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R13-2 Custer

COMPREHENSIVE PLAN

1975



**CUSTER
COUNTY,
COLORADO**

**UPPER ARKANSAS AREA
COUNCIL OF GOVERNMENTS**

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PREPARED FOR THE
COMMISSIONERS AND RESIDENTS OF CUSTER COUNTY

PREPARED BY THE
UPPER ARKANSAS AREA COUNCIL OF GOVERNMENTS
P.O. Box 510
CANON CITY, COLORADO 81212

IN COOPERATION WITH THE CUSTER COUNTY
PLANNING COMMISSION

THE PREPARATION OF THIS REPORT WAS FURNISHED
IN PART THROUGH A COMPREHENSIVE PLANNING GRANT
UNDER THE PROVISIONS OF SECTION 701 OF THE
HOUSING ACT OF 1954 AS AMMENDED, ADMINISTERED
BY THE COLORADO DIVISION OF PLANNING.

REGIONAL PLANNER
PLANNING TECHNICIAN

RICHARD TOPIELEC
JUDITH OSBORNE

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SECTION 1

INTRODUCTION

This Comprehensive Plan has involved many citizens and organizations over a period of many months. Elected officials, planning commissions, realtors, land developers, builders, utility firms, ranchers and farmers, the staff of the Upper Arkansas Area Council of Governments, and other groups and individuals have devoted considerable effort in planning for the future of Custer County. The information, recommendations, and guidelines contained in this document are a result of the thinking and efforts of local citizens and reflects the aspirations, goals, objectives and policies of the citizens of Custer County in guiding the growth and development that will occur in the County in the next ten or twenty years.

GOAL STATEMENT (General)

Goals for Planning in Custer County are concerned with the values and policies held by the people therein and are designed to provide for the optimum and desirable use of the county's resource potential. The formulation of goals to be achieved within the planning framework provides a basis upon which standards can be developed for effective implementation. To these ends the citizens of Custer County have set forth the following basic goals:

1. To maintain the rural and scenic character of the environment.
2. To protect the ranching economy by preserving the valley floor for agricultural purposes.
3. To develop the tourism and recreation potential of the county.
4. To provide desirable urban environments in areas of more intensive development.
5. To strive for a better quality of life for all Custer County residents.

GOAL STATEMENT (Specific)

Goals relating to specific areas of physical development are:

I. Land Use (by zone)

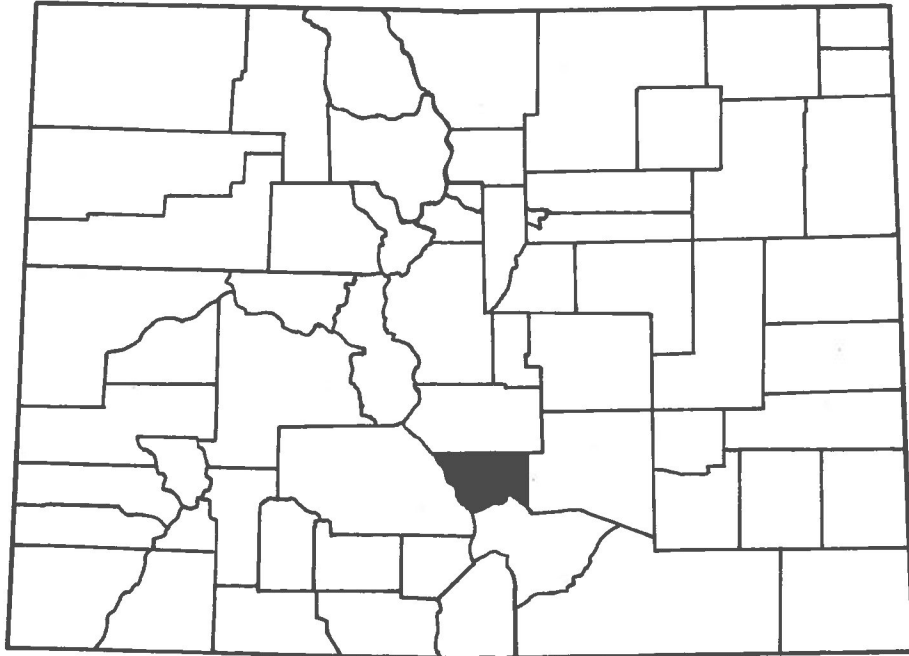
A. Grape Creek Zone

1. Maintain in agricultural use.
2. Discourage intensive development.
3. Maintain groundwater quality and quantity.

B. Sangre de Cristo Zone

1. Protect scenic areas for recreation & tourism.
2. Protect watersheds.
3. Control access to adjoining National Forest Land.

COLORADO



CUSTER COUNTY
GENERAL LOCATION

C. Wet Mountain Zone

1. Protect this fragile area by encouraging large lot/low density development.
2. Require quality development in already subdivided areas.

D. Foothills Zone

1. Protect from soil erosion.
2. Require quality development in already subdivided areas.

E. Hardscrabble Zone

1. Maintain agricultural use in areas already in agriculture.
2. Maintain water quality and quantity.

II. Housing

- A. Provide quality housing and a decent living environment for all Custer County residents.

III. Historic Preservation

- A. Preserve and protect significant historical and archaeological sites and artifacts which influenced the development of the county, the state and the nation.

IV. Public Facility and Utility

- A. Provide for central water supply and sewage treatment facilities within all urbanizing areas in the County.
- B. Continue to construct and maintain public facilities which provide adequate services for all Custer County residents.

V. Economic Development

- A. Encourage the development of limited industrial activity within the County to provide jobs for County residents.
- B. Reduce outmigration from the County.
- C. Encourage the development of local shopping and other commercial enterprises.

VI. Transportation

- A. Provide better highway access to the County from the south (Walsenburg-Trinidad) and west (San Luis Valley).
- B. Designate and plan a scenic route through the County.

VII. Open Space and Recreation

- A. Provide adequate open space in developing urban areas.
- B. Require quality private recreation development in suitable areas.

GENERAL DESCRIPTION - ENVIRONMENTAL SETTING

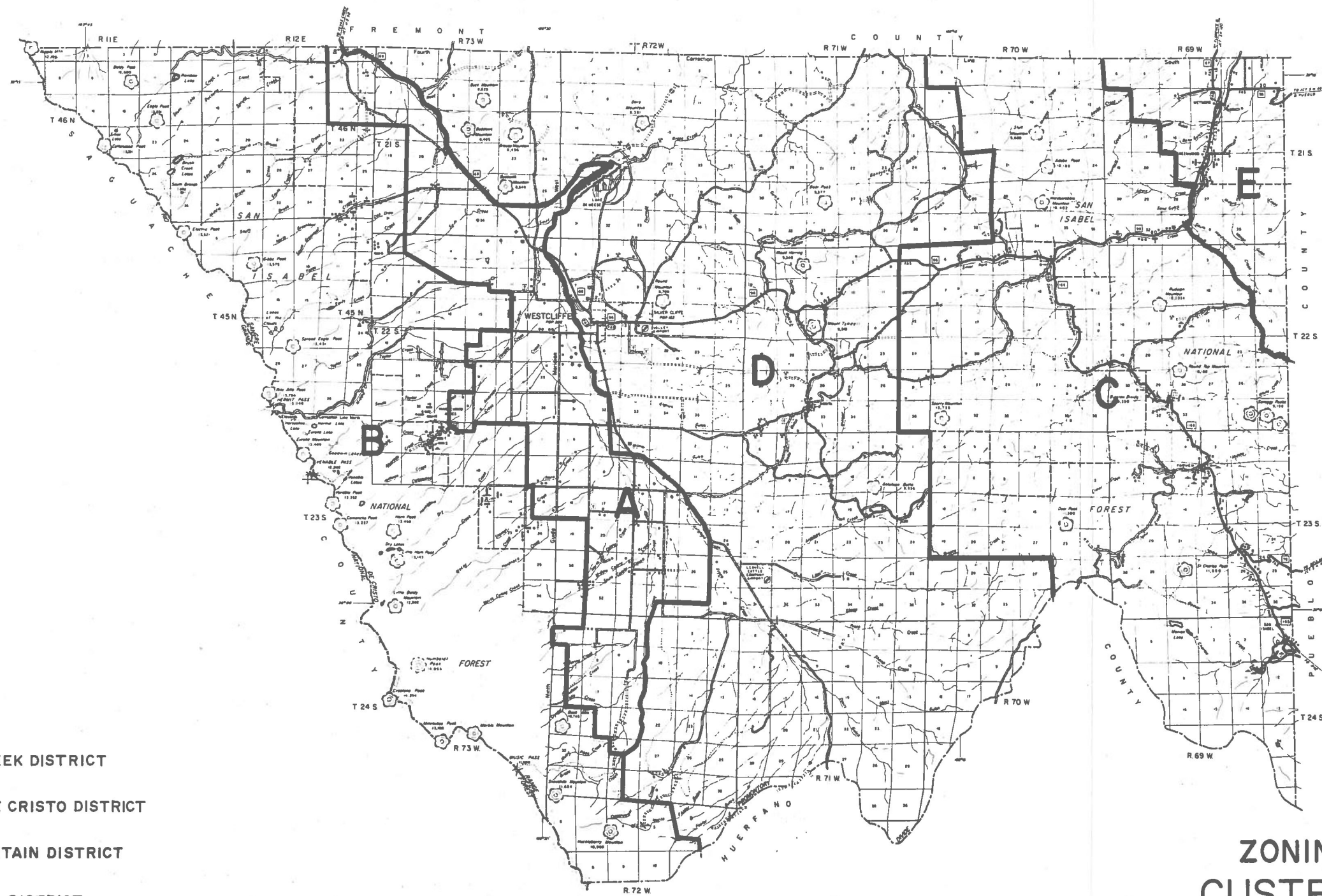
Custer County is located in the South Central portion of Colorado. It was established in 1877 and is 25 miles west of Pueblo and 25 miles south of Canon City. The County contains 738 square miles of land area varying from the level valley running north and south through the center of the County to the mountainous portions located in the Westerns and Eastern portions of the County. It is 38 miles along the Northern boundary, 25 miles along the Southern boundary and is approximately 26 miles wide from north to south. It is bordered on the north by Fremont County, on the east by Pueblo County, on the south by Huerfano County, and on the west by Saguache County.

TOPOGRAPHY/CLIMATE

The topography of Custer County ranges from The Great Plains section in the northeast corner near Wetmore, which has an elevation of 6,081 feet to the 14,294 foot summit of Crestone Peak in the Sangre De Cristo Mountain Range, which forms the western boundary of the County. Just east of and paralleling the Sangre De Cristos is the Wet Mountain Valley which has an elevation of 6700 feet. To the east of the Wet Mountain Valley lie the Wet Mountains with peaks as high as 11,000 feet.

