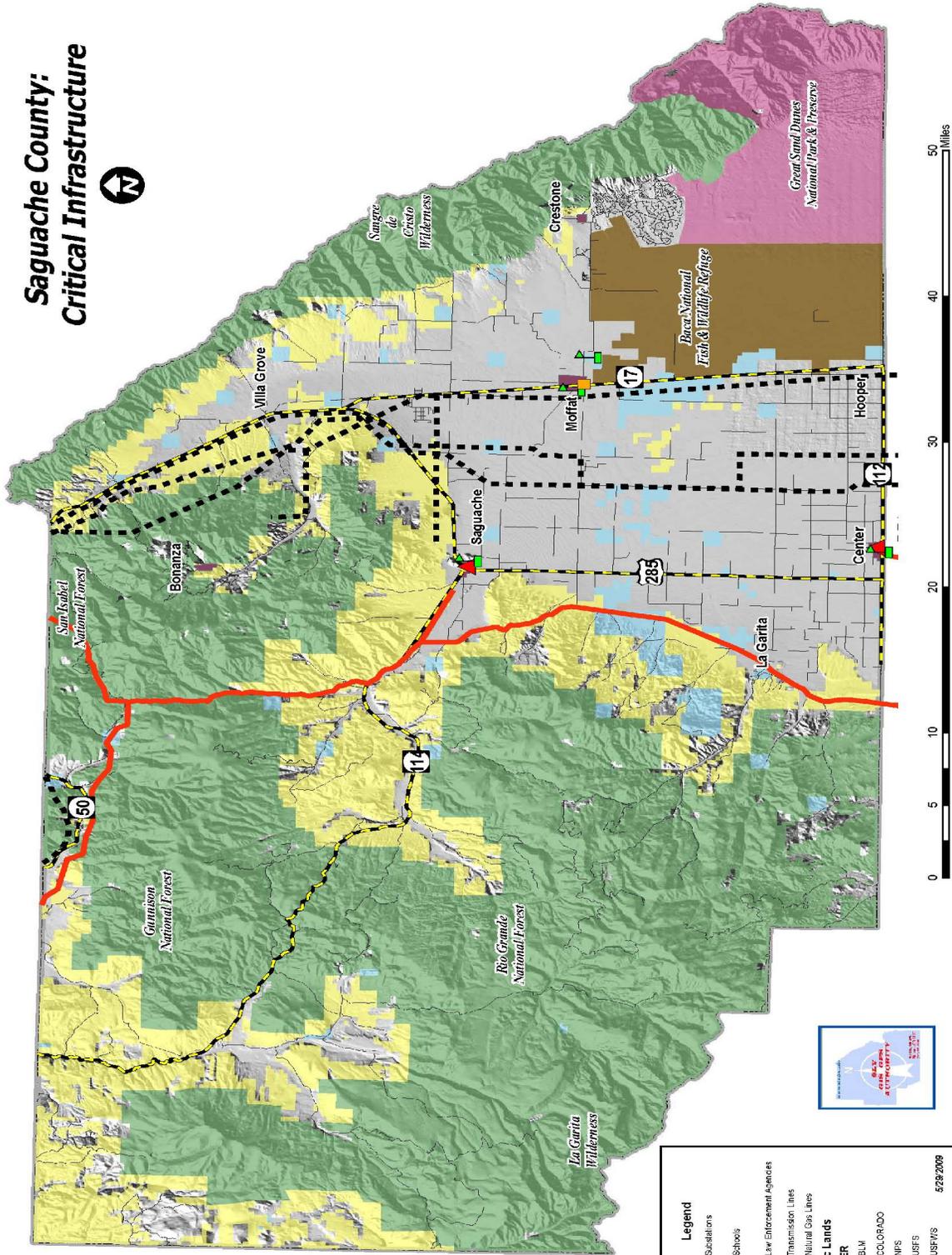
**Public Lands**

NAME	OWNER
Gunnison National Forest	NPS
San Isabel National Forest	NPS
Rio Grande National Forest	USFWS
La Garita Wilderness	NPS
Saguache	USFWS
Sagece de la Cruz Wilderness	NPS
Crestone	NPS
Baker National Fish & Wildlife Refuge	USFWS
Great Sand Dunes National Park & Preserve	NPS

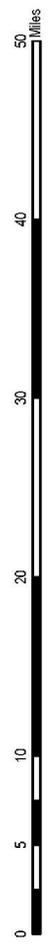
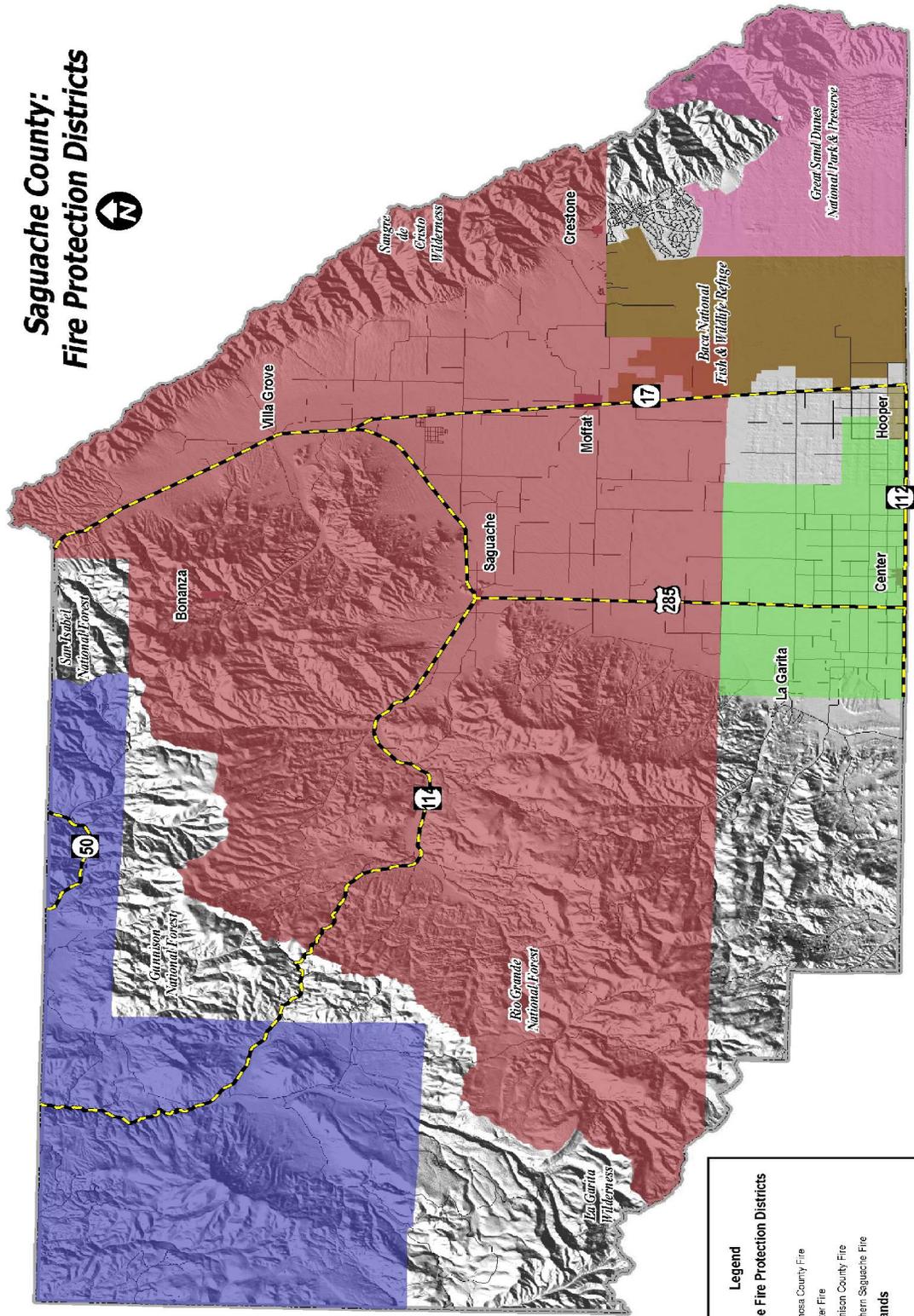
6/29/2009



# Saguache County: Critical Infrastructure



# Saguache County: Fire Protection Districts



**Legend**

**Saguache Fire Protection Districts**

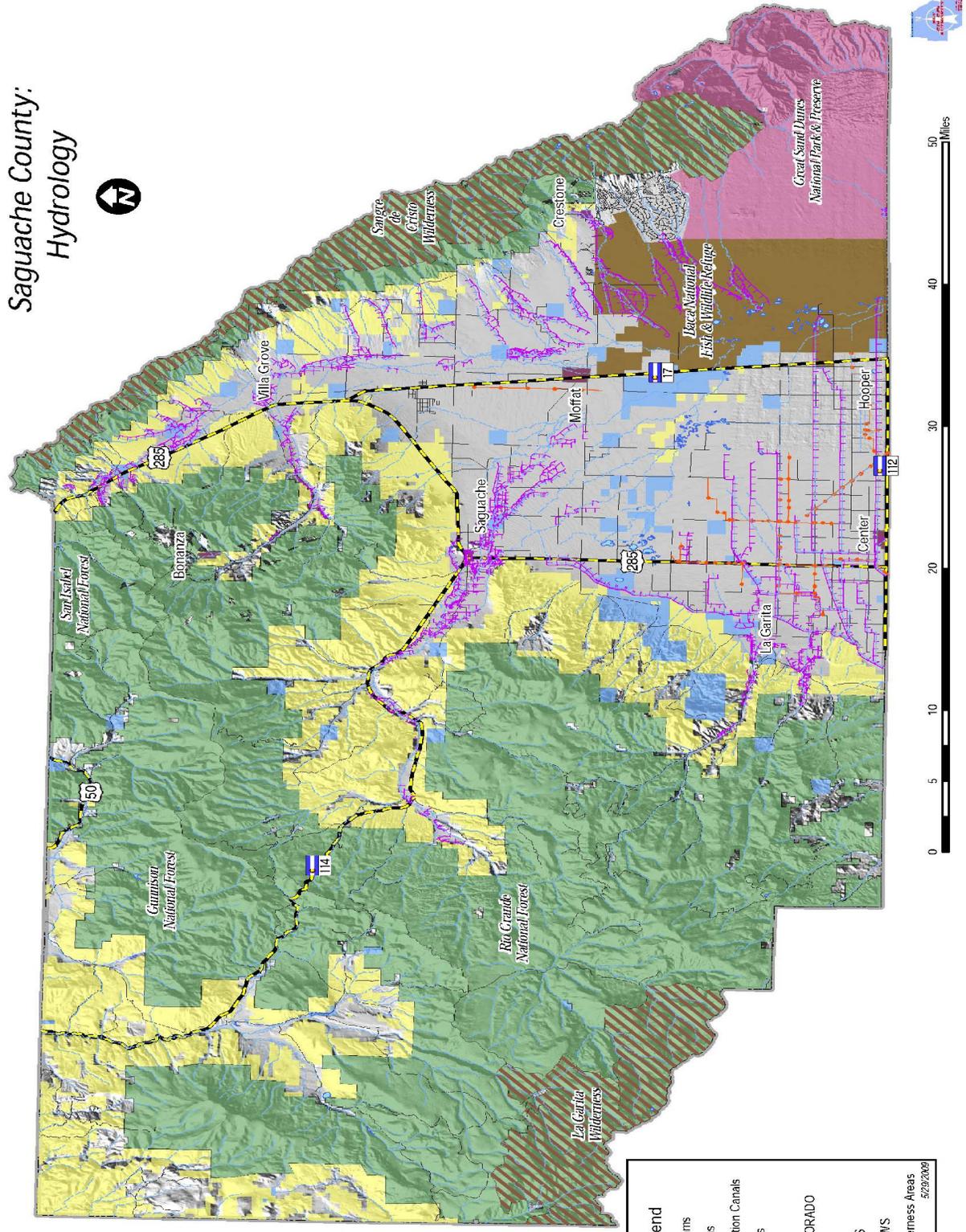
NAME	OWNER
Alamosa County Fire	NPS
Center Fire	USFWS
Gunnison County Fire	
Northern Saguache Fire	

**Public Lands**

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6/28/2009

# Saguache County: Hydrology

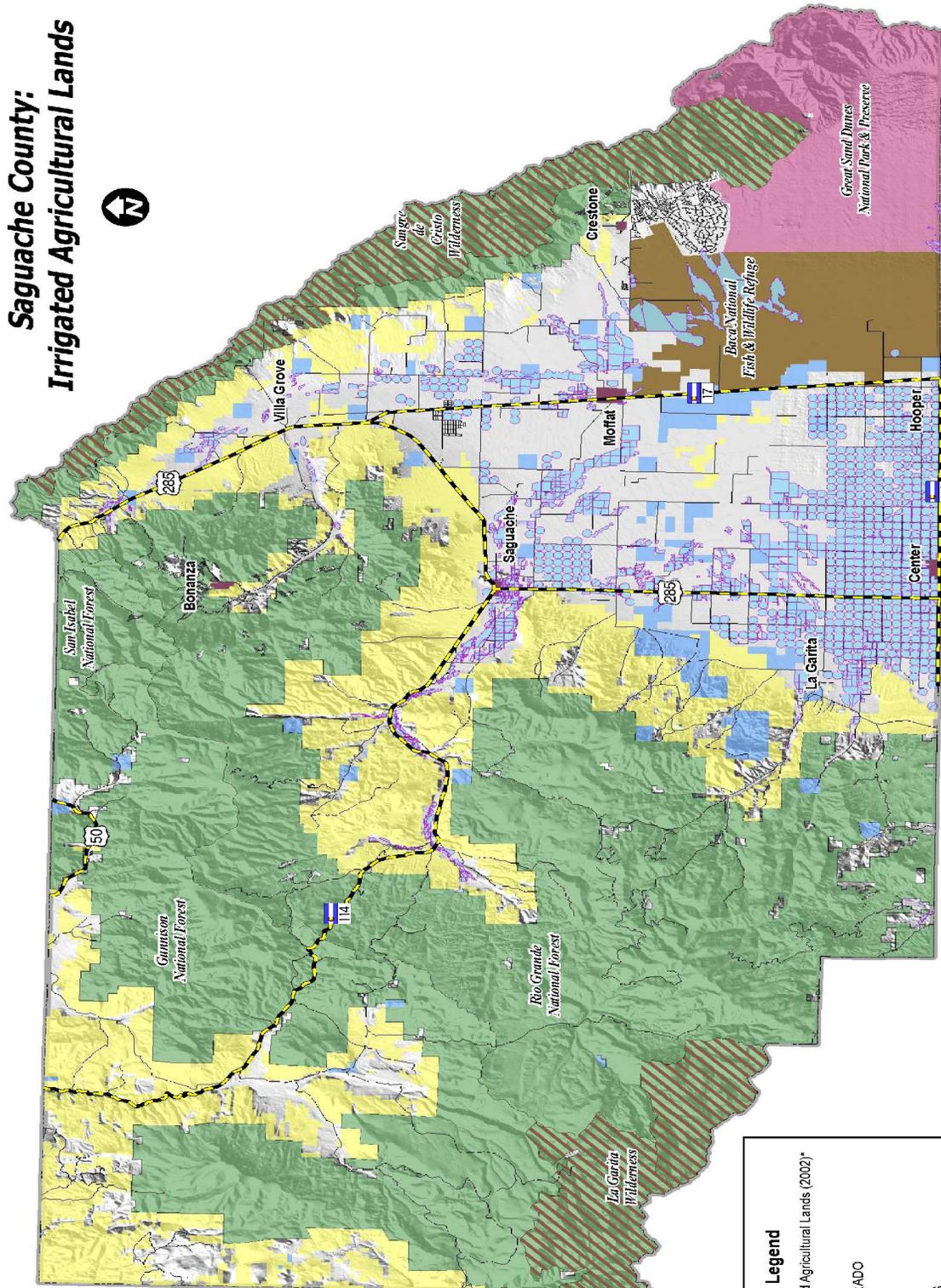


**Legend**

- Streams
- Drains
- Irrigation Canals
- Lakes
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

