

Town of Saguache

Master Plan

May 11, 2010

Adopted By Planning Commission 5/11/2010
Approved by Town Board of Trustees 5/17/2010

Introduction and Background

A master plan is an advisory document for the governing body of a community. Its purpose is to state the community's core values in a way that provides practical guidelines to the Town Board of Trustees. A master plan can help set policy and direction. It can guide the Board in managing the growth and development of the town while reminding them to protect its' unique assets and character. A master plan needs to be updated periodically, using public input, so it can remain current and reflective of the community's priorities, ideals, existing resources and any changing circumstances or conditions.

The development of the Master Plan for the Town of Saguache began with the appointment of the Town's Planning Commission in the fall of 2006. It is the legal duty of the Planning Commission to create a master plan, according to Colorado Revised Statutes (CRS) 31-23-206. (Appendix 1). By the spring of 2007, the Planning Commission was developing a way to get input from the citizens of Saguache by using a written survey. This survey was distributed to the townspeople in the fall of 2007. By November of that year, 117 responses were received, which was approximately a 20% return. For surveys of this kind, a 10% return is considered good. The work of tallying the responses was completed by the Town's administrative staff and presented to the Board of Trustees in the spring of 2008. The survey is shown in Appendix 2.

The original survey was divided into six categories, which were: Growth of the Town, Business and Economic Development, Recreation, Community Image and Beautification, Historical/Cultural and Town Services. These categories were used as the building blocks of the Master Plan after combining Community Image with the Historical/Cultural category. As each section of the master plan was developed, the Planning Commission was careful to review the responses that were obtained from the survey. As they wrote the master plan, the Planning Commission divided each category into three sections. These would show the existing condition of the category, the guiding principles, as determined by the survey responses, and the actions that are being recommended to the Board of Trustees.

As the town became involved in the Saguache Downtown Revitalization Project in 2008/09, there were many more citizen meetings, which resulted in additional input regarding the future of Saguache (for more information see: <http://scseed.org/wb/pages/strategies/compatible-economic-development/saguache-downtown-revitalization-project.php>). The information from these meetings was also used in the development of the master plan. In addition, all Planning Commission meetings and workshops have been open to the public. The Master Plan will also be presented to the public at least one open house and a public hearing will take place prior to finalization.

The name of the town, Saguache, comes from a Ute word meaning “*blue earth*” or “*water at the blue earth*”. Saguache has been a travelers’ hub for centuries – Native Americans, Spanish sheepherders, white settlers, and miners all passed through this area, many of whom traveled along the Old Spanish Trail. Otto Mears and John Lawrence arrived in Saguache about 1867 and both became famous for building toll roads over the high passes of Colorado. One of Mears’ first projects was purchasing a wheat thresher and constructing a grist mill for making flours. The mill was built west of town and served Saguache and the surrounding mining camps.

Organized on Feb. 7, 1874, as the Saguache Town Company, Saguache began as a trading post along the Old Spanish Trail. Through the 1870s it flourished as a supply center and stopping place for prospectors and teamsters. Vast quantities of mining equipment, supplies and ore from the San Juan mines passed through Saguache and over Cochetopa Pass.

Company founders platted the town with avenues running east and west and streets running north and south. Deadlines were set for the construction of buildings. One hundred lots were given away to settlers, who were required to erect buildings valued above a set minimum amount and to plant cottonwood trees. The company ordered 100 trees in May, and irrigation ditches were constructed so that the trees could be watered.

By August 1874, 15 business houses had been erected, and the construction of a school and church was being contemplated. The town soon included a newspaper, saloons, groceries, a mercantile, blacksmith, meat market, restaurant, hardware store, hotel, livery stables, a saw and grist mill, and a varied array of professionals. In September 1874, Saguache was elected as the county seat and in October, the *Rocky Mountain News* reported that “public spirited citizens have. . . built up a city at Saguache, which promises to rival in growth, wealth, character of its people, buildings and businesses many of its older and more pretentious sister cities.”