The general topography of the County strongly influences the general climatic characteristics of the County. The high mountains on the Western edge of the County block the atmospheric moisture from the Pacific Ocean so the primary source of moisture is the Gulf of Mexico. Most of the County has low relative humidity and low precipitation in the plains which increases with elevation in the mountains. The mean average precipitation is 20.37 inches with much of it occurring in early Spring and late Summer. About half occurs as Winter snow in the mountainous

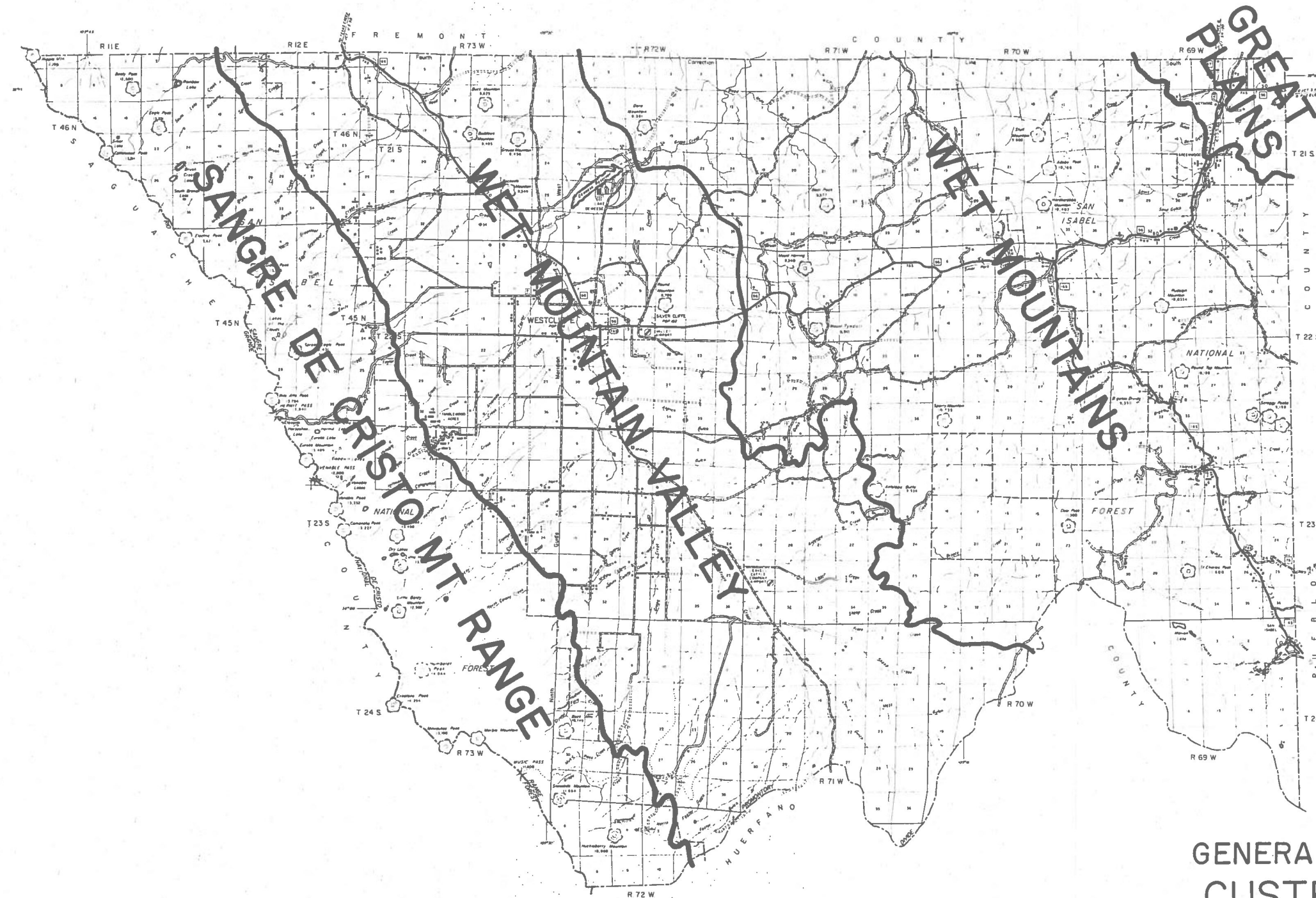
- A** GRAPE CREEK DISTRICT
- B** SANGRE DE CRISTO DISTRICT
- C** WET MOUNTAIN DISTRICT
- D** FOOTHILLS DISTRICT
- E** HARDCRABBLE DISTRICT



ZONING DISTRICTS CUSTER COUNTY COLORADO



SCALE OF MILES
0 1/2 1 2 3 4



GENERAL TOPOGRAPHY
CUSTER COUNTY
COLORADO

SCALE OF MILES
0 1/2 1 2 3 4

areas. The mean average temperature is 42.9 degrees while large day/night temperature changes occur regularly. At Westcliffe monthly average varies from 22.8 degrees in January to 63.4 degrees in July.

The growing season is only about 90 days and crops are limited to hay and pasture although some grains and vegetables will mature in some seasons.

GEOLOGY

There are five basic geologic formations within Custer County. The first is alluvium. Alluvium is unconsolidated rock particles of mixed or sorted sizes which have collected during recent geologic time. Alluvium deposits are located primarily in the Wet Mountain Valley and in and around the towns of Westcliffe and Silvercliff.

The second basic group is sedimentary rock. These rocks consist of a layered accumulation of rock particles, plants or animal remains, products of chemical action or evaporation or mixtures of these materials. Undivided sedimentary rocks occur in the northeastern corner of the County near Wetmore, and along the eastern slopes of the Sangre De Cristo Range.

The third is sedimentary rock with specific engineering geology problems. These formations are found in northeastern Custer County near Wetmore.






The fourth is known as Crystalline or metamorphic and intrusive rock. Metamorphic rock is the result of a transformation of another rock by great pressures, high temperatures and/or chemical changes. Intrusive rocks are those which have penetrated other rocks but have solidified before reaching the surface of the earth. Metamorphic and intrusive rocks occur in the Wet Mountain Region, the northern portion of the Wet Mountain Valley and along the western slopes of the Sangre De Cristo Mountain Range.

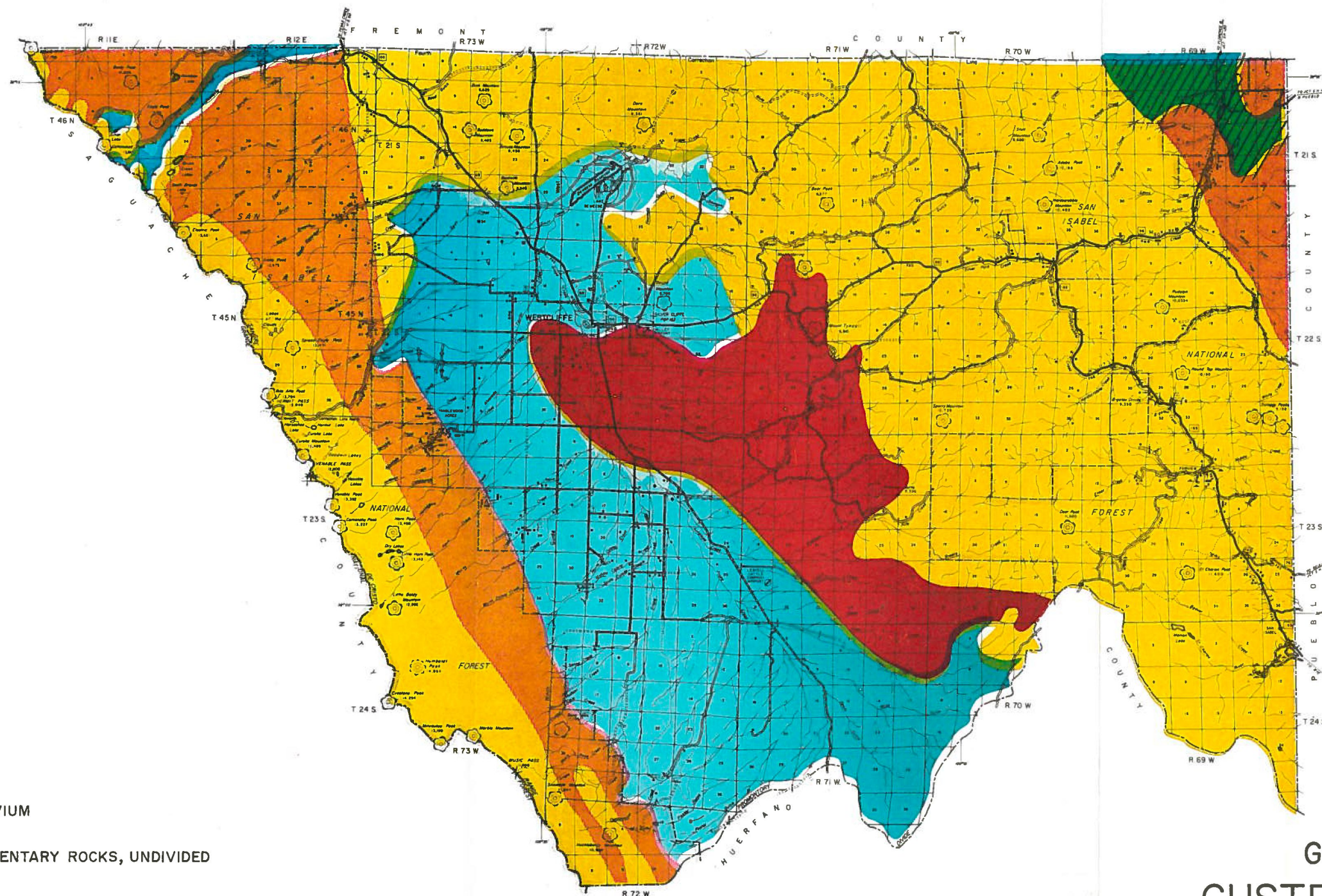
The fifth consists of volcanic rocks of two types -- extrusive (lava flows) and pyroclastic (ash falls). These rocks are found in the south-central portion of the County in the foothills east of the Wet Mountain Valley.

The following lists the planning considerations to be made when evaluating a development or activity in the existing geological formations:

DEVELOPMENT CONSIDERATIONS/GEOLOGIC

MAP UNIT	TYPE OF MATERIAL	PROBLEMS ENCOUNTERED
1) Alluvium	Unconsolidated Surficial Deposits: clay, silt, sand and gravel deposited by water, wind, gravity or glaciers	Flooding, consolidation under loads, solid waste disposal, high water tables.
2) Sedimentary Rock (undivided)	Shale, claystone, mudstone, siltstone, sandstone, conglomerate, limestone, dolomite	Subsidence in mine areas, solid waste disposal, pollution of aquifers.
3) Sedimentary Rock (specific)	Shale, siltstone, limestone	Land movements, erosion, swelling soils, flooding.
4) Metamorphic & Intrusive Rock (Crystalline)	Granite and other igneous type rocks	Flooding, solid waste disposal, excavation problems.
5) Volcanic Rock	Lava and ash rocks	Instability, solid waste disposal, excavation problems.