4/29/2009

# Saguache County: Irrigated Agricultural Lands



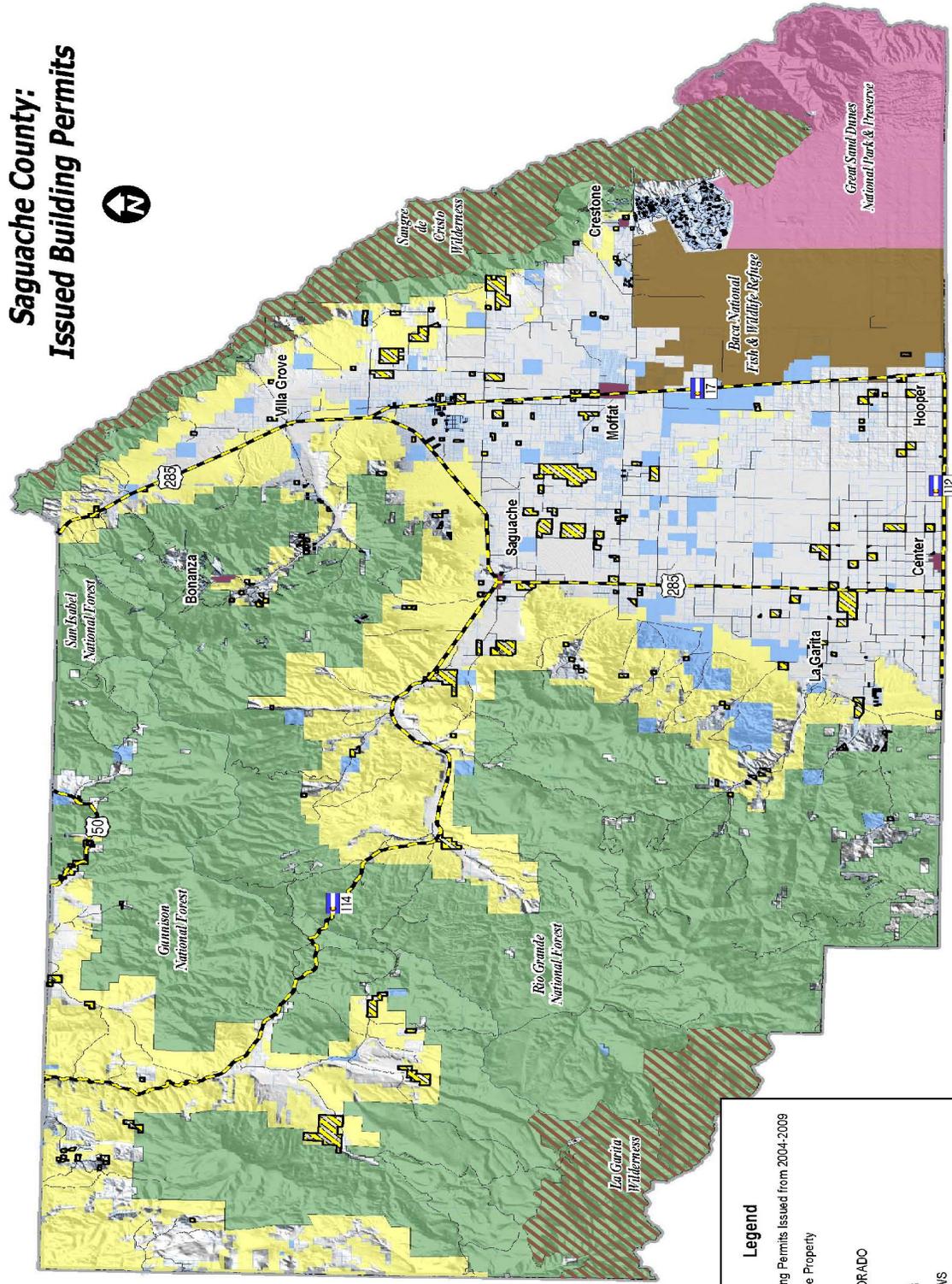
**Legend**

- Irrigated Agricultural Lands (2002)\*
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

5/29/2009

\* Best available data

# Saguache County: Issued Building Permits



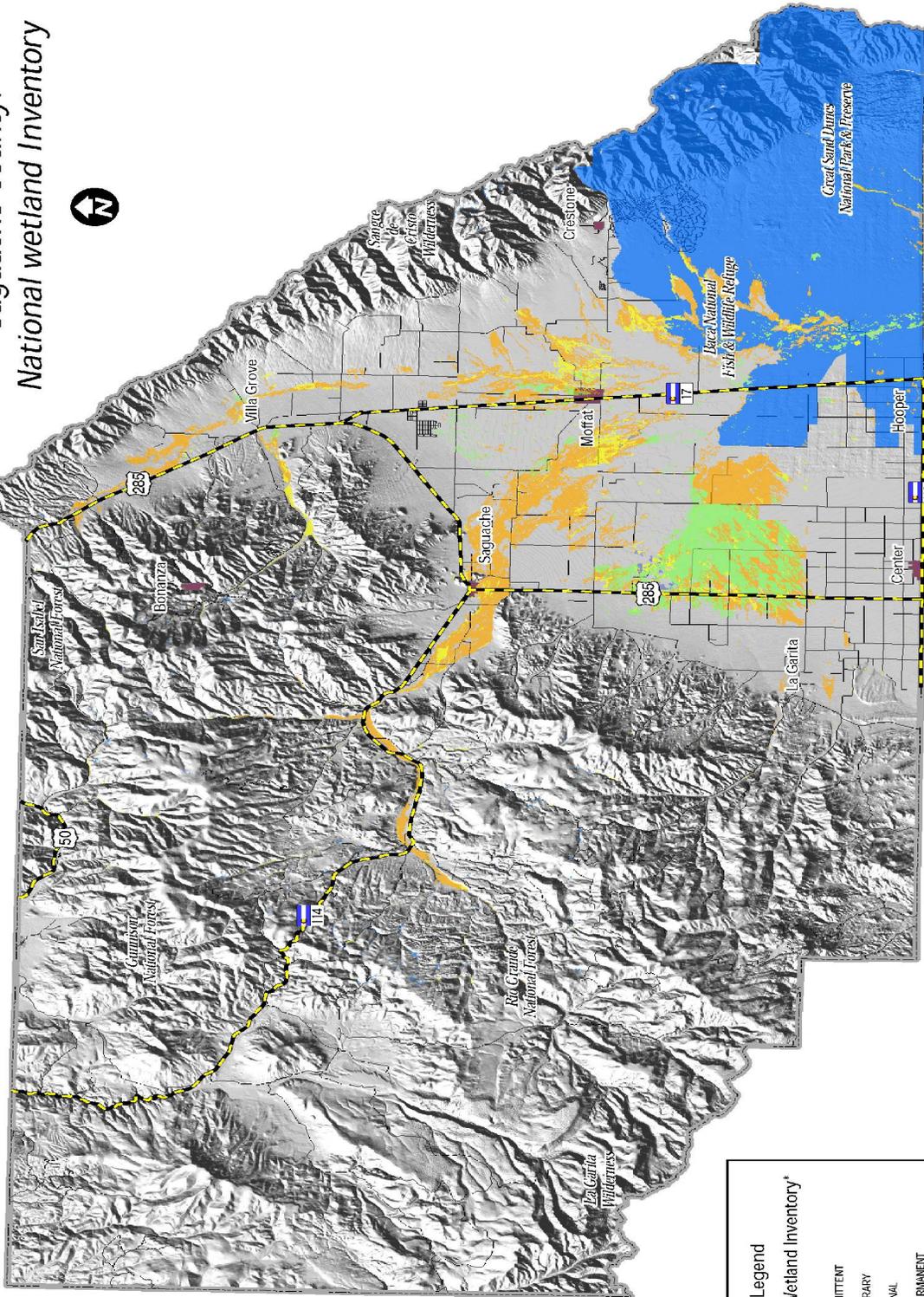
**Legend**

- Building Permits Issued from 2004-2009
- Private Property
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

12/1/2009

Building permits total 448

# Saguache County: National wetland Inventory



**Legend**  
National Wetland Inventory\*

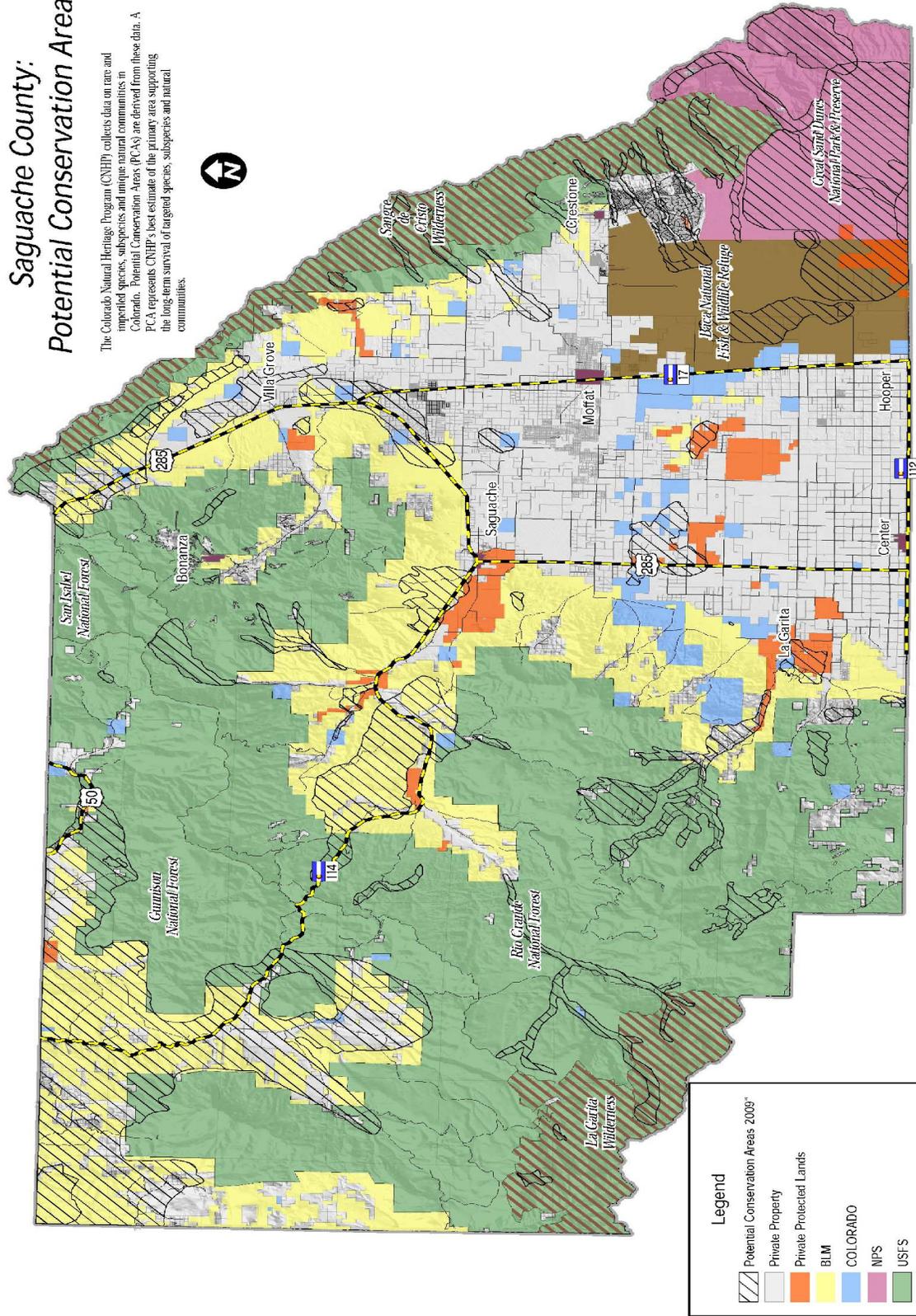
REGIME	Color
INTERMITTENT	Light Green
TEMPORARY	Orange
SEASONAL	Yellow
SEMPERPERMANENT	Light Blue
SATURATED	Dark Blue

5/29/2009

\* Inventory restricted to display

# Saguache County: Potential Conservation Areas

The Colorado Natural Heritage Program (CNHP) collects data on rare and imperiled species, subspecies, and unique natural communities in Colorado. Potential Conservation Areas (PCAs) are derived from these data. A PCA represents CNHP's best estimate of the primary area supporting the long-term survival of targeted species, subspecies, and natural communities.

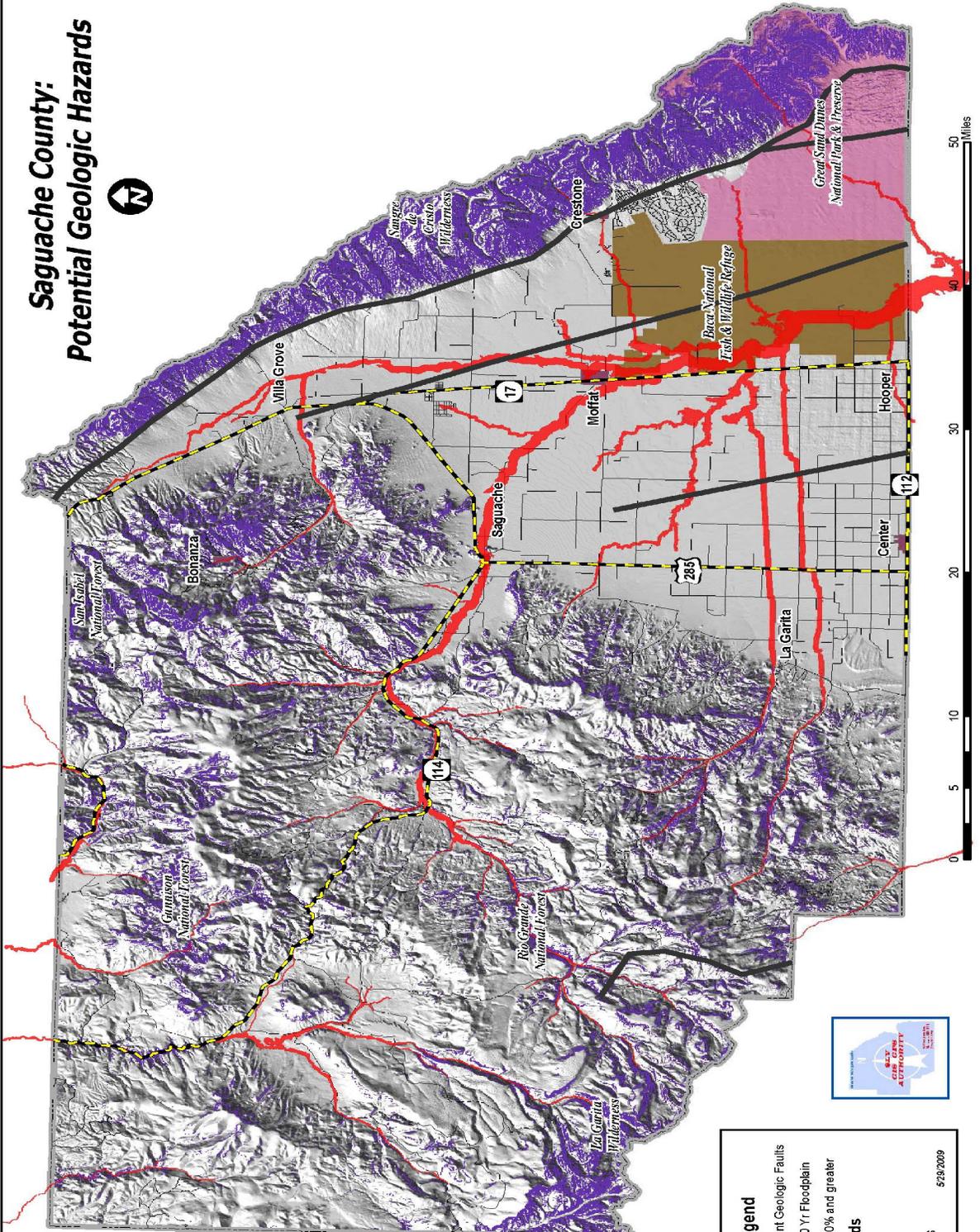


**Legend**

- Potential Conservation Areas 2009\*
- Private Property
- Private Protected Lands
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