The 1880 U.S. Census, the first to record a population for Saguache, counted 325 people in the town. An elaborate two-story brick courthouse completed in 1881 had county offices on the first floor and a courtroom on the second. The town more than doubled in population during the 1880s, to 660 in 1890. By 1891, the town included three churches, several fraternal organizations, two newspapers (the Colorado Weekly Herald and the Saguache Crescent), and two hotels, and was described as follows: “The principal avenues, which run east, west, are lined with stately and growing cottonwoods, and give the town somewhat the appearance of a grove. Irrigating ditches, filled with clear, sparkling water from the Saguache Creek, flow on either side of the avenues.”

Following a brief decline due to a nationwide depression in the 1890s, which profoundly affected silver mining states such as Colorado, the town continued to grow through the post-World War I period. The 1920 U.S. Census recorded 948 people. In 1930, Saguache had 1,010 residents.

Agriculture had become the sustaining foundation of the region's economy and by 1940, Saguache boasted a population of 1,219. Population gradually declined through the next several decades, attributed in part to the consolidation and mechanization of surrounding ranches and the construction of Monarch Pass. The town's population appears to have stabilized during the 1990s. According to the 2000 census, the community's population was 578, compared to 584 in 1990.

Business and Economic Development

◆ Existing Conditions

The town of Saguache is under severe economic stress. Median household income was estimated at \$21,600 in 2005 (it was \$21,544 in 2000), compared to \$50,652 for the state. Families struggle to make ends meet and businesses are challenged to stay viable. The largest employers in town include Saguache County, Mountain Valley School, US Forest Service/Bureau of Land Management, and Mountain Valley Lumber, a sawmill just south of town.

Many once thriving downtown businesses are partially boarded up; some have been converted to private residences, while others are abandoned and neglected. Because of Saguache's rich history as an early Colorado frontier town and the striking architectural features of these original commercial buildings, the town's historic 4th Street Business District was named to Colorado Preservation Inc.'s 2009 Most Endangered Places List. This designation will assist the Saguache Downtown Revitalization Project with ongoing historic preservation efforts and plans to reestablish Saguache as a vibrant and healthy community in which to live, visit, and work.

◆ Guiding Principles

Managed Growth is growth that adds to our community, utilizes or makes improvements to existing infrastructure, improves or revives the town's tax base, and pays for itself.

The Town of Saguache supports development of new business in order to improve the tax base which is necessary for the survival of the town.

The Town supports the creation of new employment opportunities that will attract and/or retain a mixed age population base, particularly families with school-aged children.

Service and retail businesses are directed to the existing business districts, Historic 4th Street and Highway frontage.

Industrial businesses that are low impact are preferred and will be located so access does not negatively impact residential areas.

Businesses that support economic sustainability and development and/or use of alternative sources of energy are encouraged.

◆ **Actions**

Support the Saguache Chamber of Commerce by providing a means for the Chamber to operate under the Town much like the Recreation Board if the Chamber chooses to pursue this option.

Participate with the County and San Luis Valley economic development groups and assist them in establishing offices hours in Saguache for small business assistance.

Evaluate and revise the existing Enterprise Zone for the Town of Saguache to include all streets.

Assist the Saguache Chamber of Commerce to actively inform business owners and provide information (e.g. brochure, website, etc.) about being in an Enterprise Zone.

Continue partnerships to enhance the historic business district on 4th Street through a Revitalization Program in support of and to attract business investors.

Develop a process to evaluate and address the problem of abandoned and/or blighted commercial properties.

Actively market the Town of Saguache through the town's website and participation in local and regional Chambers of Commerce and/or Business Associations.

Growth of the Town of Saguache

◆ **Existing Conditions**

As of the 2000 census, there were 578 people, 262 households, and 160 families residing in the town. Saguache is a diverse community consisting of several ethnic groups. About 25% of the households in Saguache have children under the age of 18 living with them and nearly 20% of the households have someone 65 years of age or older. The median age of residents is about 41 years. Based on the 2000 census, the age distribution of the town's population is:

23%	under age 18
5.2%	age 18 - 24
25.8%	age 25 - 44
28.5%	age 45 - 64, and
17.5%	age 65 years or older.