-  ALLUVIUM
-  SEDIMENTARY ROCKS, UNDIVIDED
-  SEDIMENTARY ROCKS, SPECIFIC
-  CRYSTALLINE ROCKS, UNDIVIDED
-  VOLCANIC ROCKS, UNDIVIDED



GEOLOGY CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4

RED
(GEOLOGY)

DRAINAGE BASINS

Custer County is located entirely within the watershed of the Arkansas River, but five major stream basins exist within the County:

<u>Major Stream Basin</u>	<u>Approximate Size (Acres)</u>
Grape Creek	273,000
Texas Creek	54,000
Hardscrabble Creek	77,500
St. Charles River	46,000
Oak Creek	21,000

SOILS

This information is intended for general planning. Delineation of soil association is only a generalization. On site inspection of soil condition should be made for specific sites of proposed developments or activities. This information should enable the local government to identify the general areas where special engineering and planning are needed to remedy the inherent weaknesses of soils to support development. When proposed developments are located in areas with apparent weaknesses in the soil, careful review should be made of all proposed improvements and methods for correcting the soil's inherent weaknesses.

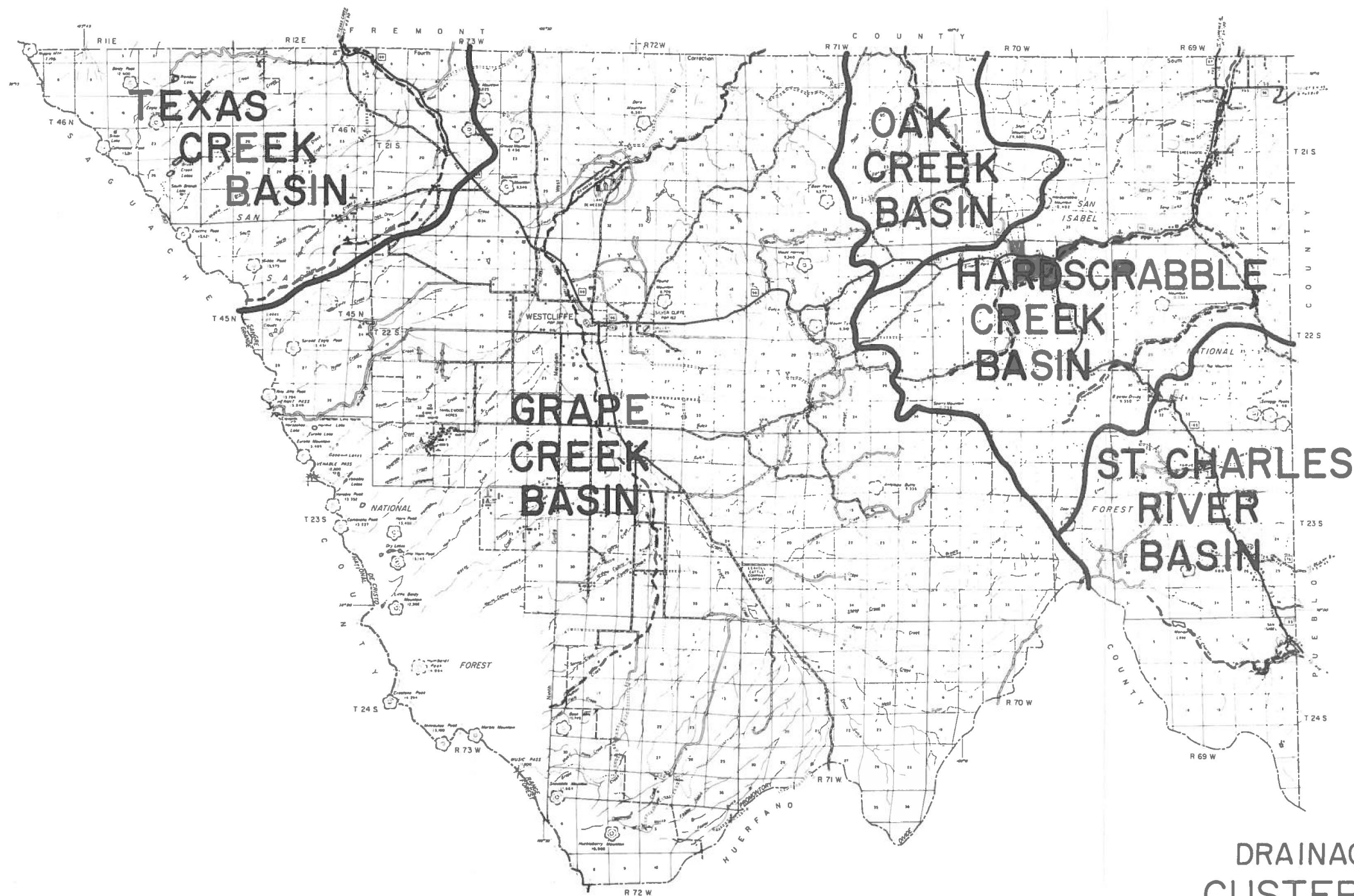
GENERAL DESCRIPTION

Custer County soils cover a wide range of conditions. On the western boundary of the County there are permafrosted, shallow to medium stony soils on exposed ridges interspersed with areas of shallow to moderately deep alpine meadows and mountain turf. Steep rockland and talus slopes also occur. In the far northeast corner of the County, near Wetmore, are the semiarid, steeply sloping high plains. The soils here are shallow to deep clay, brown and light brown clays, and clay loams. In the higher elevations of the County erosion is primarily the result of wind and weather while in the semiarid northeast severe sheet and gully erosion occurs in overgrazed areas.

The primary land uses of the upper alpine regions are snowshed, wildlife, and recreation with some summer sheep range existing at lower elevations. In the semiarid region the uses are grazing and woodland. There are some irrigated areas and where topography is favorable some dry-land farming occurs.

Three other general soil conditions exist in the County. Just east of the alpine region and in the eastern half of the County shallow to deep gray wooded, light to medium textured soils occur on very steep slopes. Rock outcrops and talus slope material also occur in these areas. Geologic erosion is common but on well vegetated areas erosion is slight. Sheet erosion is severe on denuded areas but moderates on areas of sagebrush and other vegetation. Active cutting washes and gulleys occur in many valleys in the area. The primary uses of land are grazing, timber production and recreation with many small areas of irrigated land occurring throughout this region.

In the center of the County shallow to moderately deep, excessively drained, light textured, gravelly and cobbly outwash materials occur.



DRAINAGE BASINS
CUSTER COUNTY
COLORADO

SCALE OF MILES
0 1/2 1 2 3 4



Soil Associations -

There are twelve identified soil associations existing in Custer County. They are:

- 23 Nunn-Fort Collins association: Warm, deep, well drained, nearly level soils on terraces.
- 35 Paleboralfs-Cryoboralfs-Rock outcrop association: Cool and cold, shallow, well drained, moderately steep and steep soils and Rock outcrop on mountain slopes.
- 39 Cascajo-Samsil association: Warm, deep and shallow, excessively drained and well drained, gently sloping to moderately steep soils on upland breaks.
- 40 Dandrea-Vamer association: Cool, shallow and deep, well drained, sloping to steep soils on mountain slopes.
- 46 Penrose association: Warm, shallow, well drained, moderately steep and steep soils on upland breaks.
- 49 Cryoboralfs-Rock outcrop association: Cold, deep to shallow, well drained, gently sloping to steep soils and Rock outcrop and rock slides on high mountain slopes.
- 51 Cryoborolls association: Cold, deep, well drained, sloping to steep soils on high mountain slopes.
- 64 Rock outcrop association: Rock outcrop and cold, very shallow and shallow, somewhat excessively drained, steep and very steep soils on mountain slopes.
- 97 Cryoborolls-Haploborolls-Cryorthents association: Cold and cool, deep to shallow, well drained, gently sloping to steep soils on benches and mountain slopes.
- 116 Haploborolls-Argiborolls association: Cool, moderately deep and deep, well drained, moderately steep and steep soils on colluvial-alluvial slopes, terraces, and fans.
- 119 Cryaquolls association: Cold, deep, somewhat poorly and poorly drained, nearly level soils on flood plains.
- 137 Cryoborolls-Rock outcrop association: Cold, deep and moderately deep, well drained, moderately steep and steep soils and Rock outcrop on mountain slopes and high benches.

The accompanying soil association map shows their distribution in the County.

Soil characteristics and limitations must be taken into consideration when any type of development is proposed. This combined with other features such as; geology, ground water, relief and vegetation will provide the landowner with much information in deciding the proper use for his land. The accompanying table lists some problem areas associated with the soils of Custer County. The following indicates the degrees of possible soil limitations for various uses.

SLIGHT - Relatively free of limitations or limitations are easily overcome.

MODERATE - Limitations need to be recognized, but can be overcome with good management and careful design.

SEVERE - Limitations are severe enough to make use questionable as well as economically feasible.

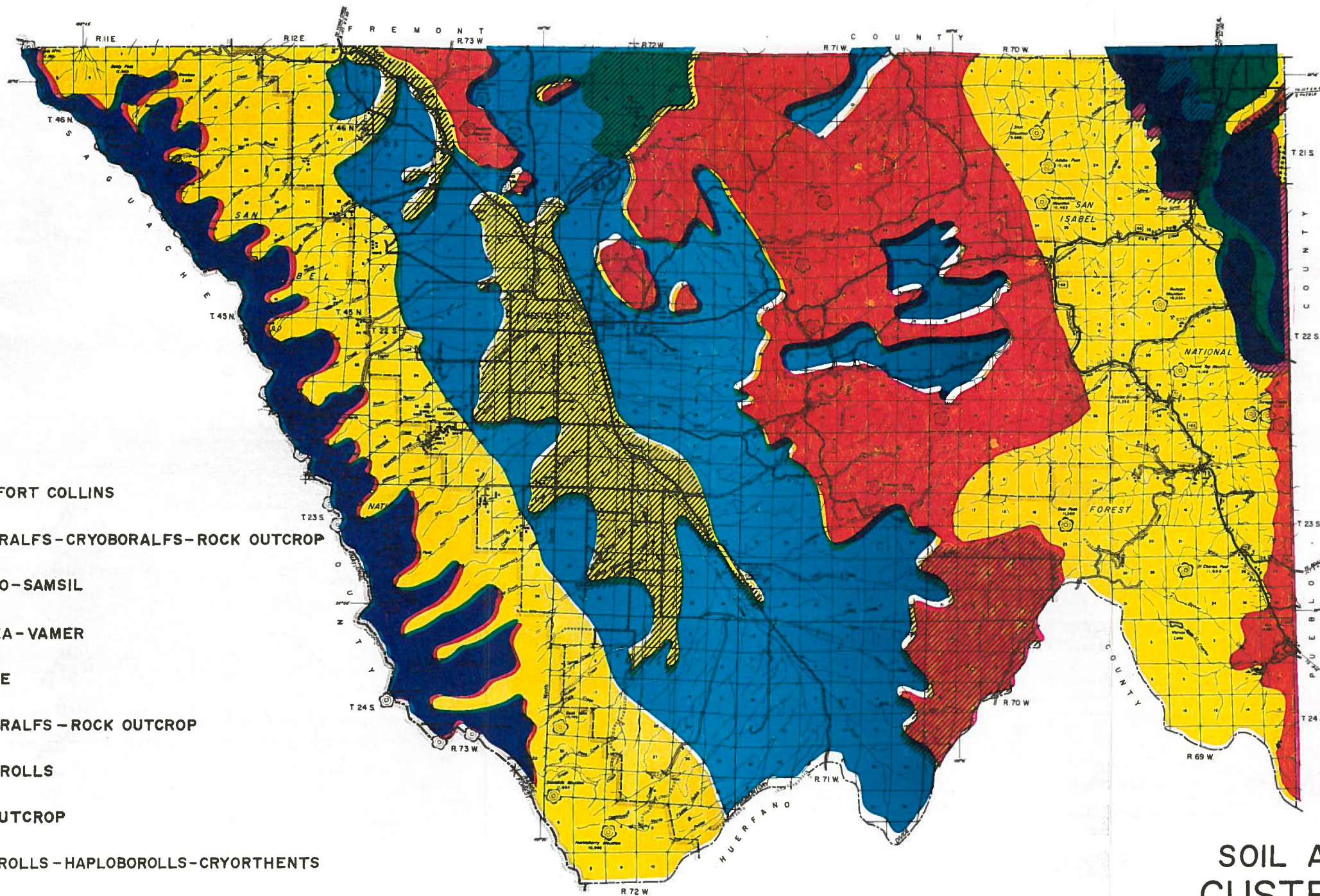
The significance of soil properties affecting the use of soils will differ depending on the particular use.