\* Data from Colorado Natural Heritage Program  
6/2/2009

# Saguache County: Potential Geologic Hazards



**Legend**

- Dominant Geologic Faults
- App 100 Yr Floodplain
- Slope 40% and greater

**Public Lands**

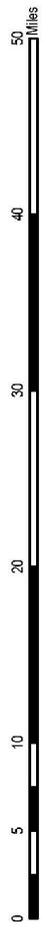
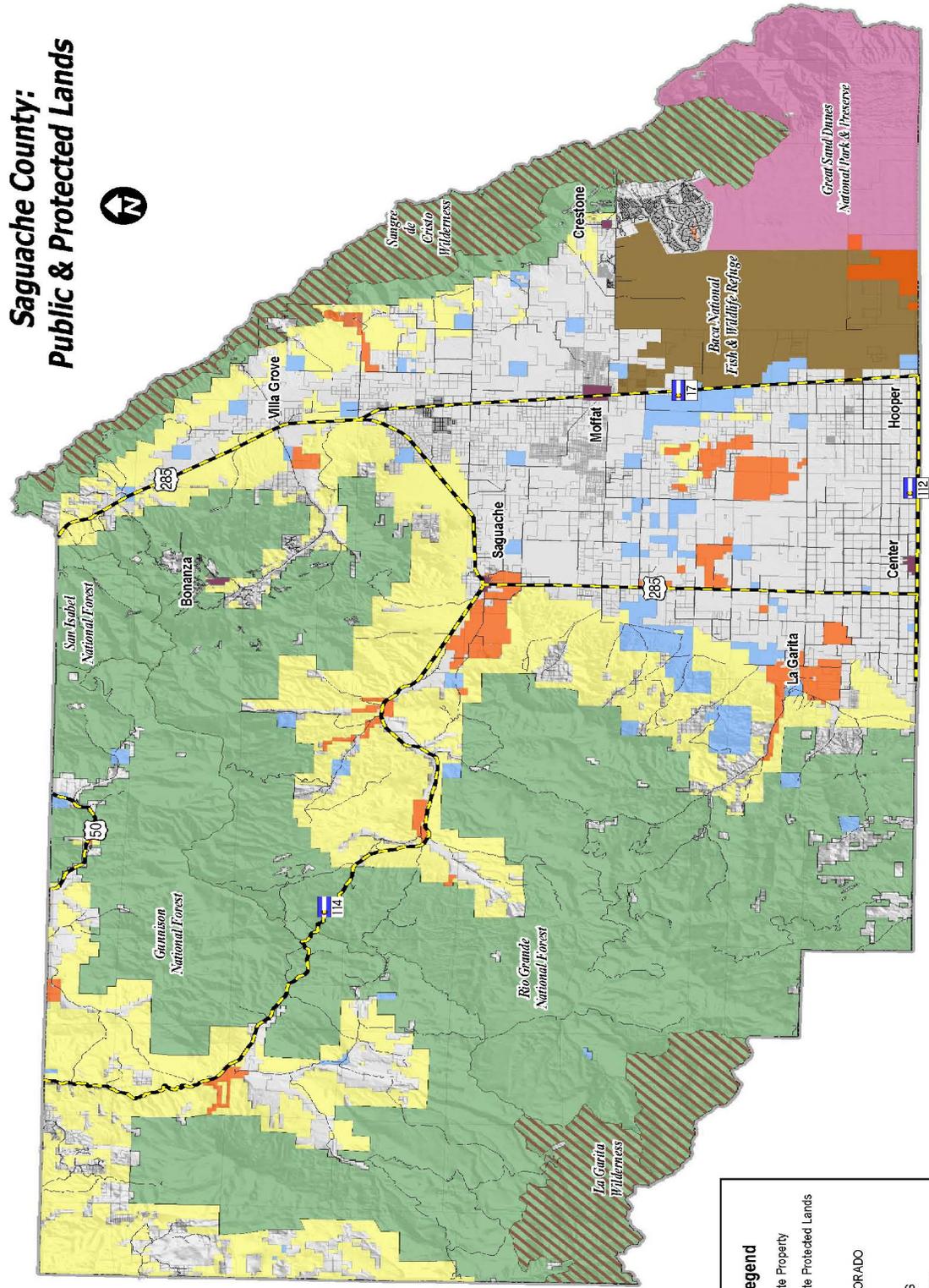
**OWNER**

- NPS
- USFWS

5/29/2009



# Saguache County: Public & Protected Lands

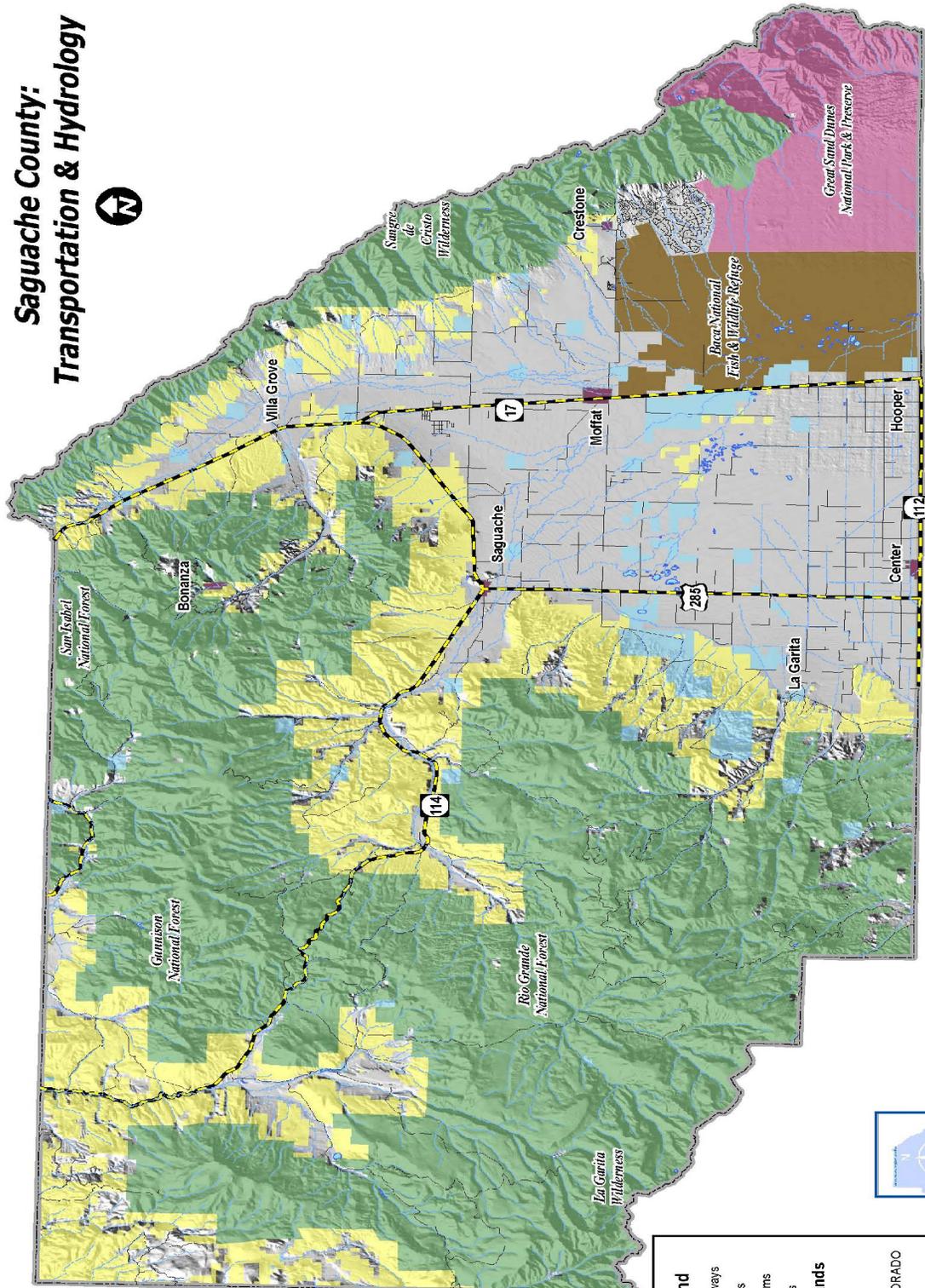


**Legend**

- Private Property
- Private Protected Lands
- BLM
- COLORADO
- NPS
- USFS
- USFWS
- Wilderness Areas

12/1/2009

# Saguache County: Transportation & Hydrology



**Legend**

- Highways
- Roads
- Streams
- Lakes

**Public Lands**

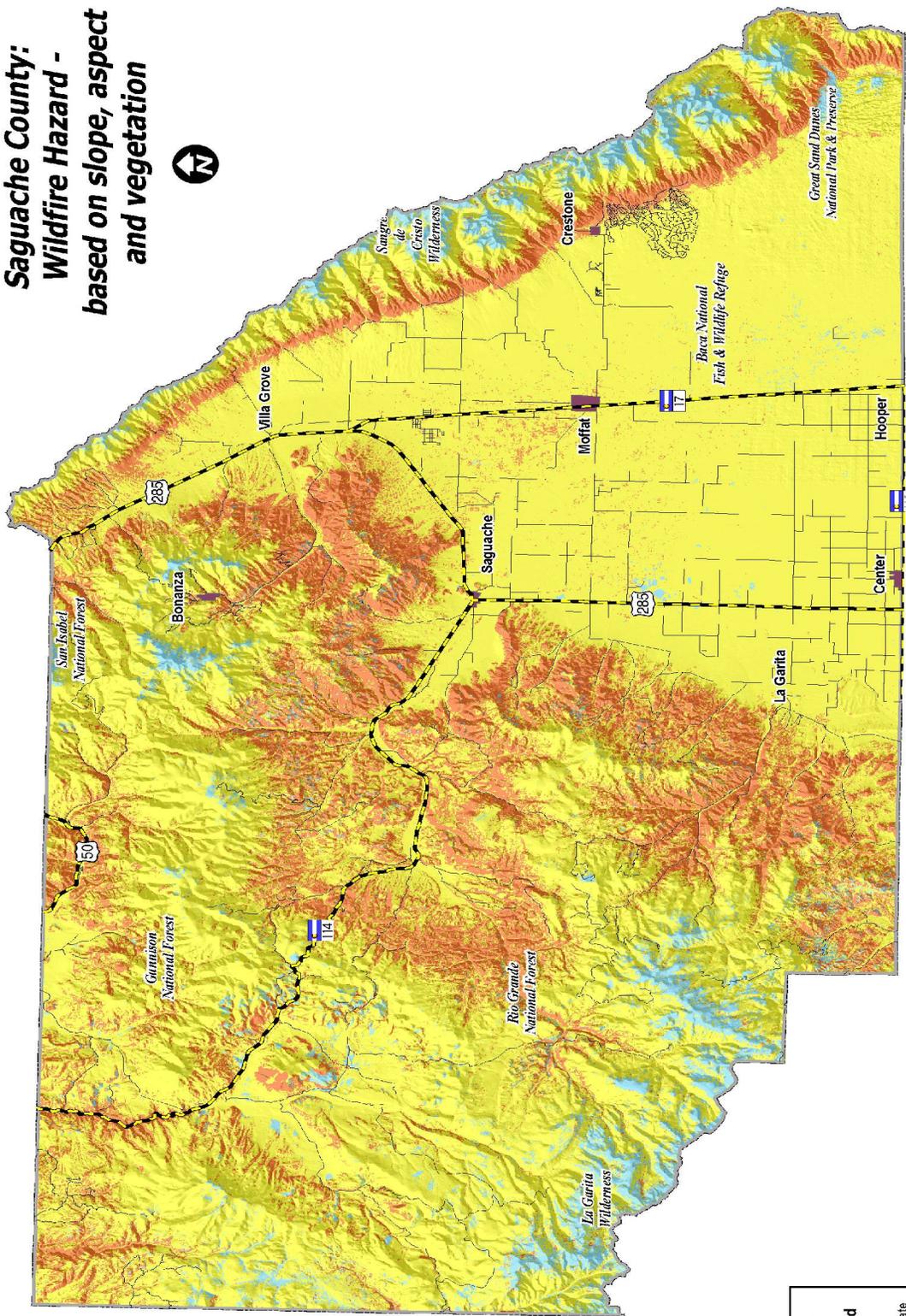
**OWNER**

- BLM
- COLORADO
- NPS
- USFS
- USFWS

6/29/2008



# Saguache County: Wildfire Hazard - based on slope, aspect and vegetation



**Legend**

**Fire Hazard**

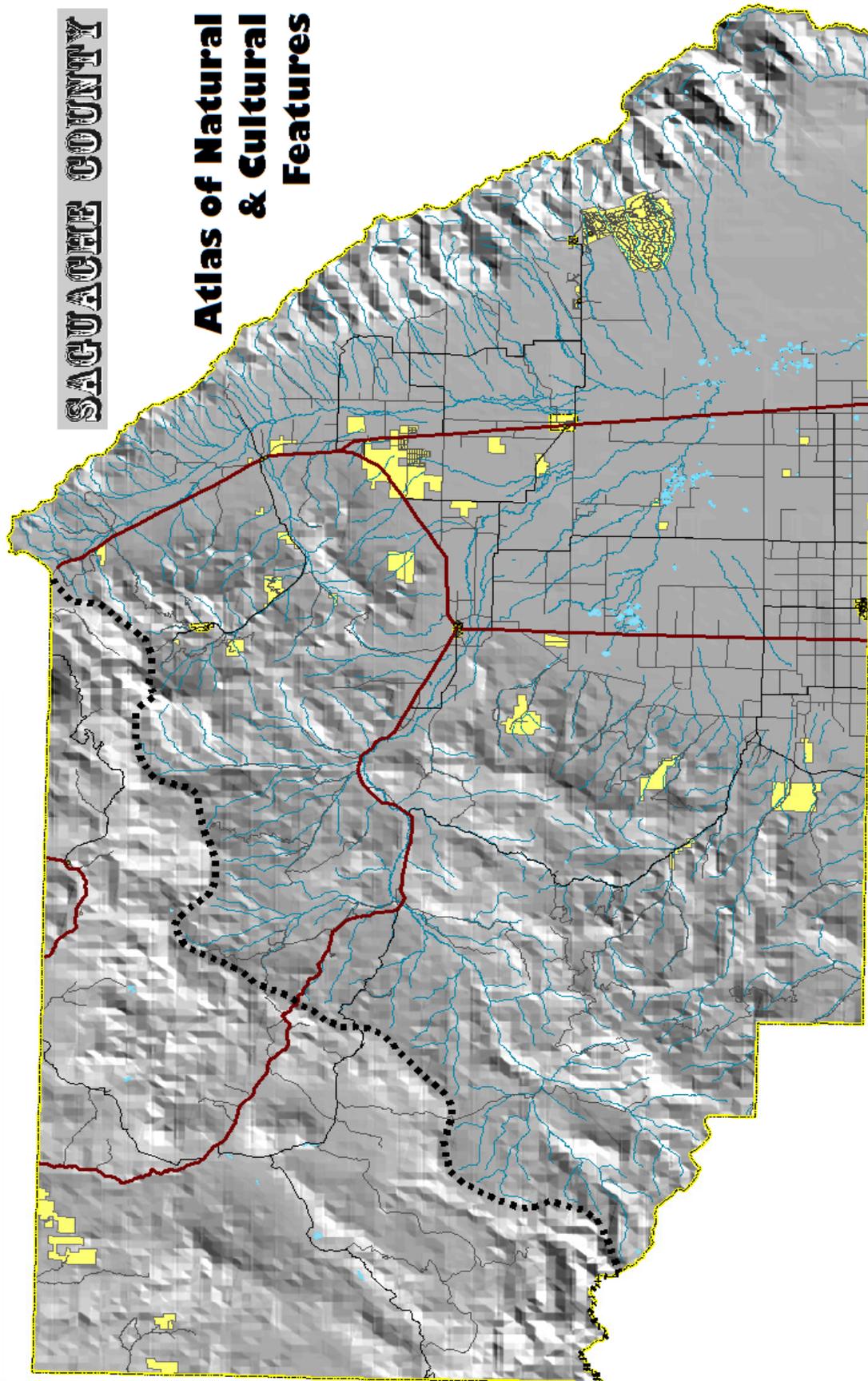
- Low
- Moderate
- High

12/1/2009

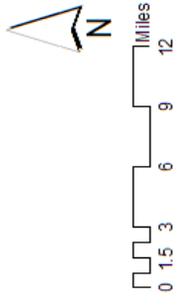


# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



### Subdivisions



- Legend**
- Corralvite
  - CAUCHACITE
  - COUNTIES
  - FALUNBELT, COOK
  - Highway
  - Major Roads
  - ROADWAY
  - COUNTY/SLV
  - LAKE
  - Creek/SLV
  - Subdivisions