While overall population numbers remained steady for the past two decades, many people continue to leave Saguache in search of employment opportunities.

◆ **Guiding Principles**

The Town of Saguache strives to grow and attain a population level that supports the local school, existing businesses, and moderate growth in the service and retail sectors while retaining Saguache's unique rural character.

Development in the Town of Saguache will focus on the existing vacant parcels in town.

The focus of residential growth will be in single family homes, including the addition of living spaces to existing family homes. Multiple-unit buildings will be kept to a minimum.

It is anticipated that Town growth will be moderate based on past census data. A 2007 survey of town residents (Appendix 2) showed that a majority of respondents prefer moderate growth and that such growth be supported by economic development.

All annexations to the town will contribute to responsible growth and will not create a net negative fiscal impact to the Town.

The Town will cooperate with Saguache County on inter-jurisdictional planning and/or development activities.

The Town shall encourage development activities that preserve open lands, protect natural and scenic resources, and do no harm to the local agricultural/ranching economy.

◆ **Actions**

Identify and map agricultural/ranching lands within the Three Mile planning radius of town.

Identify and map areas as identified per CRS 31-23-206(1)(k).

Develop and adopt a Land Use Plan within 2 years.

Ensure that annexation fees will pay for all of the costs directly associated with annexation. (Ordinance 2008-10).

Require that development of infrastructure (i.e. water, sewer, storm drains, roads, etc.) be the responsibility of the Developer(s) of any annexed property. Lands needed for public purposes (parks, trails, schools, etc.) shall be dedicated to the

Town of Saguache or other appropriate public entity. All improvements shall be constructed in accordance with Town or other appropriate public entity design standards, with performance surety in place.

Provide Saguache County officials with access to the Master Plan for their review and use.

Town Services

◆ Existing Conditions

Water

The Town operates two wells, both about 714 feet deep, to supply water to its citizens. The Town's water delivery system consists of 6" cement asbestos piping. The Town has a 100,000 gallon steel water tank located in Block 1 Jones Addition, Lots 1, 2, 3 and 4. This piece of land is on north 4th Street (north of Highway 285) on the hill. This tank was purchased in 1966 and had an estimated life of about 50-60 years and the current condition is excellent. The tank is inspected every 5 years. The water system is nearing capacity and if a substantial increase in population occurs, then additional maintenance and increased storage capacity will be required.

Waste Water

The Town operates a wastewater collection system and wastewater treatment plant (WWTP) which was constructed in 1968 and consists of un-aerated stabilization ponds. The WWTP has a hydraulic capacity of 150,000 gallons per day and is required to provide a hydraulic retention time of 180 days by Colorado regulations. The existing collection system consists of approximately 33,000 feet of 6- to 10-inch pipe plus approximately 16,000 feet of services lines. Nearly all sewer lines are vitrified clay pipe (VCP) with gasket bell and spigot joints located at 5 foot intervals. Throughout the Town there are problems with joints, manholes, saddles and service saddles connections. The wastewater collection system consists of five main sewer lines that run from east to west along Gunnison, Denver, San Juan, Christy, and Pitkin Avenues. In addition, there are wastewater collection lines running north/south on portions of First, Second, and Ninth Streets as well as Highway 285.

Each block has 50-foot wide lots on each side of the street and based on the number of existing lots, approximately 170 service lines could be connected to each of the main sewer lines. Service laterals from individual buildings consist of 4-inch pipe. Older service lines were constructed of VCP pipe while newer lines are constructed of polyvinyl chloride (PVC) pipe. Service laterals account for about 34 percent of the collection system. The wastewater collection system has 73 precast concrete manholes and each manhole has a 24-inch diameter cast iron

ring and cover set at grade in streets and slightly above ground level in un-graded areas.

Recently the Town replaced the original VCP pipe sewer main and lateral lines on Denver Avenue from 12th to 8th Street with PVC pipe which runs to the property lines of 18 residences. A Colorado Department of Local Affairs grant awarded in 2007 helped the Town address issues associated with the WWTP which included replacing 1700 feet of sewer line, installing new manholes every 330 feet along the 1700 feet, placing a new 6' X 10' building that houses a new flume, data logger, and trash rack, updating the chlorination system with a new, safer system, and installing a security fence around the WWTP. Cross-connections on Gunnison Avenue from Tenth Street to Fifth Street were also fixed.