Drainage is related to the natural wetness of the soil. Soils with a seasonally high water table like those occurring in the Wet Mountain Valley are rated severe and place limitations on uses other than agriculture. For the most part soil limitations are rated severe on all soil associations in the County except the Nunn-Fort Collins group on the northeast corner near Wetmore.

The slope of the land is also a consideration. Builders often choose to build on slopes of less than (5) five percent while five to fifteen percent slopes are considered marginal. Slopes over fifteen percent are generally considered extreme and unsuitable for development. The influence of slope on the erosion potential in some areas of the County is critical and must be conditioned by both the length and gradient of the slope. Most of the areas in the County have slopes of fifteen percent or greater. This adds to limitations on development within the County.

It is intended that soils best suited to agriculture be protected and maintained in agriculture. Other areas found unsuitable for development because of limitations inherent in the soil should be closely analyzed to determine what if any steps can be taken to increase its suitability for development. It is imperative to have on-site analysis of specific soil characteristics at the time the proposed development plan is submitted. Approvals should not be given until such analysis has been completed and authorized by a qualified agency such as the Soil Conservation Service.

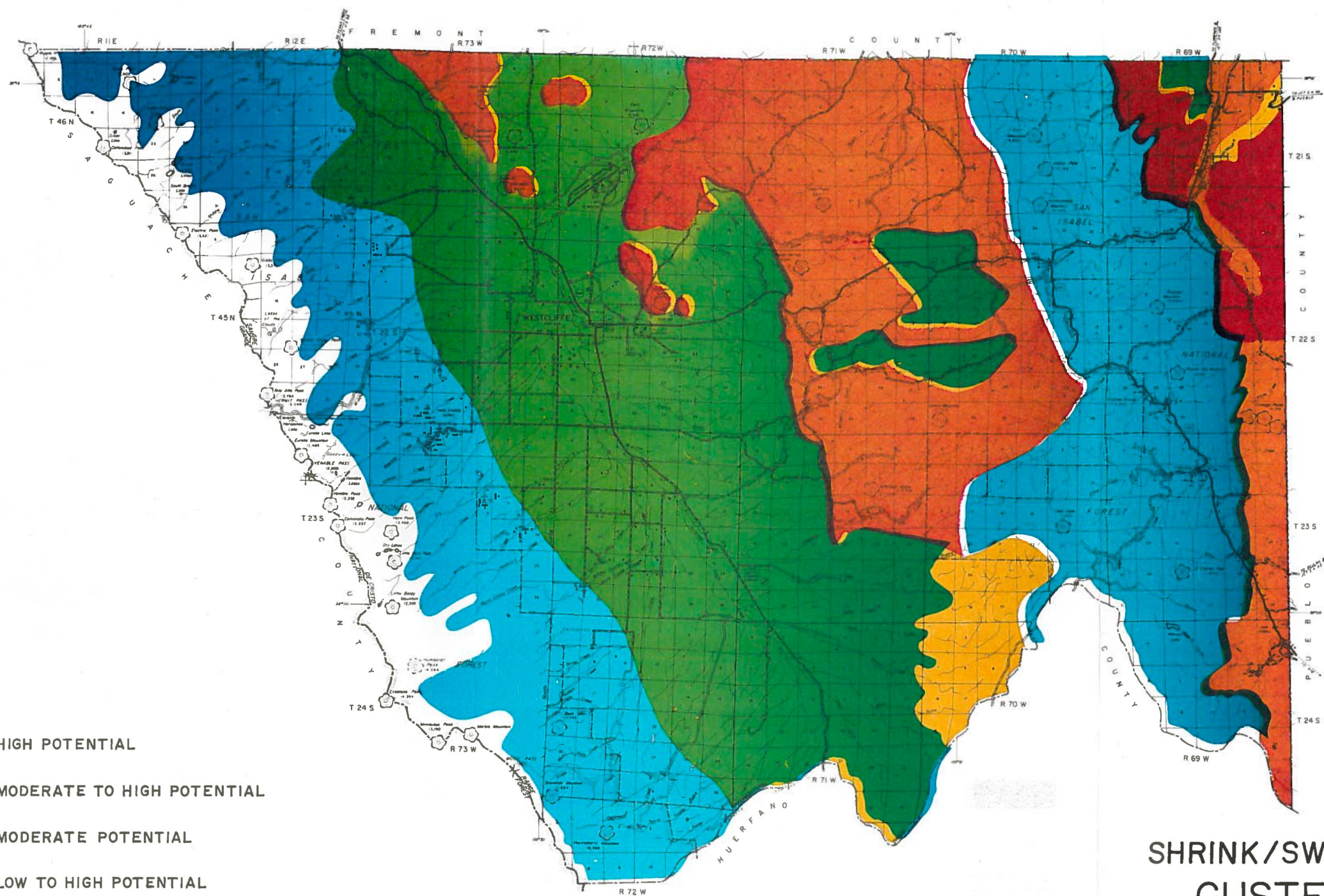
-  NUNN-FORT COLLINS
-  PALEBORALFS-CRYOBORALFS-ROCK OUTCROP
-  CASCAJO-SAMSIL
-  DANDREA-VAMER
-  PENROSE
-  CRYOBORALFS-ROCK OUTCROP
-  CRYOBOROLLS
-  ROCK OUTCROP
-  CRYOBOROLLS-HAPLOBOROLLS-CRYORTHENTS
-  HAPLOBOROLLS-ARGIBOROLLS
-  CRYAQUOLLS
-  CRYOBOROLLS-ROCK OUTCROP



SOIL ASSOCIATIONS CUSTER COUNTY COLORADO

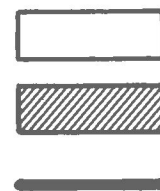
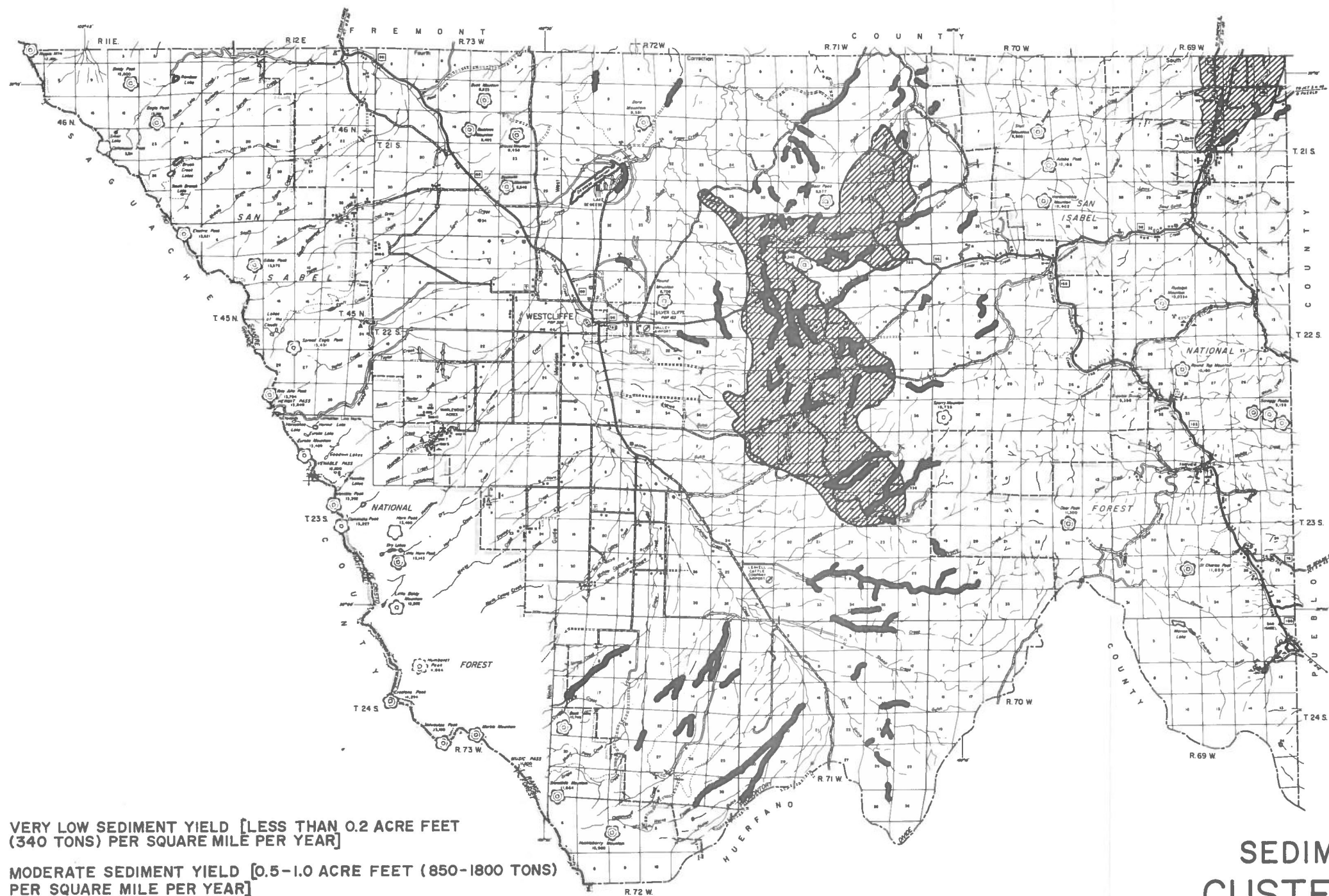
SCALE OF MILES
0 1/2 1 2 3 4

*Solid
Magenta
(SOIL)*



SHRINK/SWELL POTENTIAL CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4



VERY LOW SEDIMENT YIELD [LESS THAN 0.2 ACRE FEET
(340 TONS) PER SQUARE MILE PER YEAR]