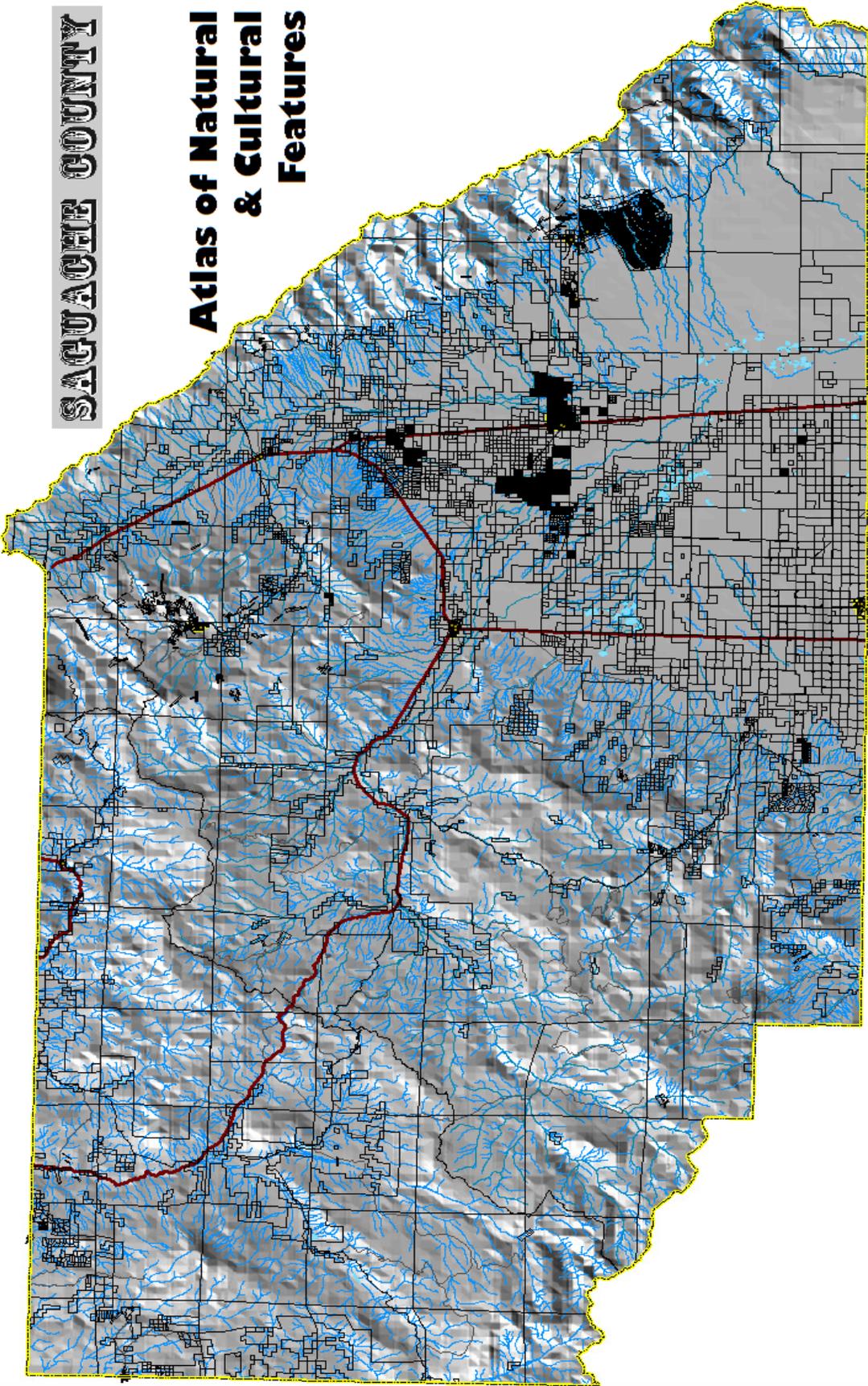
**ROCK CREEK STUDIO**

**4C** Consulting, Inc.  
community planning | landscape architecture | interior design

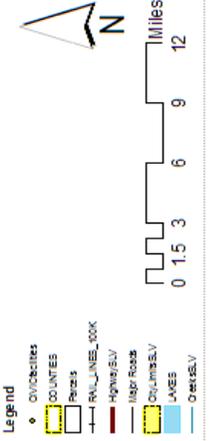


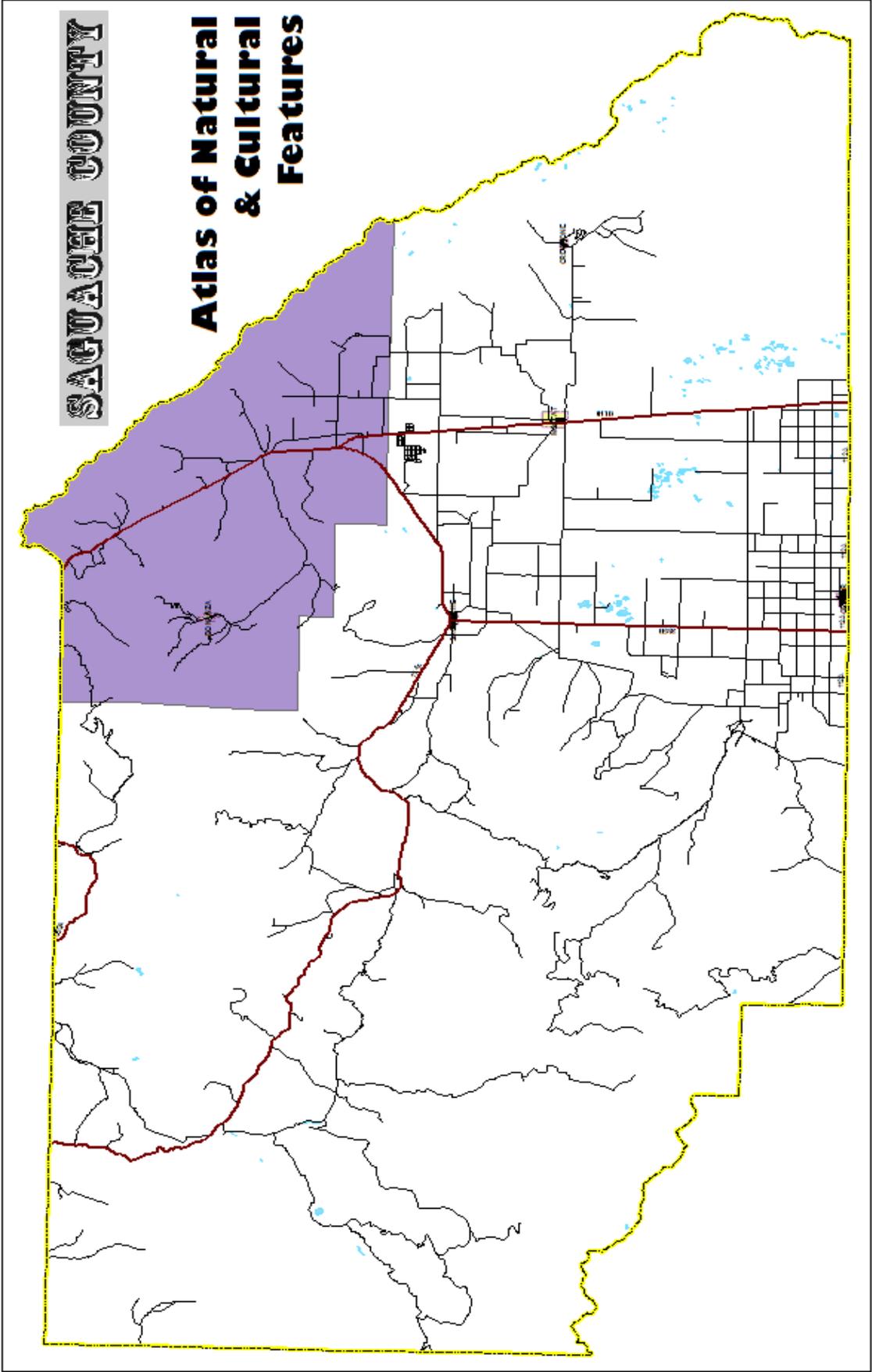
# SAGUACHE COUNTY

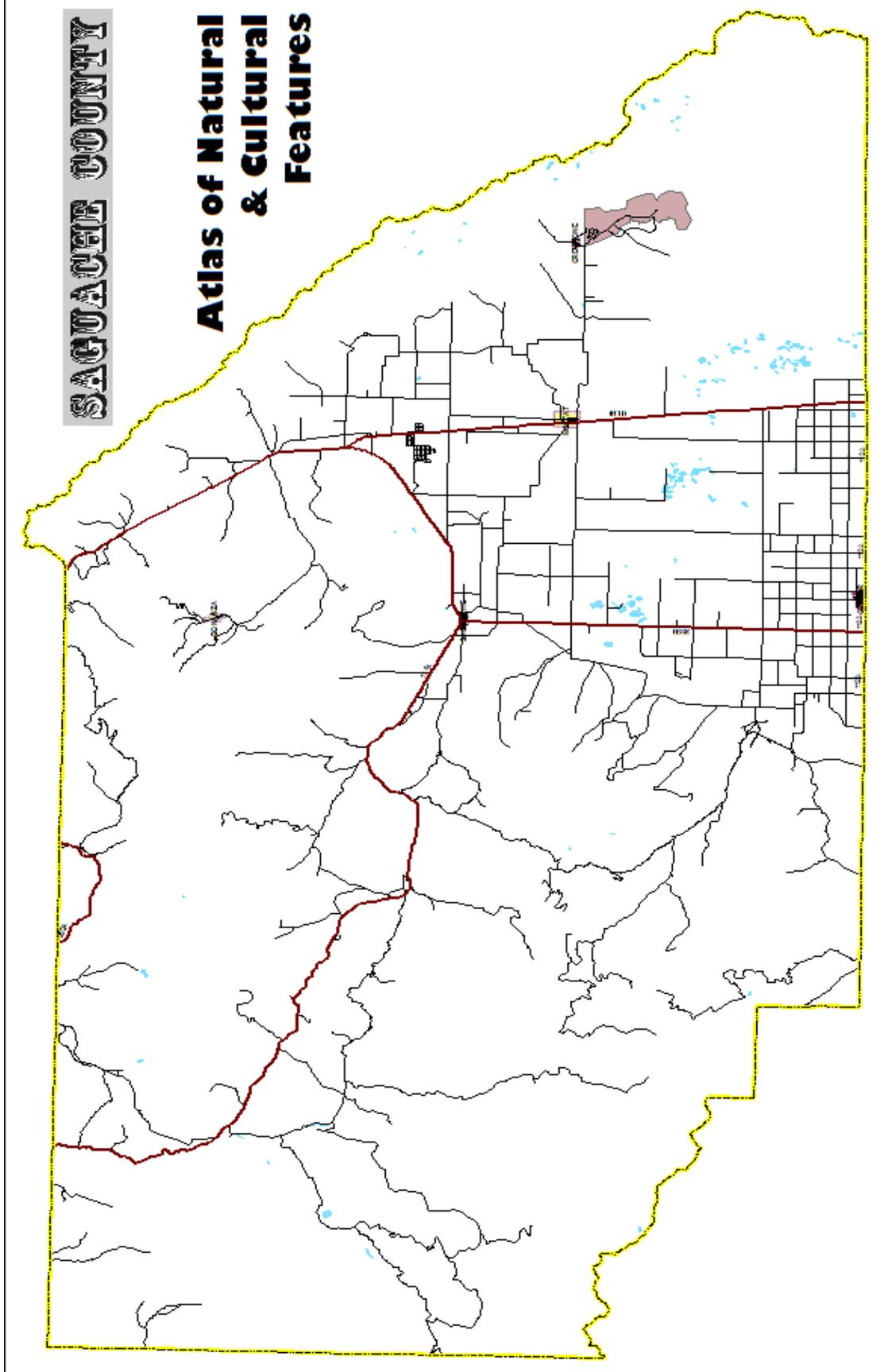
## Atlas of Natural & Cultural Features



### Parcel Boundaries

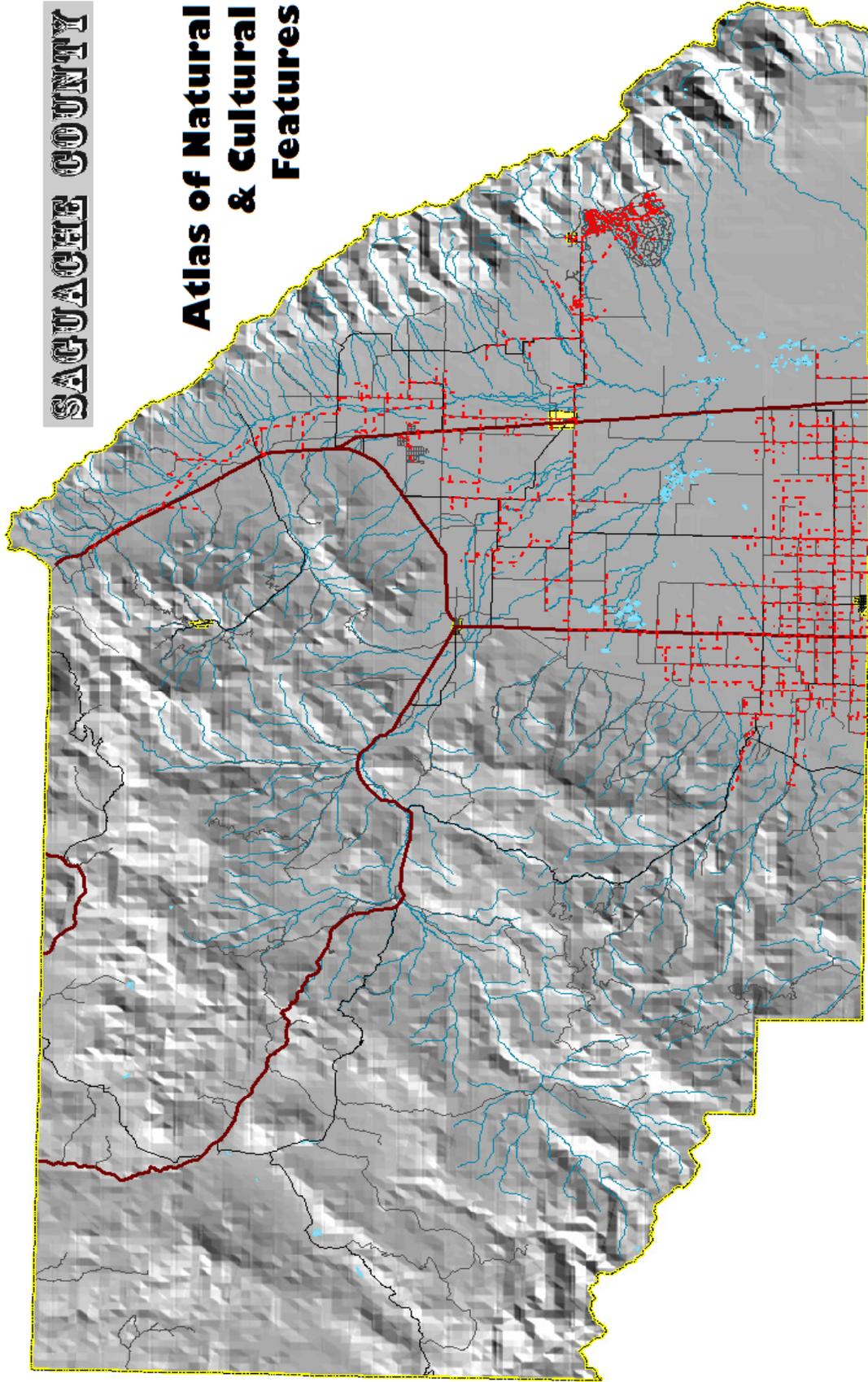






# SAGUACHE COUNTY

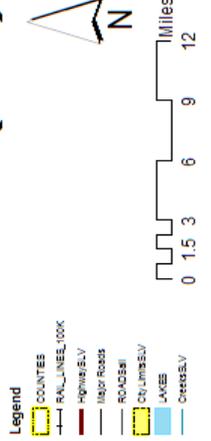
## Atlas of Natural & Cultural Features



ROCK  
CREEK  
STUDIO

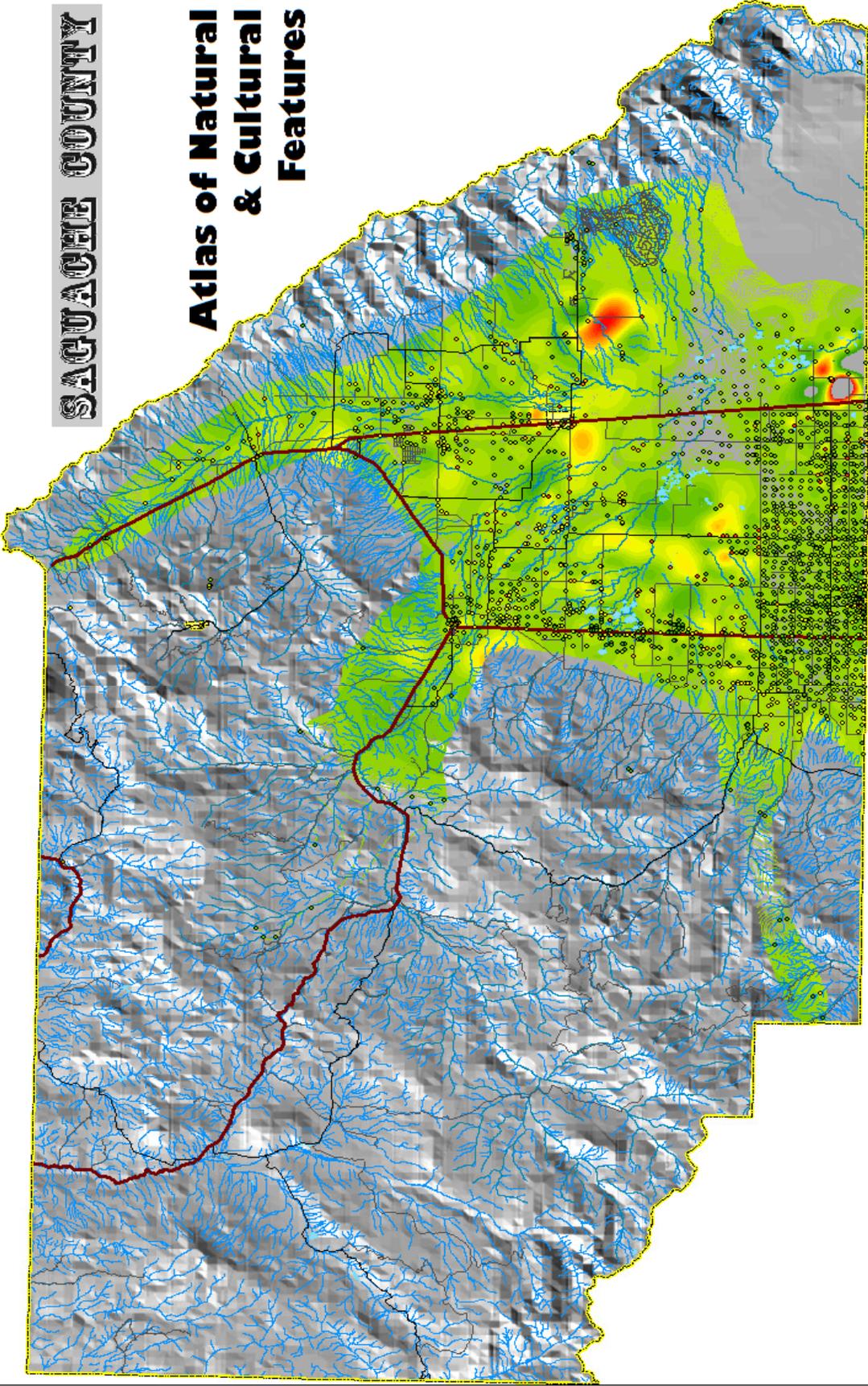
4C consulting, inc.  
community serving | landscape architecture | engineering

### Electrical Lines (REG)



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



### Depth to Water Table

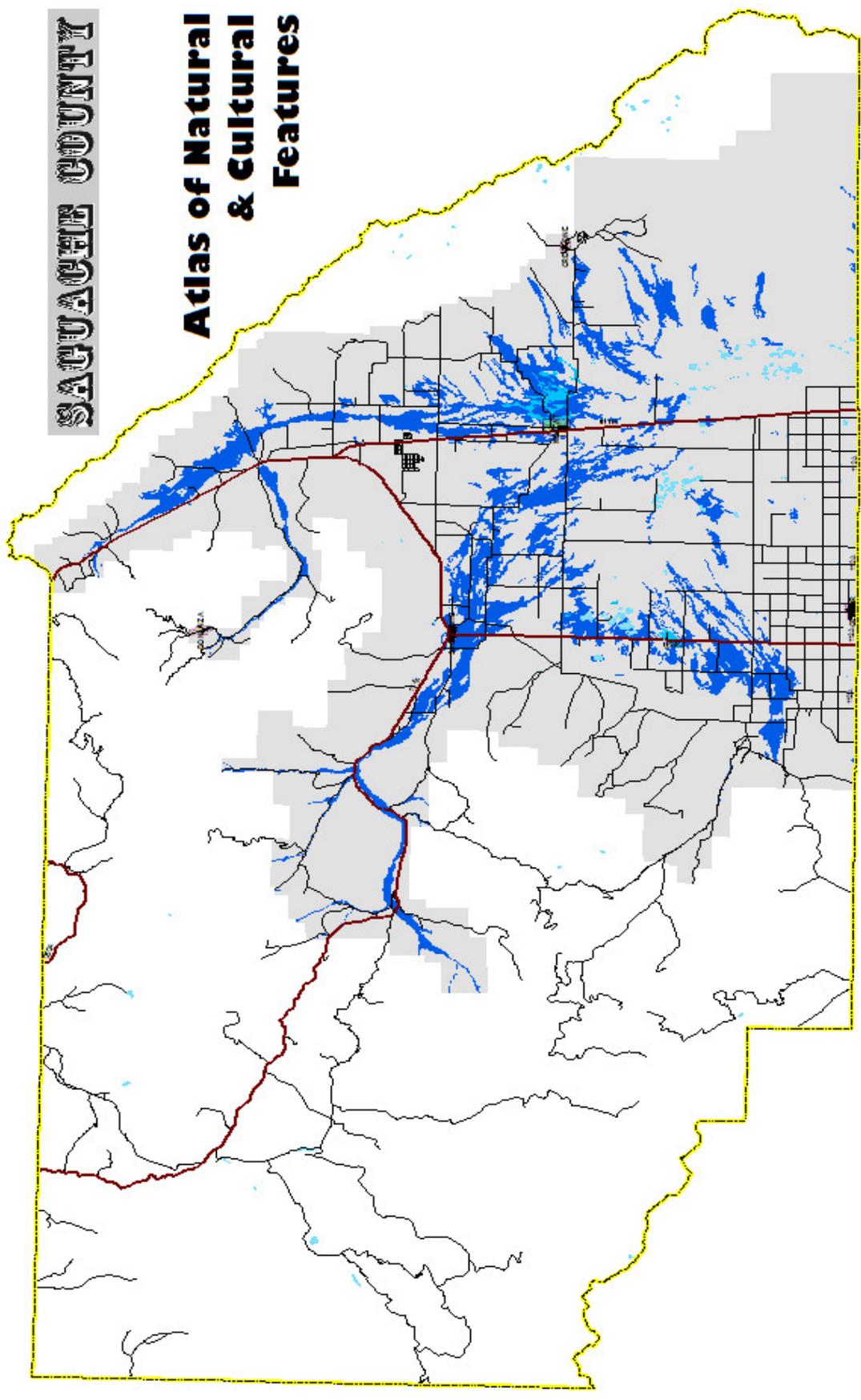


- Depth to Water Table**
- 0-1000000
  - 1000000-2000000
  - 2000000-3000000
  - 3000000-4000000
  - 4000000-5000000
  - 5000000-6000000
  - 6000000-7000000
  - 7000000-8000000
  - 8000000-9000000
  - 9000000-10000000
  - 10000000-11000000
  - 11000000-12000000
  - 12000000-13000000
  - 13000000-14000000
  - 14000000-15000000
  - 15000000-16000000
  - 16000000-17000000
  - 17000000-18000000
  - 18000000-19000000
  - 19000000-20000000
  - 20000000-21000000
  - 21000000-22000000
  - 22000000-23000000
  - 23000000-24000000
  - 24000000-25000000