The Town is currently seeking funding to address issues related to the waste water infrastructure.

Roads and Alleys

The Town of Saguache has named avenues which run east-west and numbered streets which run north-south (Figure 1). Figure 1 also includes flood hazard zones. Highway 285 enters the Town of Saguache from the north-east then runs west and turns south heading out of town. When Highway 285 enters town it is known locally as Gunnison Avenue. When Highway 285 turns south it is known locally as 8th Street until it reaches the Town boundary. Town Hall has a plat map which can be referred to by the public and property owners. Within town limits, there are about 8 miles of roads and most are paved. The Town maintains roads within its boundaries. All roads in town have an 80 foot right-of-way.

Alleys are platted at 16-feet wide and 300-feet long (the length of a block) and all alleys are gravel and/or dirt surfaces. Most blocks in town have alleys; however, some blocks do not have developed/maintained alleys.

Town Buildings

- Town Hall/Shop– 504 San Juan Avenue
- Community Building – 525 7th Street
- Town Well #1 Pump House –south of Pitkin Ave., behind Mountain Valley School
- Town Well #2 Pump House – 365 14th Street
- Chlorine Building – at WWTP

Storm Drain

To reduce groundwater infiltration, the Town constructed a groundwater drain system in 1990. The lines run parallel and about 2 feet lower than the existing

sewer mains and the system diverts as much as 250,000 gallons of groundwater per day. The storm drain systems in Town are along

- Pitkin Avenue from 7th to 3rd Street
- Christy Avenue from 11th to 7th Street
- 7th Street between Christy and Pitkin Avenues
- 3rd Street between Pitkin and Denver Avenues, and
- Denver Avenue from 8th Street to beyond the Town boundary towards the Malone-Sullivan ditch east of town.

Tree root growth in the perforated pipe of the drain system requires annual maintenance. The town recently acquired a jetter truck to help maintain the storm drains as well as the waste water collection system.

◆ **Guiding Principles**

All Town policies will be carried out in a fair and equitable manner.

Town infrastructure will be maintained at current standards based on the appropriate State regulations.

Water: Consistent delivery of quality water as mandated by State statues and/or regulations, will be provided to all households in town and to existing out of town customers.

The Town will promote landscaping that uses minimal amounts (i.e. xeriscaping) of water in an effort to achieve sustainable water use.

Waste Water Services: The sewer main and all access to individual property lines will be maintained up to State standards.

Streets: All existing streets will be paved with asphalt and any cuts will be temporarily repaired immediately and patched the next paving season.

Alleys/Ditches: Since most alleys are the conduit for utilities, they shall be properly maintained, including weed control, and kept accessible for repairs and emergencies. Property owners shall be informed of their responsibilities to maintain their portions of the alleys, ditches, and town right of ways.

Town Buildings: All town buildings will be maintained to retain their historic nature, be energy efficient, and accessible.

◆ **Actions**

Implement all regularly planned preventive maintenance on all systems and annually budget sufficient resources (people and supplies) to achieve this.

Develop a long term (5-20 year) capitol improvement plan for all Town infrastructure including specific, budgeted, improvements to all systems.

Approve new development only if water/waste infrastructure can accommodate the growth.

Provide and upgrade, where needed, Town facilities to be able to serve existing customers.

Create and implement a plan to inform property owners of their responsibilities regarding Town systems (e.g. use Town website, create fact sheets, etc regarding water/wastewater lines, alleys, etc.).

Maintain a wellhead protection zone for the Town water wells.

Protect water quality through adherence to Town Resolution 2007-F requiring back flow prevention devices to prevent contaminating the Town's water supply.

Conduct a feasibility study for alternative energy systems (e.g solar, geothermal, biogas) that could provide opportunities to offset the Town's utility bills and/or provide energy for the entire Town.