MODERATE SEDIMENT YIELD [0.5-1.0 ACRE FEET (850-1800 TONS)
PER SQUARE MILE PER YEAR]

INDICATES THE LOCATION OF A SEVERELY ERODING STREAM BANK
OR DEEP GULLY

SEDIMENT YIELD CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4

TABLE OF CHARACTERISTICS FOR SOIL ASSOCIATIONS*
DEVELOPMENT CONSIDERATIONS

CUSTER COUNTY

SOIL ASSOCIATIONS NUMBER, NAME & COMPONENTS		ESTIMATED PROPERTIES				DEGREE & KIND OF LIMITATION FOR --			
		SLOPE (%)	PERME- ABILITY	FLOOD HAZARD	SHRINK SWELL POTENTIAL	FROST ACTION POTENTIAL	SEPTIC TANK FILTER- FIELDS	SEWAGE LAGOONS	DWELLINGS W/O BASEMENTS
23.	Nunn-Fort Collins	0-3	mod/slow	None	Mod/low	Low	Mod/severe	Slight	Moderate
35.	Paleboralfs- Cryoboralfs- Rock Outcrop	15-25+	moderate	None	Variable	Variable	Severe	Severe	Severe
39.	Cascajo- Samsil	3-25	rapid/slow	None	Low	Low	Severe	Severe	Severe
40.	Dandrea-Vamer	9-25+	mod/slow	None	High/low	Low	Severe	Severe	Severe
46.	Penrose	15-25+	Moderate	None	Low	Low	Severe	Severe	Severe
49.	Cryoboralfs- Rock outcrop	9-25+	Variable	None	Variable	Variable	Severe	Severe	Severe
51.	Cryoborolls	15-25+	Variable	None	Variable	Variable	Severe	Severe	Severe
64.	Rock outcrop	25+	---	None	---	---	Severe	Severe	Severe
97.	Cryoborolis- Haploborolls- Cryorthents	15-25+	Variable	None	Variable	Moderate	Severe	Severe	Severe
116.	Haploborolls- Argiborolls	15-25+	Variable	None	Variable	Low	Severe	Severe	Severe
119.	Cryaquolls	0-3	Variable	Common	Variable	High	Severe	Severe	Severe
137.	Cryoborolls- Rock Outcrop	3-25	Moderate	None	Low	Low	Severe	Severe	Severe

Source: Soil Conservation Service, USDA. County Soil Associations. Denver, Colorado

WATER

Surface Water -

In Custer County about 520 acres are covered by Lake water. The largest surface water area is the Lake DeWeese Reservoir, which has a surface area of 208 acres and a capacity of 2,763 acre feet. The remaining surface water is in smaller lakes scattered throughout the County. They include:

<u>NAME</u>		<u>SIZE</u>
San Isabel Lake		36 acres
Rainbow Lake		29 acres
Hermit Lake		18 acres
Horseshoe Lake		8 acres
Eureka Lake		6 acres
Balmor Reservoir		4 acres
Silver Lake		5 acres
Brush Creek Lakes	Upper	22 acres
	Lower	30 acres
South Branch Lake		5 acres
Banjo Lake		5 acres
Lakes of the Clouds	Upper	7 acres
	Lower	15 acres
Venable Lakes		6 acres
Dry Lakes		10 acres
Commanche Lake		11 acres
Horn Lake		15 acres
Little Horn Lake		6 acres
Goodwin Lake		5 acres
Macy Lake	West	9 acres
	South	8 acres
	North	8 acres
North Colony		15 acres
South Colony		23 acres
Marion Lake		6 acres

Other surface water in the County is in streams. The most important of which is Grape Creek. Discharge can vary considerably from year to year as the following table indicates:

GRAPE CREEK YEARLY DISCHARGE IN ACRE FEET

<u>Water Year (Oct - Sept)</u>	<u>Discharge (Acre Feet)</u>
60-61	31,430
61-62	n/a
62-63	5,120
63-64	8,350
64-65	35,880
65-66	22,060

66-67	15,940
67-68	34,320
68-69	29,800
69-70	42,570
70-71	n/a
71-72	9,660
72-73	39,490

The figures reflect amounts after diversions for irrigation. About 15,000 acres in Custer County are irrigated through diversions above the gaging station. This 15,000 acre amount has not changed in over twenty years.

Ground Water -

Most of the County's water needs are supplied by ground water. They draw from the ground water reservoir of the Arkansas River Basin. The reservoir is recharged by surface water supplies and return flow but since 1930 there has been increased withdrawal of ground water from the basin. In 1964 there were 111 active wells in the County yielding a total of 14,289 gallons per minute or about 23,046 acre feet per year. The following table shows the well type and yield.

1964 WELLS

<u>TYPE/USE</u>	<u>NUMBER</u>	<u>YIELD (gpm)</u>
Domestic	44	753
Stock	19	166
Domestic/Stock	6	65
Municipal	3	950
Irrigation	39	12,355
TOTAL	111	14,289

Available water in Custer County, as in many other regions in the state, plays a major role in limiting development. Water in the County is considered to be overappropriated and until the situation changes (i.e. more ground water sources are located) development may have to rely on the transfer of water rights from agricultural uses to municipal or other uses. The accompanying map shows the known available ground water in the County. The area of greatest water yield is in the northern half of the Wet Mountain Valley which is primarily agricultural. The rest of the County is, for the most part, lacking in known ground water supplies especially in areas which have already been subdivided. This will probably cause development problems in these areas in the future unless a program is undertaken to determine the location and amount of other ground water sources in the County. If anything, it seems the availability of adequate water for present and future use will determine the extent and type of development in the County. In the future, subdivision development should be required to prove adequate water sources and supplies in order to assure that needs can & will be met before final approval is made.

MINERAL RESOURCES

Known mineral resources in Custer County include:
(See accompanying map for location)

gold	manganese
lead	cadmium
silver	columbium
copper	tantalum
lead	thorium
zinc	coal
vermiculite	oil & gas
fluorspar	iron
barite	antimony *
alunite	bismuth *
uranium	sand & gravel *
tungsten	perlite *
rare earth	mobium *
molybdenum	tentonite *

*Not located on Map

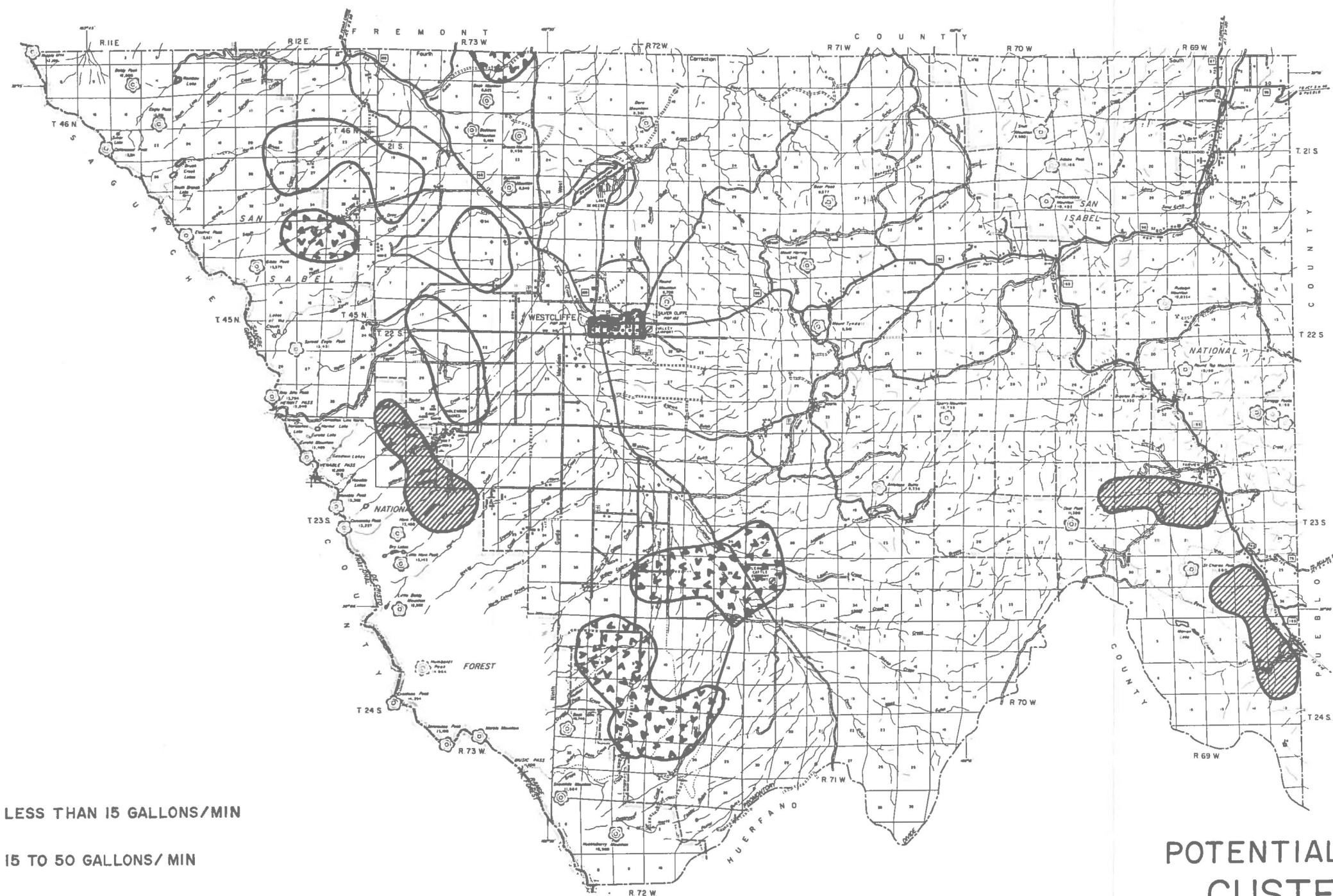
At present there are two major mining districts in the County. The Rosita Hills District and the Silver Cliff (Hardscrabble) District. In 1973, the Colorado Bureau of Mines reported only two active mineral operations in Custer County. The Gold Lode in Silver Cliff producing gold, silver and copper and the Rosita Mine producing perlite. Much of the mineral concentration is in the north central section of the County in an area of already platted subdivisions. If any of these minerals prove valuable enough to mine in the future, problems may be encountered as owners of surface rights and owners of subsurface mineral rights come into conflict.


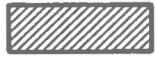


The identification of mineralized areas comes under H.B. 1041 as an area of state interest. Most of the subdivisions were platted before the enactment of 1041, but nonetheless, the minerals are there. It remains to be seen whether or not there will be any interest in the actual recovery of these minerals, but in the future the location of subdivisions in the County should address the situation of potential future mineral recovery locations. This awareness would serve to lessen land use conflicts and ownership rights after a subdivision has been developed.

VEGETATION

The natural vegetation occurring in Custer County varies as much as its topography. The following list and accompanying map identifies and locates the diversity of vegetation in the County.

GRASSLANDS OF THE PLAINS - Blue grama is the dominant grass.