  - 25000000-26000000
  - 26000000-27000000
  - 27000000-28000000
  - 28000000-29000000
  - 29000000-30000000
  - 30000000-31000000
  - 31000000-32000000
  - 32000000-33000000
  - 33000000-34000000
  - 34000000-35000000
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  - 92000000-93000000
  - 93000000-94000000
  - 94000000-95000000
  - 95000000-96000000
  - 96000000-97000000
  - 97000000-98000000
  - 98000000-99000000
  - 99000000-100000000

- Legend**
- CIVILITIES
  - COUNTIES
  - RAIL LINE, LOOK
  - Highway SW
  - Major Roads
  - CITY Limits
  - LAKES
  - Creeks

# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features

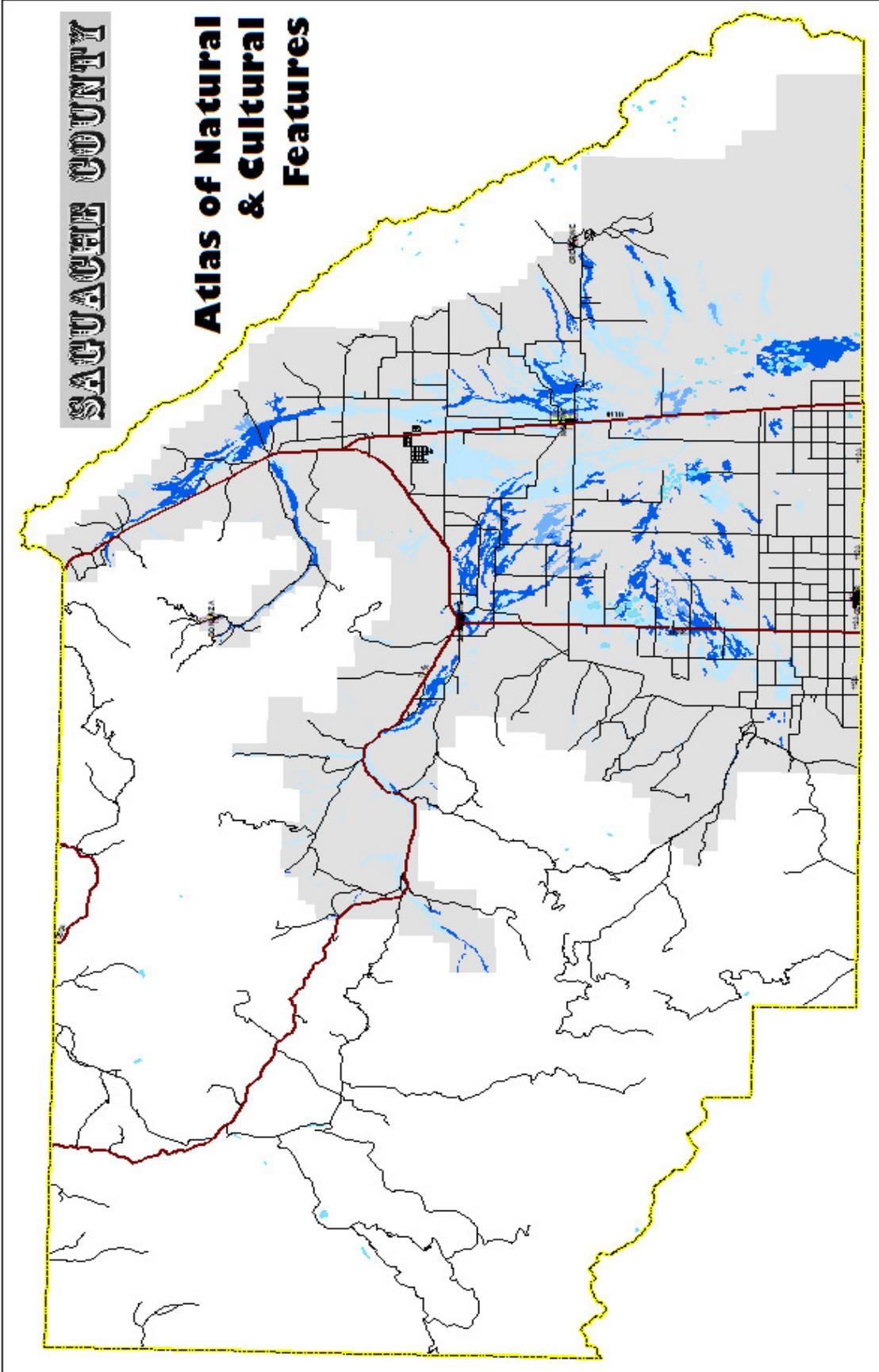


ROCK  
CREEK  
STUDIO

4C  
CONSULTING, INC.  
www.4cconsulting.com

**Legend**  
**SoilAttributes**  
hydclprs  
Not hydric  
Partially hydric  
All hydric

**Hydric Soils (wet)**  
**Legend**  
COUNTIES  
RAILROADS, TOLLS  
HIGHWAYS  
Major Roads  
Local Roads  
CITIES  
LAKES  
0 1.5 3 6 9 12 Miles



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features

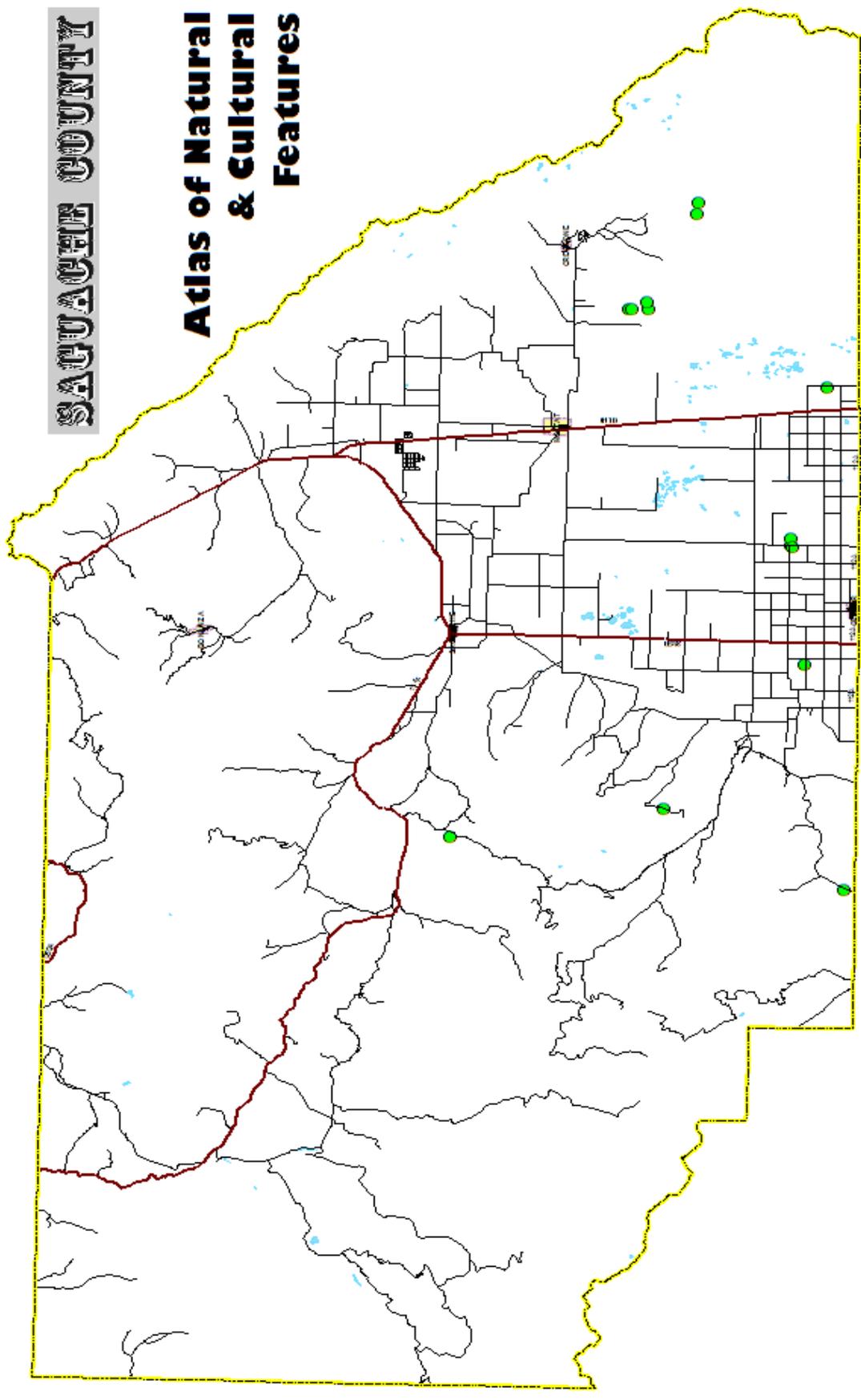
ROCK CREEK STUDIO

**Legend**  
**SoilAttributes**  
 flodfreqdcd  
 Frequent  
 Occasional  
 Rare  
 None

**Flood Frequency**  
**Legend**  
 COUNTRIES  
 RAIL/LINES, 100K  
 HIGHWAYS  
 Major Rivers  
 Local Rivers  
 CITIES  
 LAKES  
 0 1.5 3 6 9 12 Miles

# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



ROCK  
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STUDIO

4C  
an aac | Hirtz, Inc.  
www.4c.com | 4c@4c.com | 970.263.4444

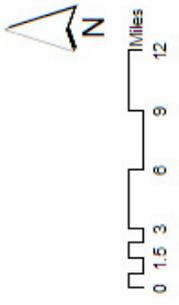
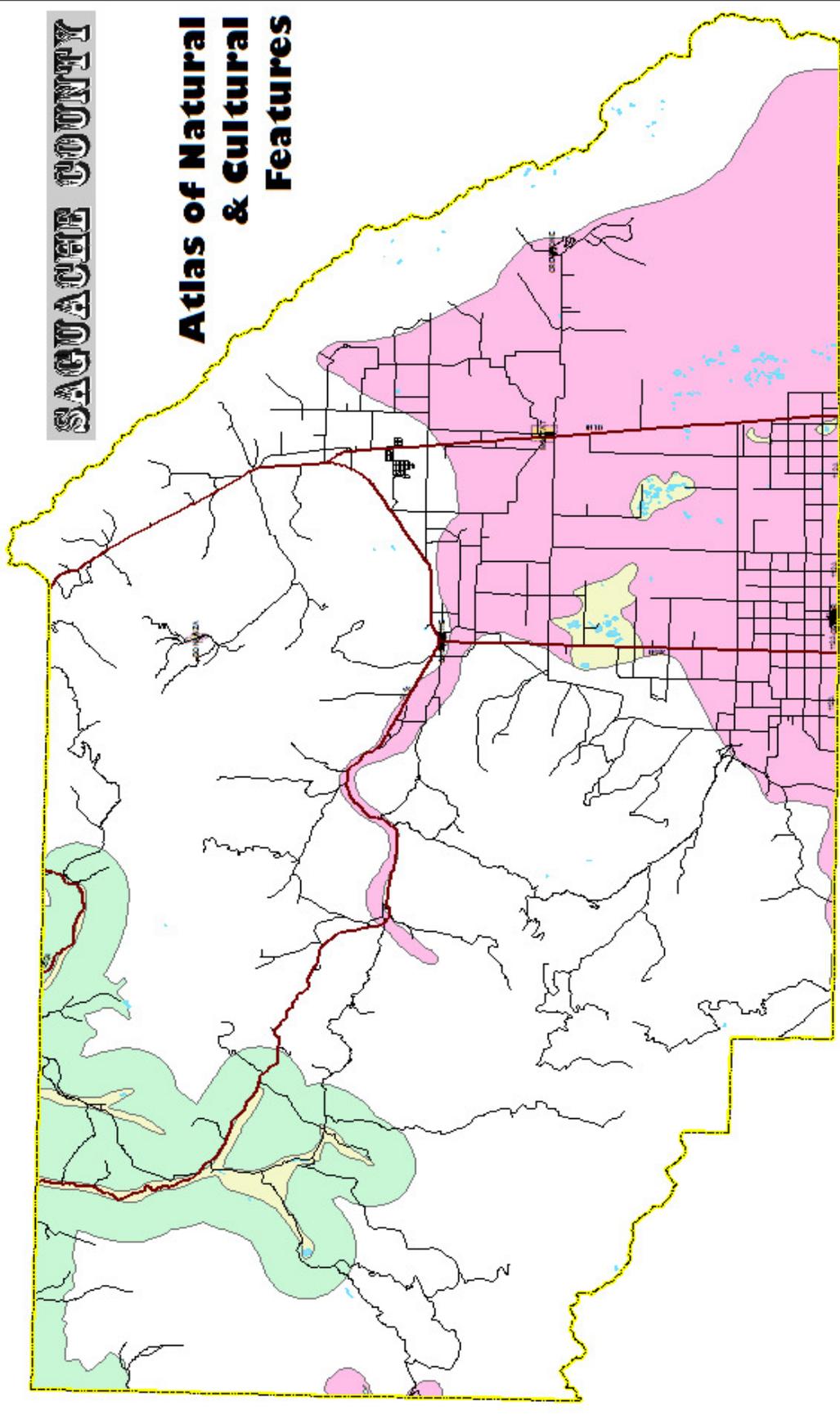
Legend  
● Wells

## Oil & Gas Wells



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



- Legend**
- COUNTIES
  - RAILLINES, COOK
  - HIGHWAYS
  - Major Roads
  - Local Roads
  - CITIES
  - LAKES

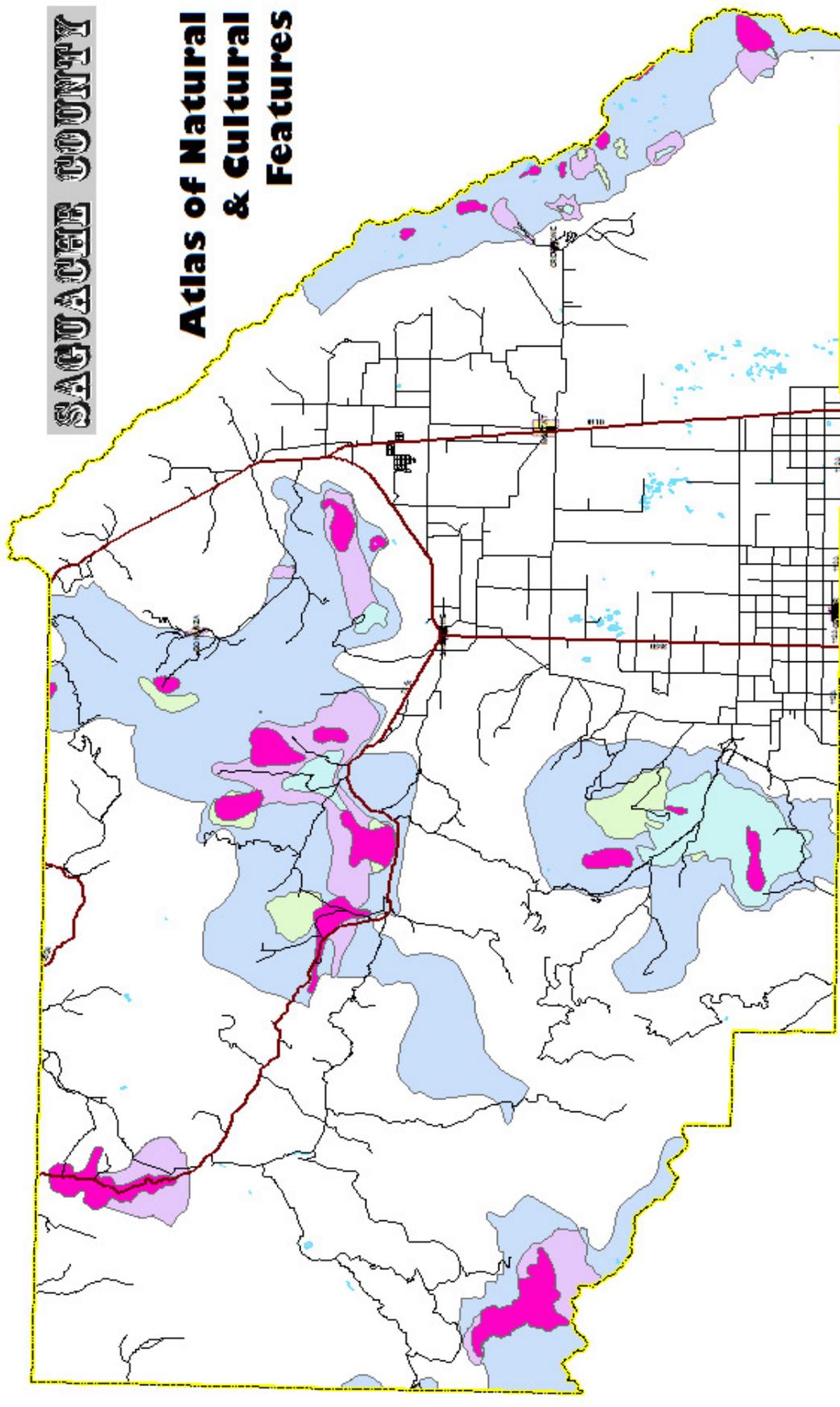
- Legend**
- BALD\_EAGLE\_winter\_concentration
  - BALD\_EAGLE\_winter\_forage
  - BALD\_EAGLE\_winter\_range

ROCK  
CREEK  
STUDIO

4C  
Environmental Engineering  
community service | business solutions | energy

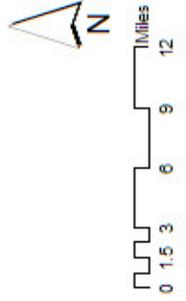
# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



- Legend**
- BIGHORN\_production\_area
  - BIGHORN\_mineral\_lick
  - BIGHORN\_severe\_winter
  - BIGHORN\_summer\_concentration
  - BIGHORN\_winter\_range
  - BIGHORN\_winter\_concentration
  - BIGHORN\_summer\_range

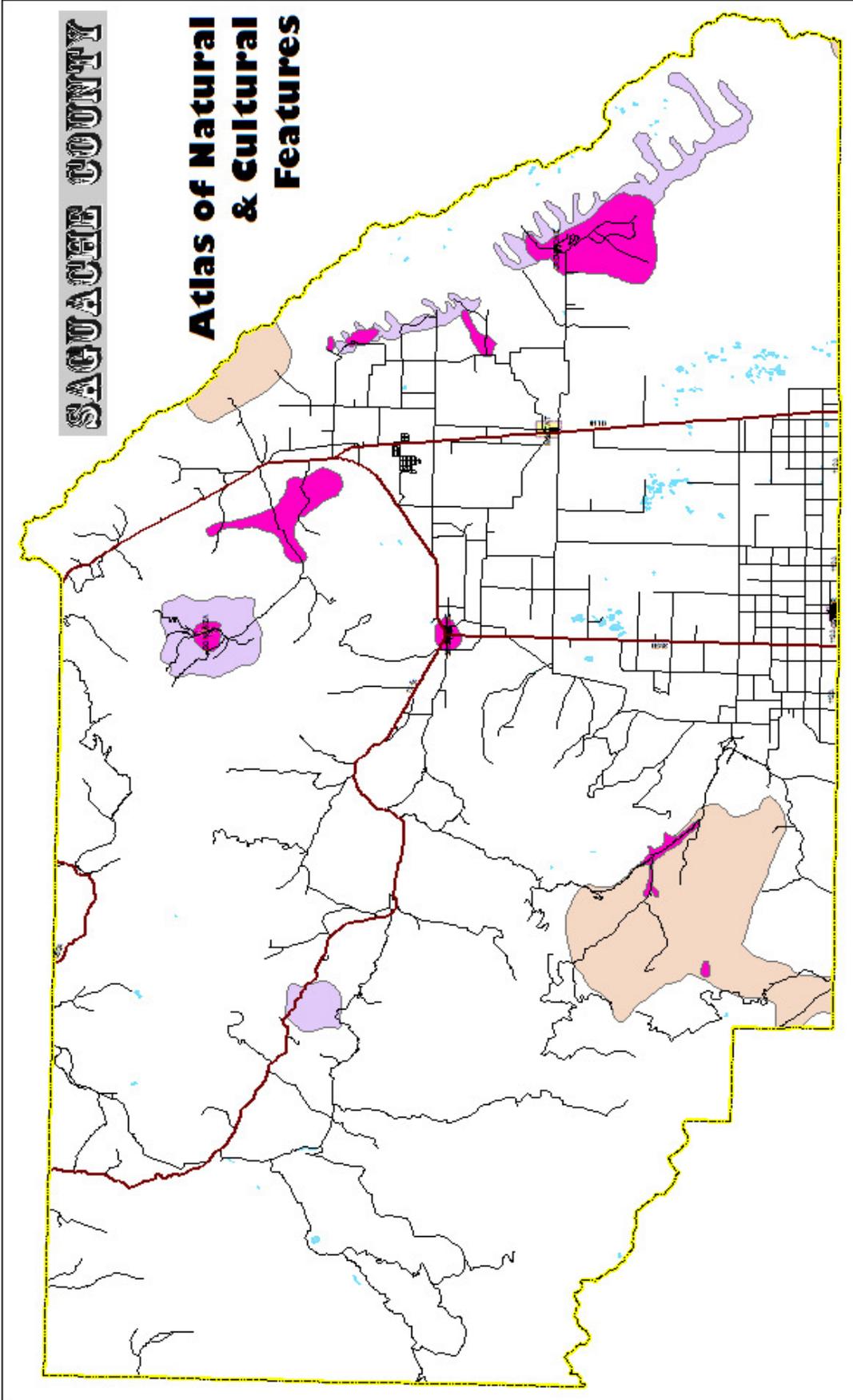
- Legend**
- COUNTIES
  - RAILLINES\_00K
  - HIGHWAYS
  - TWP BOUND
  - LOCAL ROADS
  - CITIES
  - LAKES



**ROCK CREEK STUDIO**



4C CONSULTING, INC.  
[www.4cconsulting.com](http://www.4cconsulting.com)



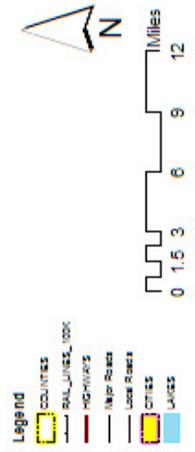
**SAGINAW COUNTY**

**Atlas of Natural & Cultural Features**

**ROCK CREEK STUDIO**

**4E**  
Environmental Consulting, Inc.  
www.rockcreekstudio.com

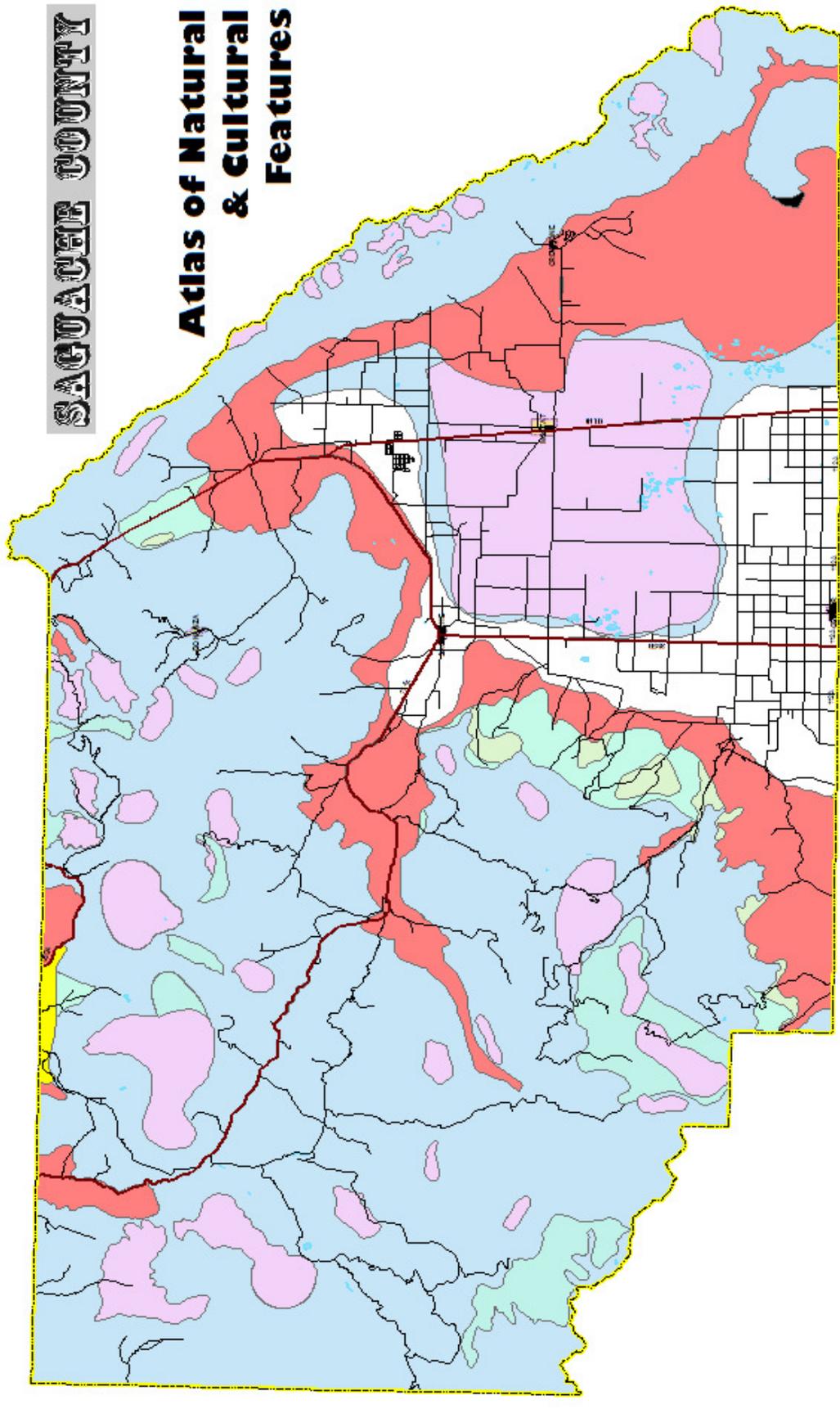
**Black Bear Habitat**



- Legend**
- BLACK\_BEAR\_human\_conflict
  - BLACK\_BEAR\_fall\_concentration
  - BLACK\_BEAR\_summer\_concentration

# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



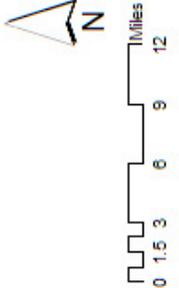
### Elk Habitat

**Legend**

- Elk\_highway\_crossing
- Elk\_season\_winter
- Elk\_resident\_population
- Elk\_production\_area
- Elk\_limitless\_area
- Elk\_summer\_concentration
- Elk\_summer\_range
- Elk\_winter\_concentration
- Elk\_winter\_range

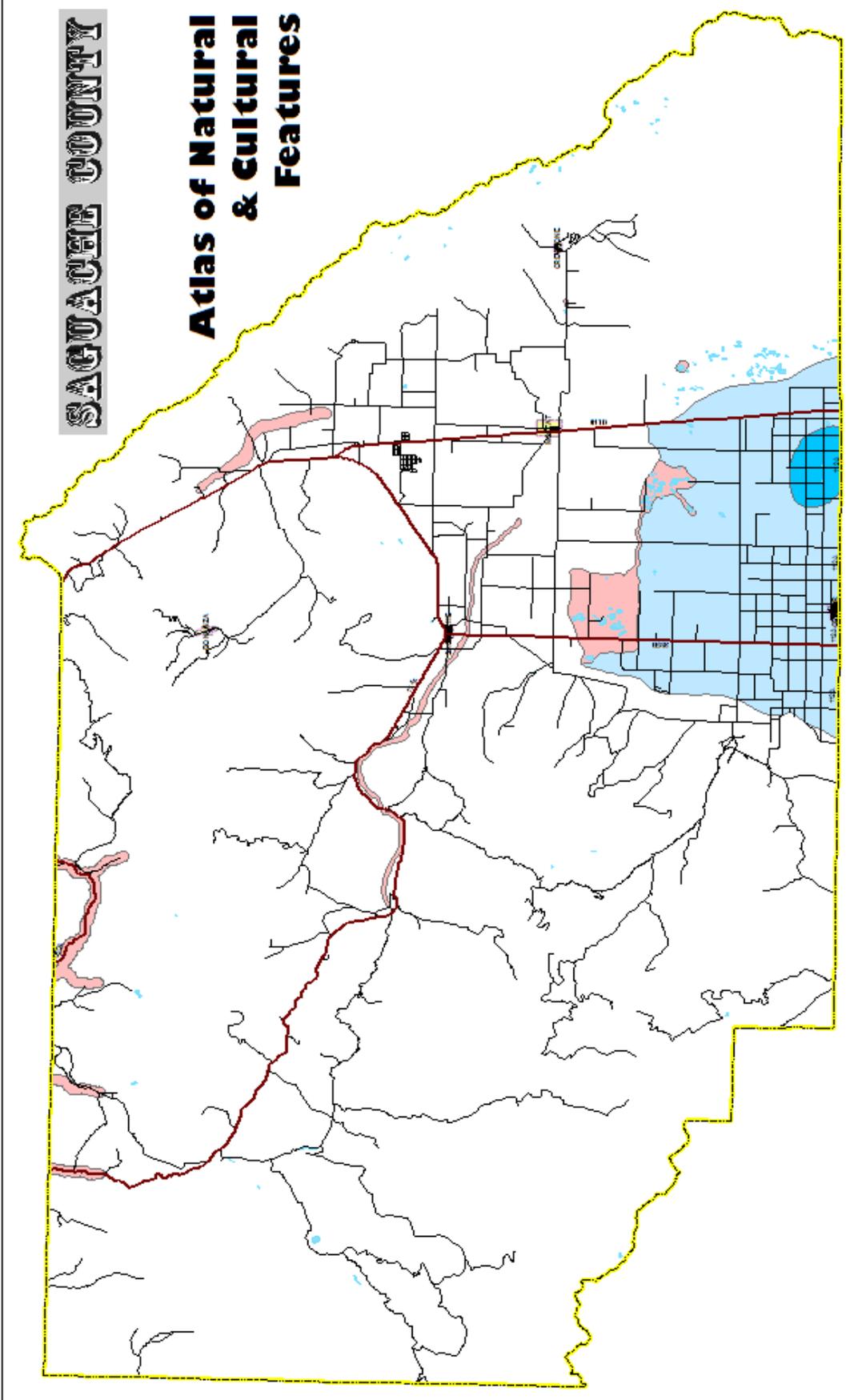
**Legend**

- COUNTIES
- RAIL\_LINES\_100K
- ROADWAYS
- Major Roads
- Local Roads
- CITIES
- LAKES



ROCK  
CREEK  
STUDIO

4E  
Environmental Engineering  
community.sustainability@rockcreekstudio.com



# SAGINAW COUNTY

## Atlas of Natural & Cultural Features

ROCK  
CREEK  
STUDIO

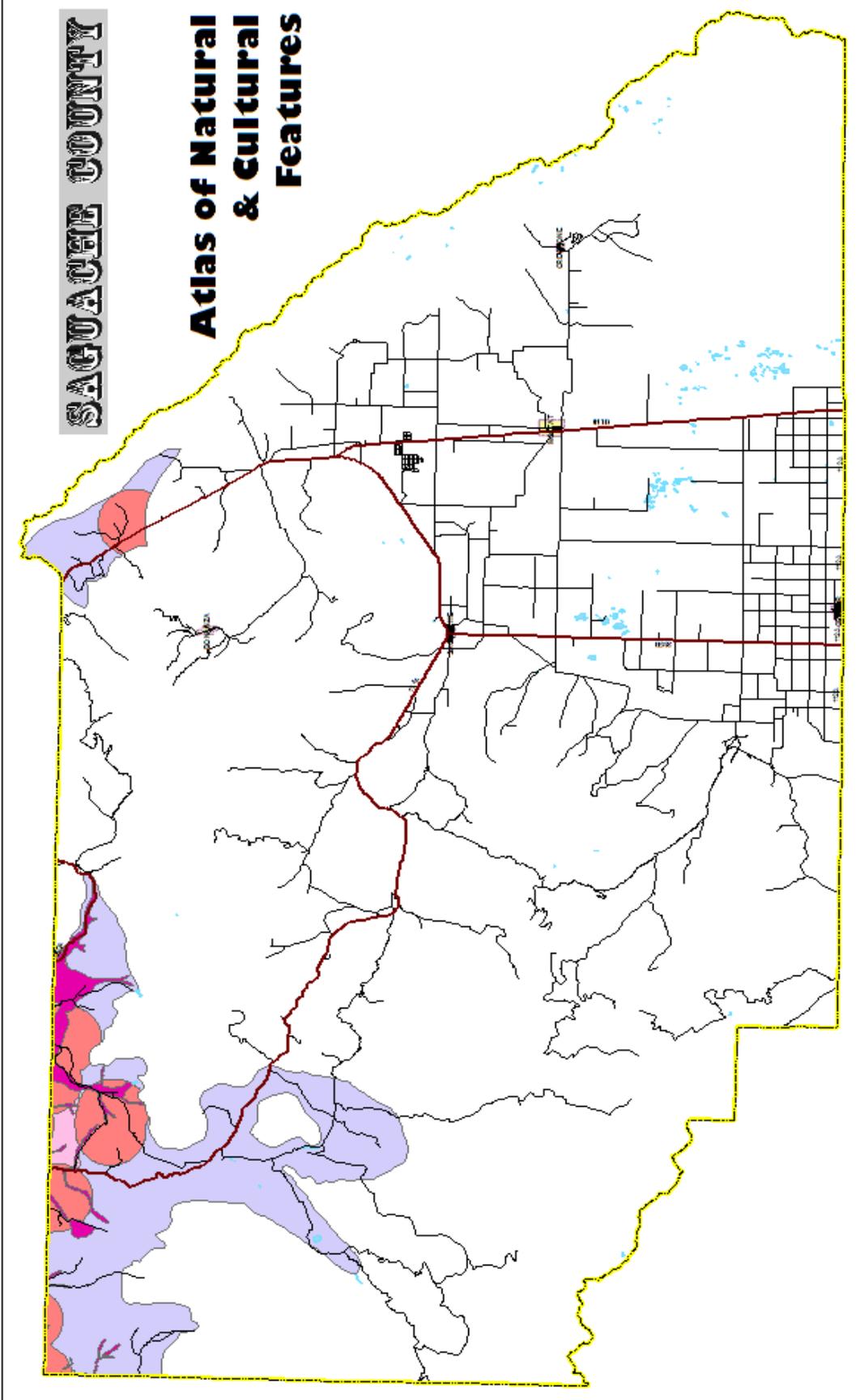


environmentalengineeringinc.com

- Legend**
- GEESSE\_production\_area
  - GEESSE\_winter\_concentration
  - GEESSE\_winter\_range

- Legend**
- COUNTIES
  - RAILROADS, TOYS
  - HIGHWAYS
  - MAJOR ROADS
  - LOCAL ROADS
  - CITIES
  - LAKES



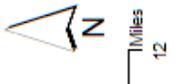


**SAGUAQUE COUNTY**

**Atlas of Natural & Cultural Features**

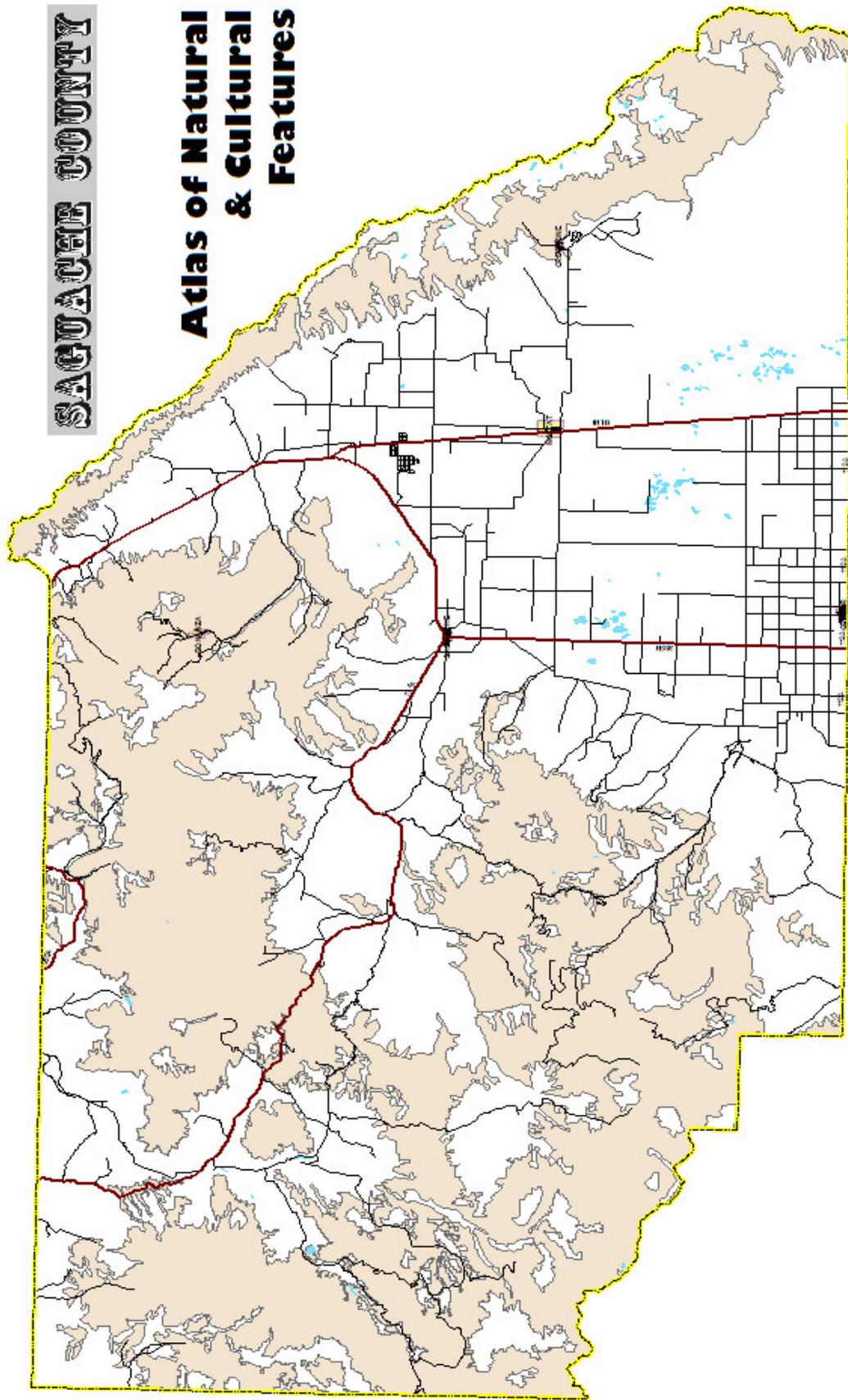
- Legend**
- GUNSAGE\_GROUSE\_brood\_area
  - GUNSAGE\_GROUSE\_production\_area
  - GUNSAGE\_GROUSE\_severe\_winter
  - GUNSAGE\_GROUSE\_winter\_range
  - GUNSAGE\_GROUSE\_overall\_range

- Legend**
- COUNTIES
  - RAILLINES, COOK
  - HIGHWAYS
  - Major Roads
  - Local Roads
  - CITIES
  - LAKES