Create and maintain a Town of Saguache website that will contain approved minutes from all Town meetings, Town Ordinances and Resolutions, recreation information, the Master Plan, and other pertinent information. Make available hardcopies of information on the website at Town Hall and/or the Saguache County Library as appropriate.

Identify and map service line issues and inform property owners.

Complete energy audits of all Town buildings by a State certified auditor.

Nominate historic Town buildings for local, state and/or national registers.

Identify needs and determine where/if more storm drainage is needed throughout Town.

Recreation/Tourism

◆ Existing Conditions

Recreation

The Saguache Recreation Board sponsors numerous community activities. In addition, other recreational opportunities are provided by the Saguache County

Library, Mountain Valley School, Saguache Community Garden, Saguache Head Start, and surrounding public lands.

Following is a list of current community activities, but future activities are not limited to the following:

3rd Friday Movie Night: A monthly free family film night at Mountain Valley School which is co-sponsored by Saguache Recreation Board, Mountain Valley School, and Saguache Head Start. Sponsors share responsibility for performance licensing

Fall Festival: Beginning in 1993, this annual community event is held at Otto Mears Park and Community Building on the 3rd Saturday in September. It is an opportunity for non-profits, community organizations, food and art vendors, and live music to bring the community together. Through vendor fees the Saguache Recreation Board raises funds to help with programs and events. Community members assist in heading up various festival functions such as: activities, vendors, advertising, and live entertainment.

Sports Programs: Currently, Pee Wee Basketball, Pee Wee Baseball, and Soccer For Kids Program are sponsored by the Saguache Recreation Board. The programs are supported by volunteer coaches with volunteers and/or parents providing transportation, snacks, uniforms, and necessary equipment. Saguache Recreation Board has limited baseball and basketball equipment and uniforms.

Summer Events: Activities for the summer months of June, July, and August include Summer Saturday Flea Markets and other entertainment designed to bring the community together.

Sagebrush Quilters/Crafters: Meet monthly in the Saguache Community Building to learn and practice quilting/crafting techniques.

Community Thanksgiving Dinner: For 25 years the community has held a Thanksgiving dinner at the Community Building as well as delivering meals to those that are not able to attend that evening. Nearly 200 meals are prepared and served annually by local churches and community members.

Wellness Programs: Different partnerships include the local Diabetes Support Group and the Saguache County Public Health Department. The Diabetes Support Group provides a walk-ride-run annual event as part of the Fall Festival to raise funds for their education program. Healthy Dining educational programs are brought to Saguache County in partnership with Public Health. Also a walking exercise was introduced to the community through both of these organizations and members of the Saguache Recreation Board.

Saguache Community Garden: A project of Mountain Valley School and the Saguache community with a mission “to create a self-sustaining garden and greenhouse that will provide organic produce year-round, physical exercise, educational opportunities, and a deeper connection with the earth for students, parents and community members while instilling a greater sense of achievement in our school and ourselves.”

Saguache County Library: The library offers a summer reading program for children, teen and adult book clubs, computer literacy classes for residents of all ages, enrichment classes on a variety of subjects, and a “Fourth Friday” community gathering to showcase local talent.

Town of Saguache Parks

Floyd Smith Kids Park: Located just east of the corner of San Juan Avenue and 5th Street, this small park contains several pieces of older playground equipment for young children. It is currently underutilized.

Town Hall Park: Adjacent to Town Hall on the west side of the building is a small park that contains benches and an information kiosk. It is currently underutilized.

Otto Mears Park/Community Building: Located along Highway 285 between Christy and Pitkin Avenues, this park contains basketball courts, skate park, picnic area, playground equipment, xeriscape demonstration garden, and the Community Building. The Community Building contains a full kitchen and has sufficient room to seat approximately 150 people. The park and Community Building are utilized for flea markets, Fall Festival, picnics, concerts, dances, family gatherings, and many other activities.

Vista Grande: The Vista Grande Parkland Project received a GOCO grant in 2009 for the purchase of 220 acres (Figure 2) adjacent to the Town of Saguache to develop a new park and recreational facilities that would serve the Town and surrounding community. There is also potential for the Town to receive a donation of an additional 120 acres adjacent to the 220 acre property.