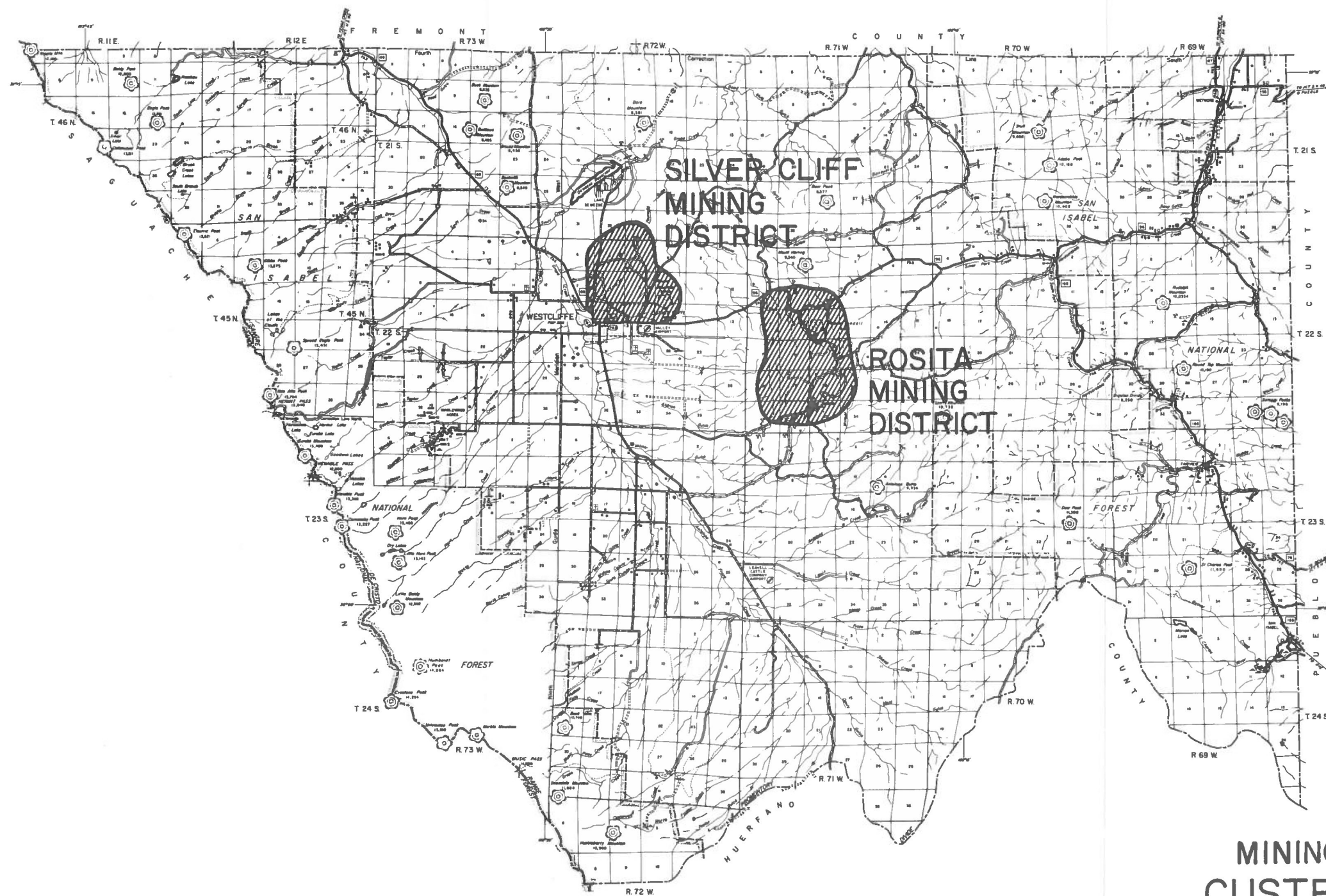


-  LESS THAN 15 GALLONS/MIN
-  15 TO 50 GALLONS/MIN
-  200 TO 1000 GALLONS/MIN
-  ROUND MOUNTAIN WATER DISTRICT

POTENTIAL GROUND WATER CUSTER COUNTY COLORADO

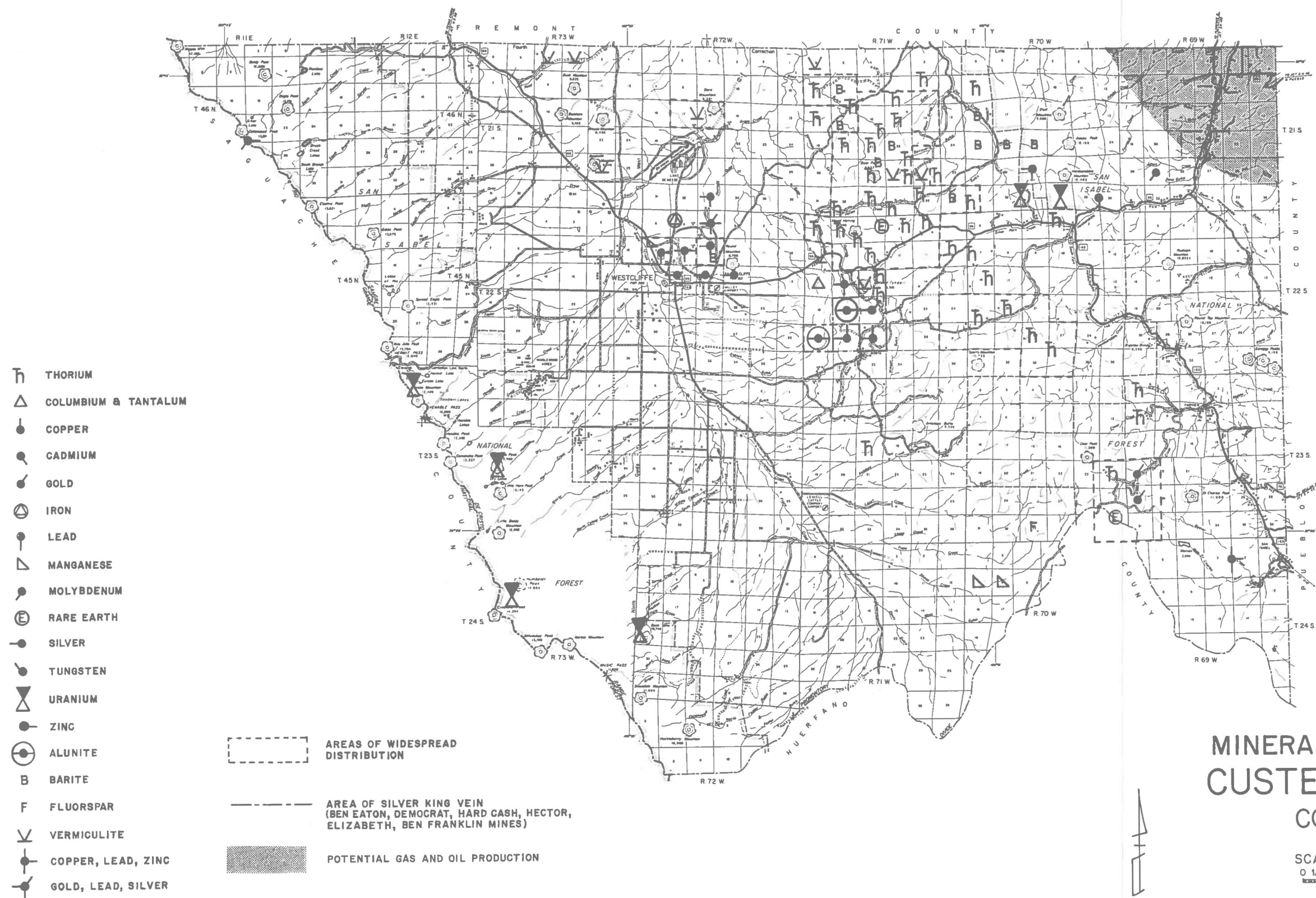








SCALE OF MILES
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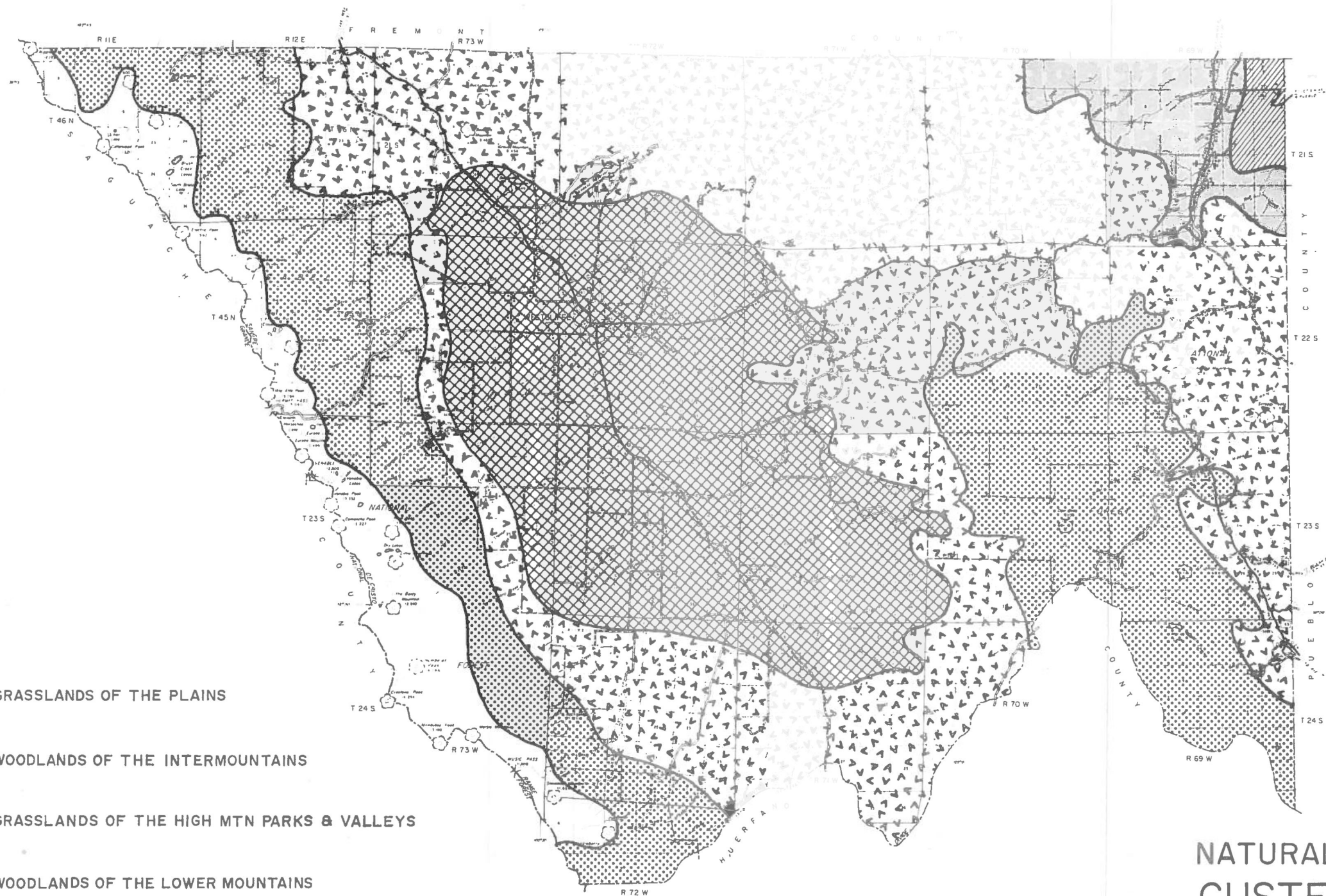


MINING DISTRICTS
CUSTER COUNTY
COLORADO

SCALE OF MILES
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-  GRASSLANDS OF THE PLAINS
-  WOODLANDS OF THE INTERMOUNTAINS
-  GRASSLANDS OF THE HIGH MTN PARKS & VALLEYS
-  WOODLANDS OF THE LOWER MOUNTAINS
-  WOODLANDS AND GRASSLANDS OF SUB-ALPINE AREAS
-  GRASSLANDS AND MEADOWS OF ALPINE REGIONS ABOVE TIMBERLINE



NATURAL VEGETATION CUSTER COUNTY COLORADO

SCALE OF MILES
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WOODLANDS OF THE INTERMOUNTAINS - Pinyon and/or juniper with wheatgrass, Indian rice, blue-grass mixed with shrubs and forbs.