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



ROCK  
CREEK  
STUDIO



environmentalengineering.com  
303.555.1111

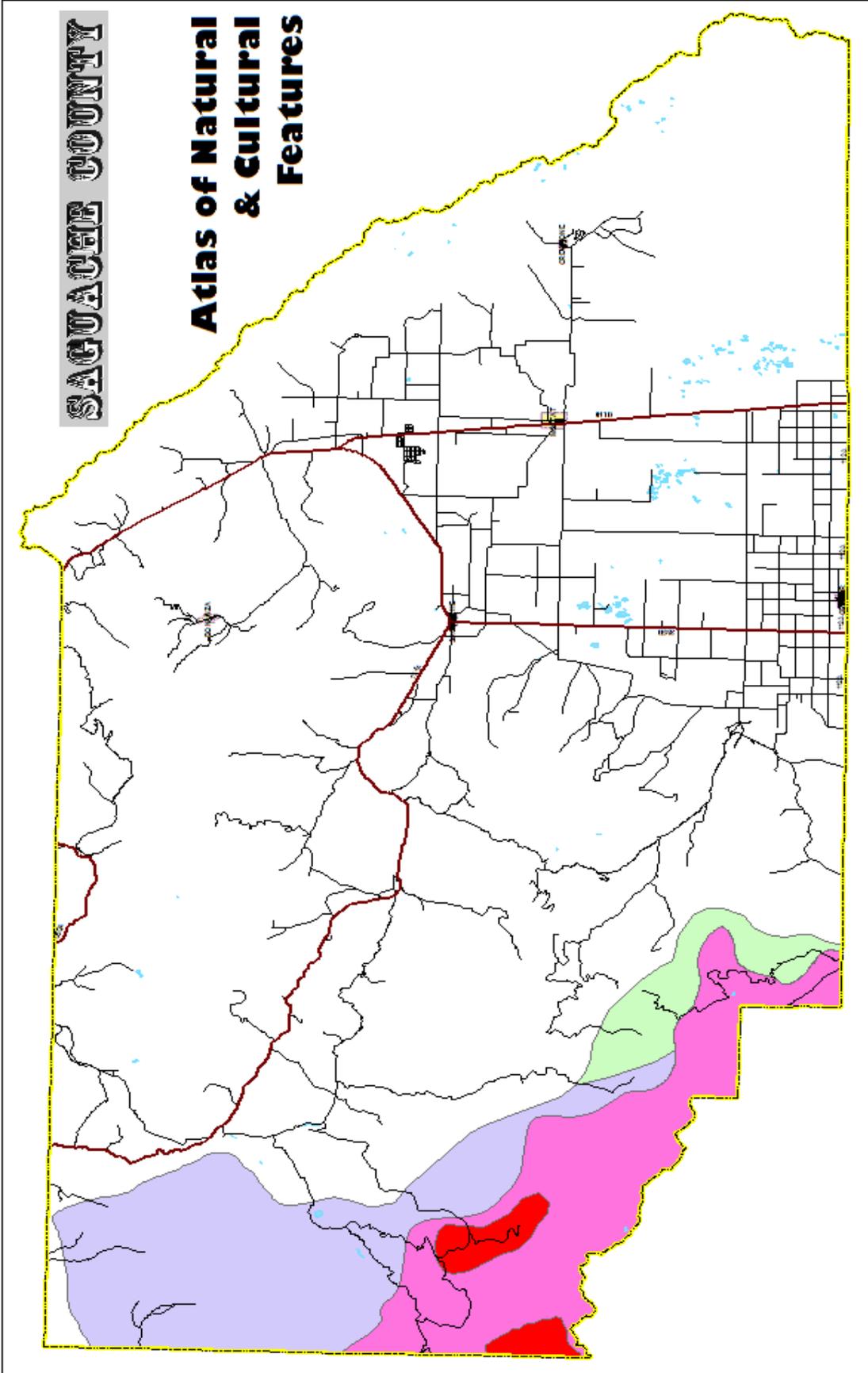
### Legend

LYNX\_potential\_habitat

- COUNTIES
- RAIL LINES, DCK
- HIGHWAYS
- Major Roads
- Local Roads
- CITIES
- LAKES



## Lynx Habitat (likely)

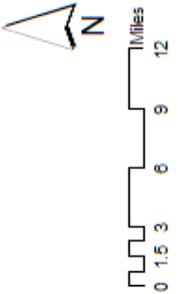


**SAGUAHE COUNTY**

**Atlas of Natural & Cultural Features**

**Moose Habitat**

- Legend**
- COUNTY
  - REAL UTILITIES, 100K
  - HIGHWAYS
  - Major Roads
  - Local Roads
  - CITIES
  - LAKES



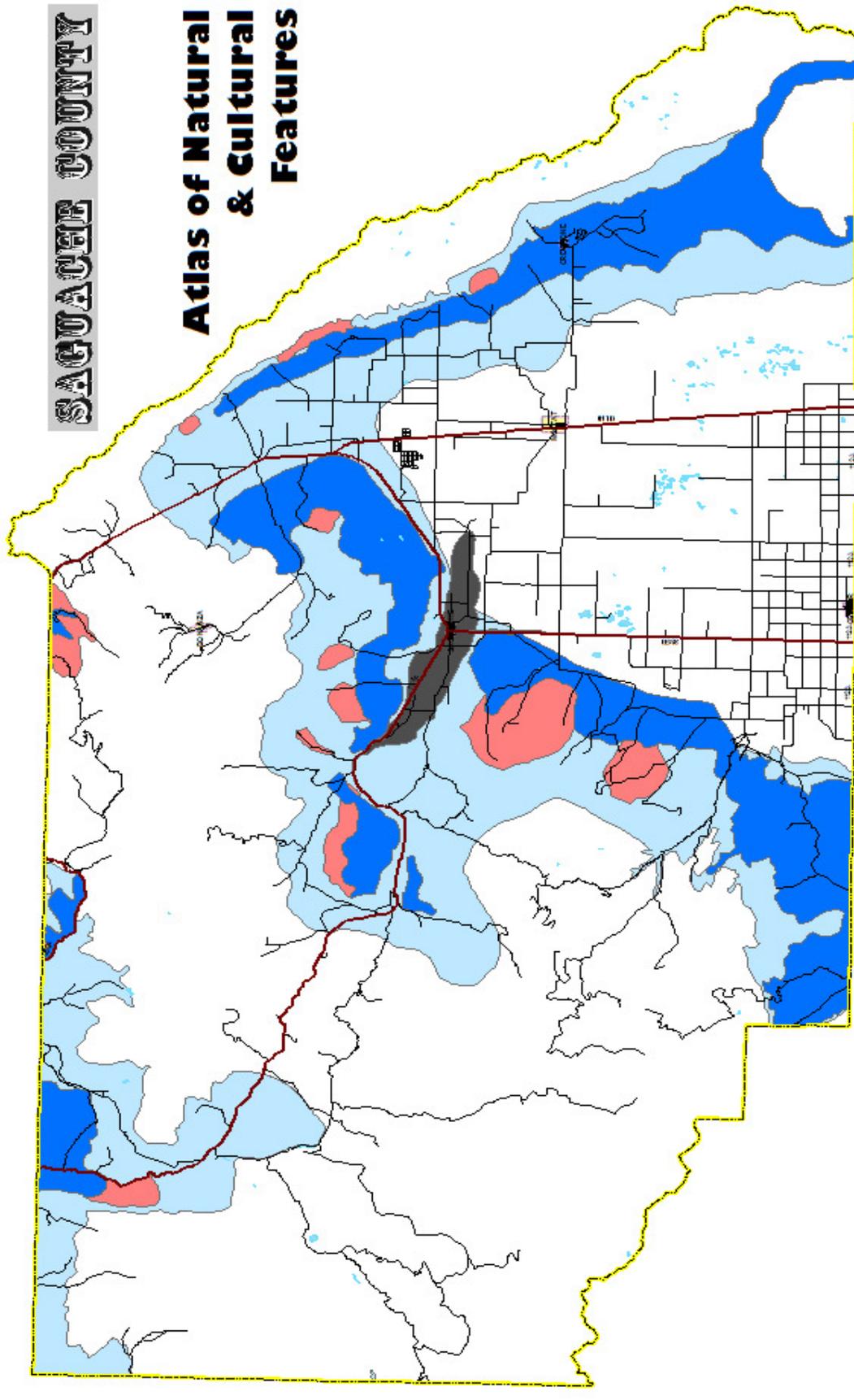
- Legend**
- MOOSE\_concentration\_area
  - MOOSE\_winter\_range
  - MOOSE\_summer\_range
  - MOOSE\_overall\_range

**ROCK CREEK STUDIO**



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



### Mule Deer Habitat

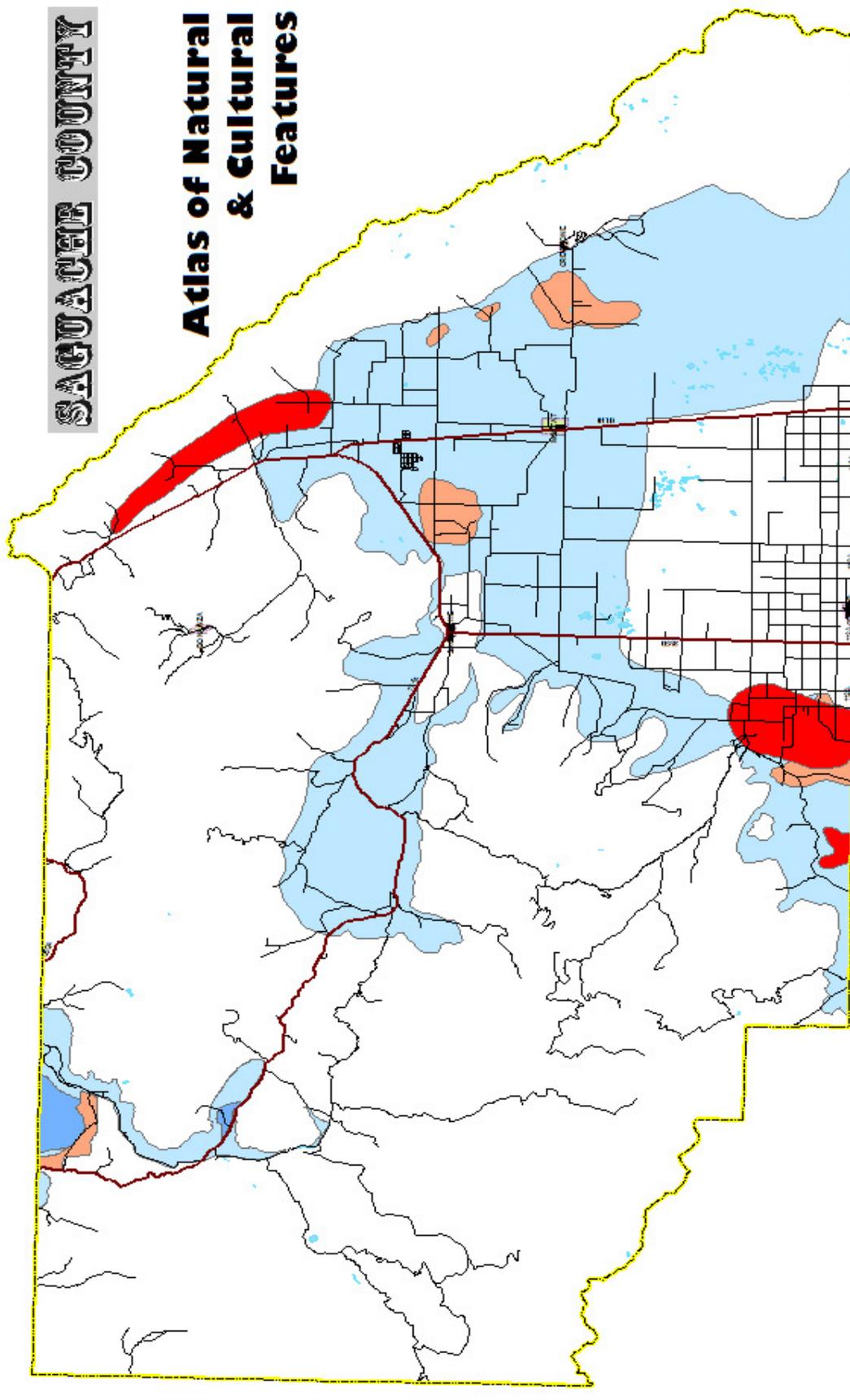
- Legend**
- COUNTY
  - REAL UTILITY CORP
  - HIGHWAYS
  - Major Roads
  - Local Roads
  - CITIES
  - LAKES

- Legend**
- MULE\_DEER\_highway\_crossing
  - MULE\_DEER\_severe\_winter
  - MULE\_DEER\_resident\_population
  - MULE\_DEER\_winter\_concentration
  - MULE\_DEER\_winter\_range



# SAGUACHE COUNTY

## Atlas of Natural & Cultural Features



ROCK  
CREEK  
STUDIO

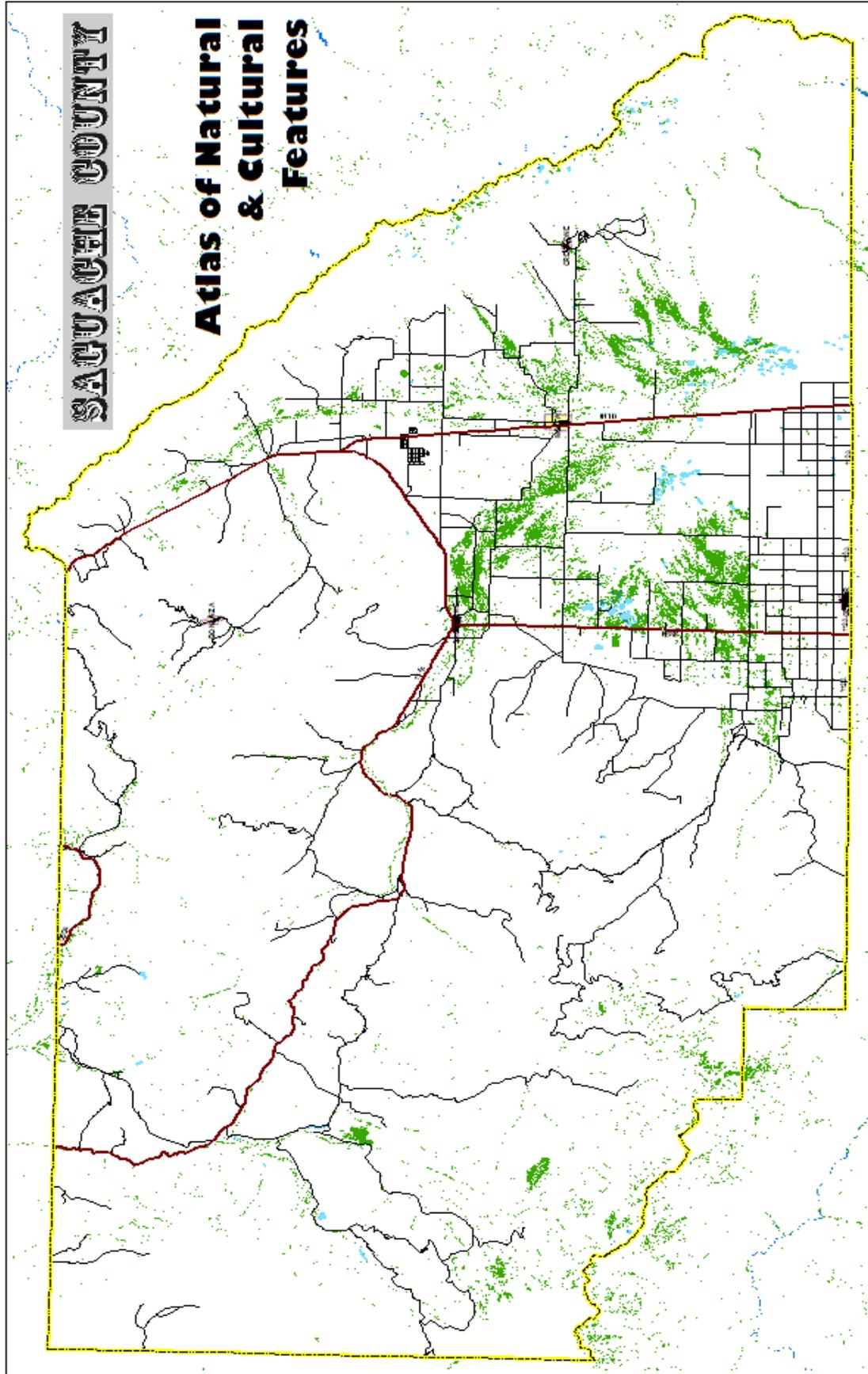
### Legend

- FRONGHORN\_concentration\_area
- FRONGHORN\_winter\_concentration
- FRONGHORN\_severe\_winter
- FRONGHORN\_winter\_range

### Legend

- COUNTIES
- ROAD\_LINES\_LOOK
- ROADWAYS
- IRRIG DRAINS
- LOCAL ROADS
- CITIES
- LAKES





**SACRAMENTO COUNTY**

**Atlas of Natural & Cultural Features**

**Riparian Resources**

- Legend
- COUNTIES
  - RAIL, UTILITIES, CANALS
  - HIGHWAYS
  - Major Roads
  - Local Roads
  - CITIES
  - LAKES



**ROCK CREEK STUDIO**

**4E** Consulting, Inc.  
 environmental engineering services

Legend