Tourism

Travelers have always come to the San Luis Valley; some are just passing through, many will return, and a handful will stay - but none will forget the vast beauty. This land of majestic vistas has much to offer those who seek an experience apart from the ordinary.

Many who travel to this area are struck by the rich heritage that the Town of Saguache, Saguache County, surrounding communities, and the entire San Luis Valley offers visitors who are willing to explore the area. Heritage tourism is one of the focal points of San Luis Valley Tourism Council and areas in/near the Town of Saguache are included in all of the heritage journeys in the San Luis Valley Heritage brochure (<http://www.slvheritage.org>).

Special attractions in Saguache County include Sangre de Cristo and La Garita Wilderness Areas, Penitente Canyon, significant wetlands utilized by migratory birds, numerous 14,000 foot peaks, excellent hunting, fishing, and hiking opportunities. Consistent snow and excellent terrain create a winter wonderland ready for enthusiasts of snowshoeing, cross-country skiing and snowmobiles. With nearly half of the land designated as wilderness or backcountry, and the overall remote nature of our public lands, the opportunities for solitude are outstanding. The area continues to be a safe and inviting place for families and social groups to experience the great outdoors. The Saguache County Guide (<http://www.saguachetourism.com>) will show you all the wonders of this place – outdoor recreation on public lands, religious temples, quiet spaces to watch abundant wildlife, and a deep culture full of history and art.

Currently, a Saguache Recreation Board member sits on the Saguache County Tourism Board as a community member to provide input. Tourism is also a component of the Saguache Downtown Revitalization Project (SDRP) which is a partnership between the Town of Saguache and Saguache County Sustainable Environment and Economic Development (ScSEED), a non-profit organization (<http://scseed.org/wb/pages/strategies/compatible-economic-development/saguache-downtown-revitalization-project.php>).

The newly revived Saguache Chamber of Commerce (<http://townofsaguache.org/chamber.htm>), a result of the SDRP's Economic Development and Tourism committee work, is working on facilitating the networking, resource building, and marketing needed to create and sustain a vibrant business community to promote countywide economic growth.

Saguache County Museum (<http://museumtrail.org/SaguacheCountyMuseum.asp>) *Historic, nostalgic, memorable, and educational* are some of the words that describe a visit to the Saguache County Museum. In an age when we are spoiled with easily acquired (and soon discarded) possessions, we can step into the past here and learn from earlier generations. They had to be able to create most of the items they needed, first in order simply to survive, and later to bring more comfort into their lives. They used and cherished their possessions, passing them on to the next generation to save or use until they were worn out or no longer needed.

◆ Guiding Principles

Enhance and expand the entertainment, recreation and town festival events using a seasonal focus and year-round approach; establish Saguache as an event destination community and preferred rest-stop for travelers.

Recreation

Provide a comprehensive community wide recreation program with a variety of recreation activities and services for residents and visitors of all ages. These activities are based on needs, interests and abilities from existing and potential resources of the Town. By providing these leisure services, residents and visitors will be able to choose from a variety of healthy, wholesome alternatives that should enhance the quality of their lives.

Tourism

Promote a positive and unique town identity that positions Saguache as a tourist and business-friendly community with an excellent quality of life.

◆ Actions

Recreation

Plan and regularly implement preventive maintenance on Town recreational facilities and annually budget sufficient resources (people and supplies) to achieve this plan.

Begin a public planning process for ‘Vista Grande’, the new recreation area as well as all Town parks, once all real estate transactions are completed. As part of the planning process, include renewable/alternative energy alternatives for infrastructure of town facilities.

Apply for planning grants for all Town parks.

Tourism

Enhance and expand the entertainment, recreation and town festival events using a seasonal focus and year-round approach in conjunction with the Saguache Downtown Revitalization Project and other entities as appropriate.

Maintain facilities at Otto Mears Park and make it more visitor friendly (e.g. designate parking areas and enhance restrooms).