GRASSLANDS OF THE HIGH MTN. PARKS AND VALLEYS - The vegetation varies from unbroken expanses of grass to scattered pinyon and/or juniper to areas of big sagebrush and rabbitbrush.

WOODLANDS OF THE LOWER MOUNTAINS - With stands of ponderosa pine (and often Gambel Oak) with Douglas fir, blue spruce, white fir and occasional aspen mixed with fescue, muhly, bluegrass, shrubs and forbs.

WOODLANDS AND GRASSLANDS OF SUB-ALPINE AREAS - With stand of spruce and fir or lodgepole pine, or aspen. Thurber's fescue grassland parks intermingle with timbered areas.

GRASSLANDS AND MEADOWS OF ALPINE REGIONS ABOVE TIMBERLINE - With sedges, grass, willow birch and numerous forbs.

The identification of vegetation can serve as an indicator of other conditions such as soil, water and wildlife. Although not specific it can be useful in identifying general land use patterns and areas suitable for various types of development.

WILDLIFE

The major migratory wildlife occurring in Custer County consists of elk, deer and antelope. The accompanying map shows the migratory routes and winter range areas for each in the county. There is a great deal of subdivision activity occurring in the county and much of it is located in winter range areas. If these developments were occupied on a seasonal basis, for example only in the summer, the impact on wildlife would be minimized. If human activity occurred primarily in the summer season the animals would be up in the high country and contact with humans would be limited. Humans and animals would occupy the same areas, but at different times. The problem to be considered is the probability of a year round increase in human activity in the county and its resultant effects. By introducing more permanent residents into the subdivisions on winter range areas a displacement of wildlife is more apt to occur. The animals will be confronted with barriers to movement, increased hazards from road and highway development, and a general reduction of habitat from loss of land area and vegetation. If the animals are forced to move out of their existing ranges they will become more concentrated in other areas and may find winter forage inadequate because of increased numbers on reduced land areas. This could result in a reduction in herd size by starvation in severe winters and destruction of remaining habitat by overgrazing.

Besides the loss of habitat the problem of animal abuse would increase as humans and animals come into more frequent contact. Illegal hunting may increase, snowmobilers may find sport in running down deer, and the introduction of domestic

dogs all add to the problem of increased human and animal contact on shared lands.

If the proposed Conquistador Ski Development does become a reality, it will attract increased numbers of people and services. Both skiing and wildlife utilization are resource based activities. The conflict between the two should be addressed in any proposed development and the resultant design of facilities and secondary services should seek to minimize the loss of any resource and the preservation of indigent wildlife.

In effect then subdivision and other development proposals must consider their impact on wildlife habitat. The naturally occurring wildlife in the county is an integral part of the natural environment and are one reason for its attractiveness for development and recreation. To reduce the animal population is to reduce the attractiveness and livability of the environment. Wildlife should be considered an indicator of the quality of the environment the people who move into the area are seeking and should be protected from unsuitable developments which threaten their existence and the carrying capacity of the land itself. Regulations for subdivisions and subdivision activity on wildlife areas should be determined specifically for their impact before development rights are let. In this way, densities can be controlled, development types can be studied, and suitability for development can be determined beforehand. Problems with wildlife displacement may be overcome or greatly reduced if they are identified and considered in the design of proposed developments.

HISTORICAL

History of Custer County -

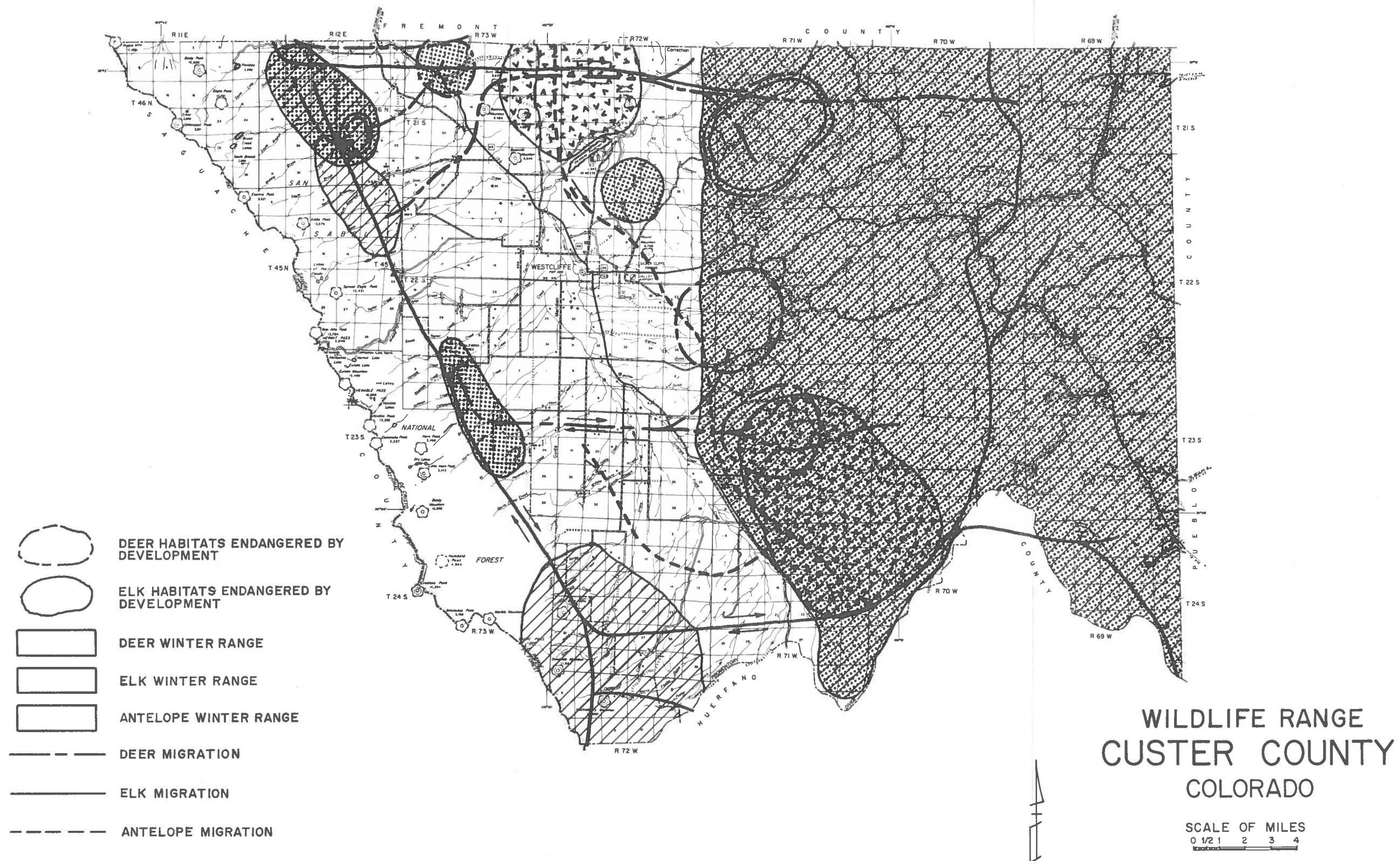
Custer County was created by the State Legislature in April, 1877, out of the southern end of Fremont County. It contains the towns of Westcliffe, Silver Cliff and Wetmore.

The first settlers in the Wet Mountain Valley were the mountain Ute Indians. The great abundance of game and pleasant climate made it a great Ute resting and recruiting ground. Others like the Prairie Indians, the Sioux, Cheyenne, Arapahoes, and Kiowas were not so numerous.

The Mexicans who settled around the Spanish Peaks and on the Huerfano River found it too high and cold in the Wet Mountain Valley for the raising of corn and sheep, and made no settlement although they came often to trade with the Indians.

In 1870, Mr. Carl Wulsten, led a German Colony of some 70 families into the valley to make their new homes. This was the first settlement in Custer County. It was in the southern end of the valley and was called Colfax.

The influx of people to the Wet Mountain Valley was rapid. Mormon Colonies settled on Taylor Creek, above Ula, each family



independent of the others. Englishmen began to flock into the valley, and being ignorant of everyday life, were welcome because of their cash.

Some prospecting had been done as early as 1863, but the Hardscrabble Mining District wasn't organized until 1872. Prospecting in the Rosita Mining District also began in 1872. A few rich mines were heavy producers of high grade ore and the districts were loaded with claims. Claim jumping was common.

The town of Rosita was situated on the eastern edge of the Wet Mountain Valley. It gradually declined as Silver Cliff arose in 1878.

The Bassick Mine was discovered in 1877. In 1878 this property sold for over a half million dollars and in later years produced \$2 million in gold and silver. The town of Querida was built up around the Bassick Mine, but today like Rosita the town is silent.

In 1878, all of Custer County was turning its attention towards Silver Cliff, where the Racine Boy, Horn Silver, Bull-Domingo, Geyser, and other mines were discovered. In its peak years, Silver Cliff consisted of four newspapers, two banks, seven pounding ore mills, five hotels, four churches, numerous retail establishments and home dwellings. It was the third largest city in Colorado and at one time vied for the state capital of Colorado. The population rose to an estimated 10,000 inhabitants.

In 1880 the Denver & Rio Grande Railroad began building a Grape Creek route into the Wet Mountain Valley. The terminal was a mile and a half west of Silver Cliff where a townsite was platted and the town of Westcliffe was created. The improved transportation and lower freight rates stimulated the valley. But in late summer a cloudburst dropped tons of water in the Grape Creek destroying some of the railway. The Rio Grande rebuilt the line and reopened.

Mining was very active in and around the Wet Mountain Valley with the Denver and Rio Grande transporting tons of inbound and outbound traffic. But financial difficulties hit the Rio Grande, and the final blow came in 1889 when heavy rains again hit the Grape Creek Branch destroying most of the railway. It was never rebuilt.