Work with the Saguache County Tourism Board and other entities (e.g. Chamber of Commerce, library, etc.) to promote the Town of Saguache

and its businesses/attractions and to create a Visitor Center which will provide information about the community as well as a rest stop.

Create an updated historic walking tour brochure that highlights historic buildings in the town (Historic Preservation Commission to be lead).

Develop a recreational facilities action plan for town property.

Develop informational brochure regarding renewable energy use by the Town.

Community Image and Historic Preservation

◆ Existing Conditions

The Town of Saguache is committed to retaining its small town atmosphere and western character, which is casual and comfortable, as well as actively seeking economic growth. Businesses are located throughout town with most concentrated on the main thoroughfares (US 285, CO 114, 4th Street, Christy Avenue). Several types of residential buildings (e.g. adobe, brick, mobile/modular, etc.) exist throughout town and many are occupied seasonally.

Many once thriving downtown businesses are partially boarded up; some have been converted to private residences, while others are abandoned and neglected. Because of Saguache's rich history as an early Colorado frontier town and the striking architectural features of these original commercial buildings, the town's historic 4th Street Business District was named to Colorado Preservation Inc.'s 2009 Most Endangered Places List.

This designation will provide assistance to the Saguache Downtown Revitalization Partnership (SDRP) with ongoing historic preservation efforts and plans to reestablish Saguache as a vibrant and healthy community in which to live, visit and work. After six months of planning efforts, the SDPR Planning Committee provided the Saguache Town Trustees a draft Action (see <http://scseed.org/wb/media/ActionPlanFINAL.pdf>).

The local planners overwhelmingly agreed to focus on creating an attractive and welcoming community here in Saguache, one that demonstrates pride in its past, present, and future. These planners also identified energy conservation and sustainability was identified as key goals for Saguache. Actions suggested would include promoting energy efficiency in public and private buildings and would consider the local development of renewable energy for the town.

It is recognized that the success of community revitalization rests on the shoulders of many. This includes the town leaders represented by the Town Trustees and

Board/Commission members, Chamber of Commerce, local businesses, volunteer support, and citizens.

◆ **Guiding Principles**

Protect and enhance the visual elements of Saguache that reflect and reinforce the rural, western character of Saguache.

The Tree Board will be a permanent committee of the Town of Saguache and will be adequately funded.

Maintain all private, business, and government properties (building and yards) within the Town to be safe and presentable. State statutes and/or Town Ordinances related to safety and hazards on properties will be regularly and uniformly enforced by the appropriate authorities.

Encourage historic preservation/restoration within the Town of Saguache and protect the historic character of Saguache by using the appropriate tools: ordinances, guidelines, etc. as developed by the Historic Preservation Commission and adopted by the Town Board.

Create a model and mechanism to incorporate sustainability, energy efficiency, and renewable energy into the revitalization of Saguache.

◆ **Actions**

Establish the Town as a ‘Certified Local Government’ for historic preservation purposes.

Rejuvenate, refurbish and renovate public buildings throughout Saguache consistent with historic preservation principles/ordinances.

Develop and adopt a Land Use Plan (within 2 years) that will protect the rural community character of Saguache.

Maintain Tree City Designations according to the organization’s standards.

Develop a long-range plan for tree maintenance and replacement within 2 years (Tree Board shall lead).

Support the Saguache Downtown Revitalization Project.

Establish an archive and repository for historical information and data for the Town of Saguache that is accessible all year.

Identify and visually define a 'Walking Tour' of the town with such elements as signage and benches.

Support Saguache County Library volunteer program (RSVP) which provides services to elderly and disabled residents.

Create a landmarking program for the local community. (Historic Preservation Commission shall lead the effort).

Assist owners of landmarked buildings to apply for grants, tax credits etc. to restore/repair their buildings using sound historic preservation principles (Historic Preservation Commission to lead the effort).

Support citizen initiatives re: renewable energy, sustainability, buy local campaign, etc., such as the development of the Saguache Energy Action Plan.

Create a Fourth Street Historic District and an updated historic walking tour brochure that highlights historic buildings in the town (Historic Preservation Commission to lead the effort).