The Wet Mountain Valley hit its low point in 1893, but made an upswing with new ore discoveries and a few mines reopened.

Once again the Denver & Rio Grande was considering another railroad and after much negotiating tracks were laid between Texas Creek and Westcliffe and opened to traffic in 1901.

It was after W.W. I that the bottom fell out of Custer County mining. Ore shipments were no longer a major source of revenue and although farming held up, the railroad declined. The depression dealt the final blow. In 1938 the Denver & Rio

Grande began dismantling their tracks. Since then the county has remained agricultural and at a low key. Agriculture and livestock are most important to the economy of Custer County today. Some lumbering goes on, but the mining industry is minimal.

Westcliffe consists of a small business district and about 250 people. Silver Cliff, once a boom town now has about 120 people. Wetmore in the northeast is a bedroom community for Pueblo, Florence and Canon City.

EXISTING LAND USE TRENDS

Ownership

About 55 percent of the land in Custer County is privately owned by individuals, corporations or municipalities. The bulk of private ownership occurs in the Wet Mountain Valley and in the Wet Mountains just east of the Valley. The northeast corner of the county around Wetmore is also primarily in private ownership.

The remaining 45 percent of the land is in public ownership by the Forest Service (40%), the Bureau of Land Management (3%), and the Colorado State Board of Land Commissioners and the County (2%).

Agricultural Land

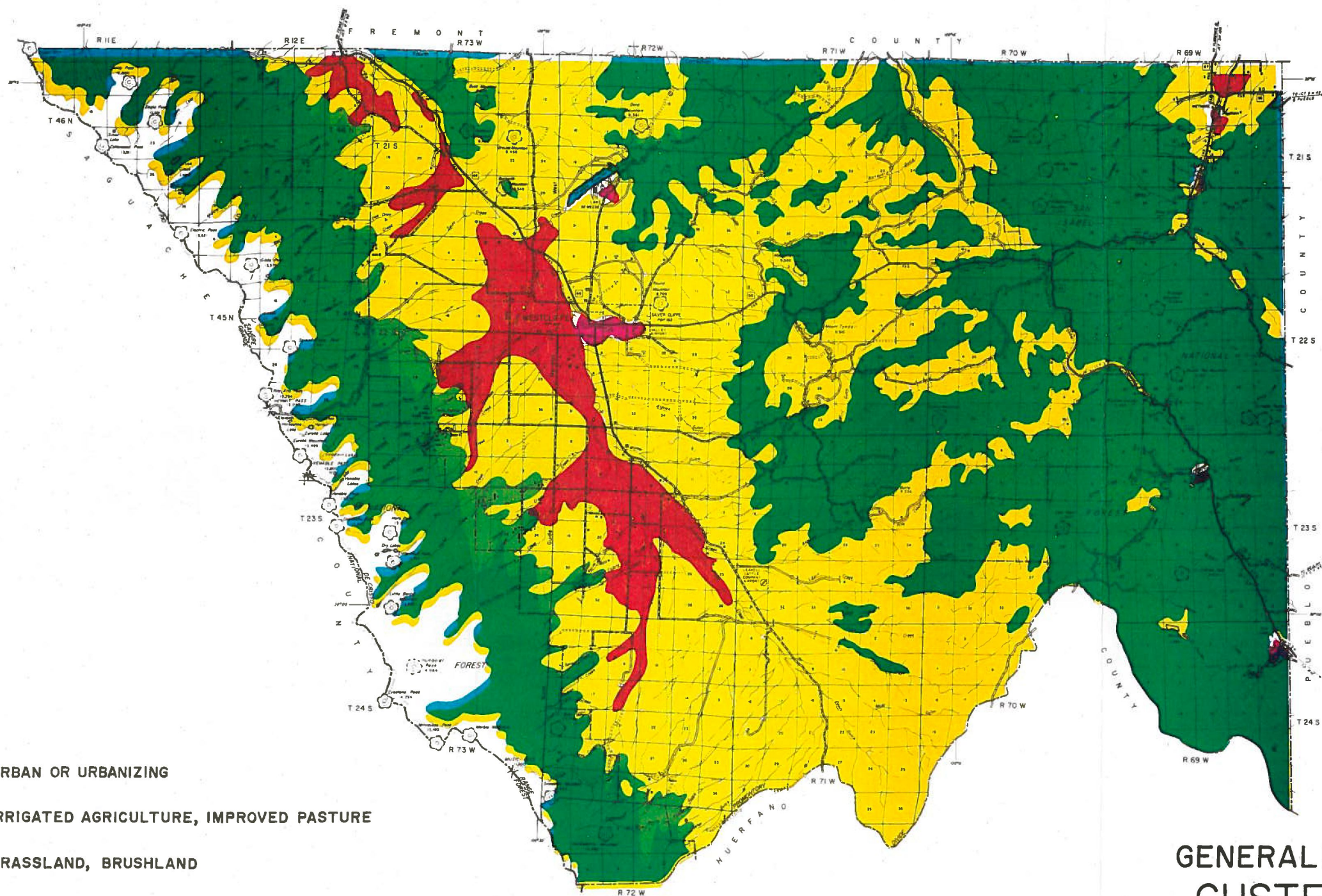
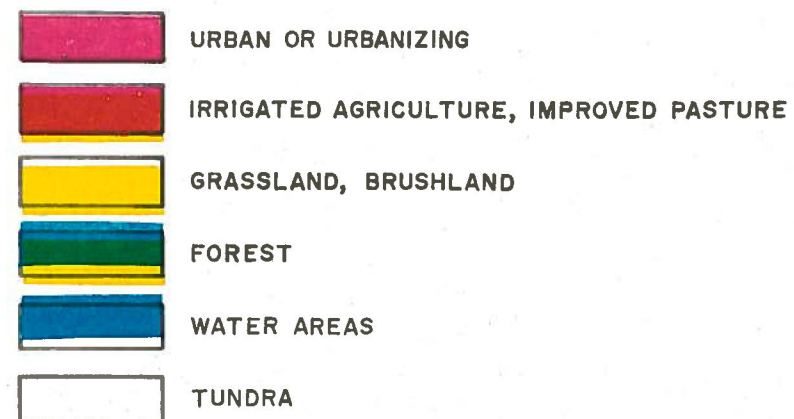
Almost 48 percent of the land in Custer County is in agricultural use in the form of dry and irrigated cropland and pasture and grazing land.

Much of the land in the central and north-central parts of the County was subdivided prior to S.B.35. Some lots have already been built on and others will probably be sold and built on in the future. The potential water in these areas already subdivided is, according to existing data, minimal if not non-existent. Future subdivisions are now required to show proof of adequate water supplies before approval but not much can be done about those already platted and approved. This requirement for water should keep future speculative subdivisions out of areas without proven adequate water.

In the Wet Mountain Valley where the prime agricultural land exists, zoning requires a minimum of 80 acre lots. This land is currently in active agriculture and has not been subdivided to any great degree.

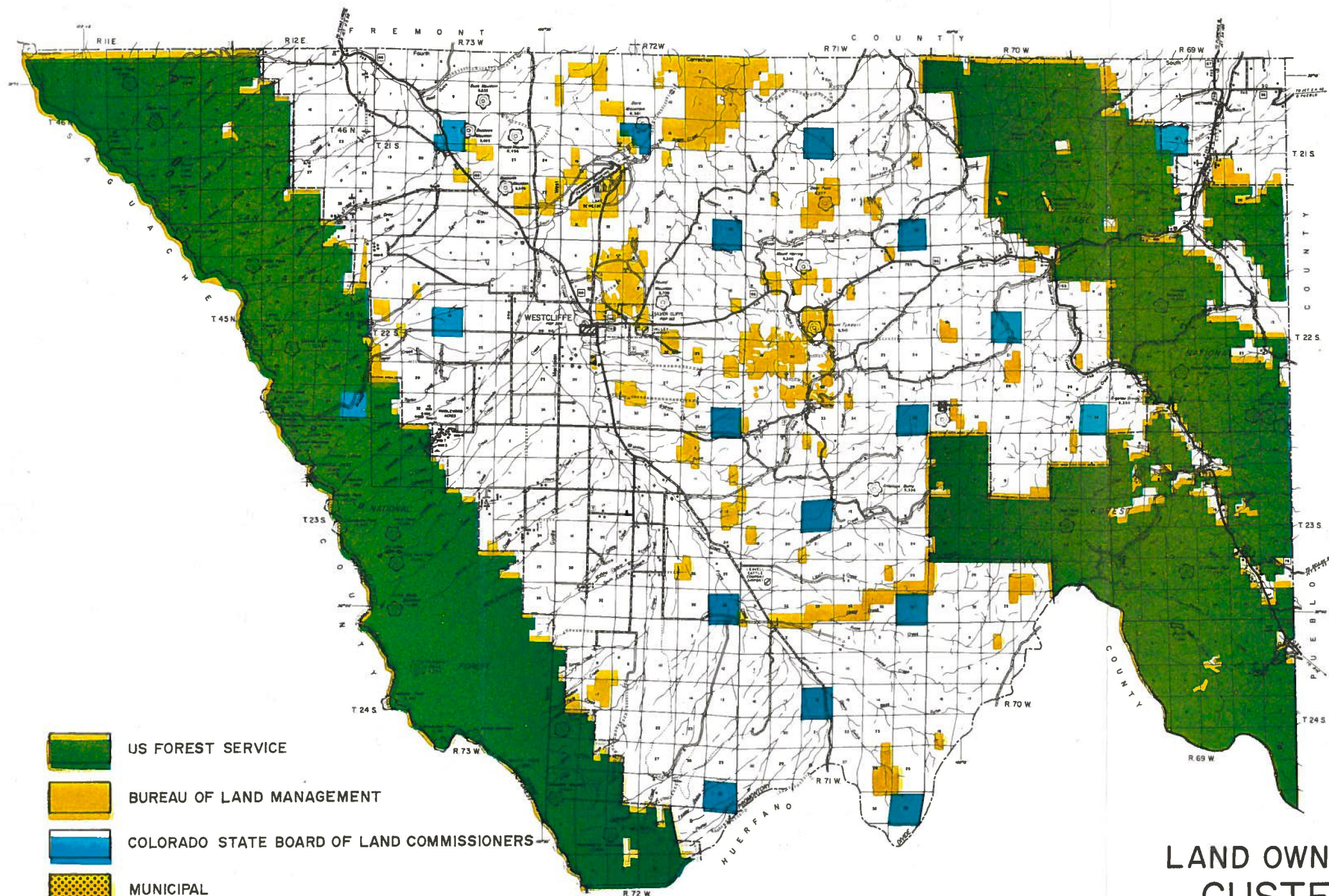
Open Space







About 50 percent of the land in the county is forest, tundra and water. This is prime recreational land with most of it in public ownership. Public and private recreation areas and some subdivided lands are found on these areas. These lands categorized as open space are found



GENERALIZED LAND USE CUSTER COUNTY COLORADO

SCALE OF MILES
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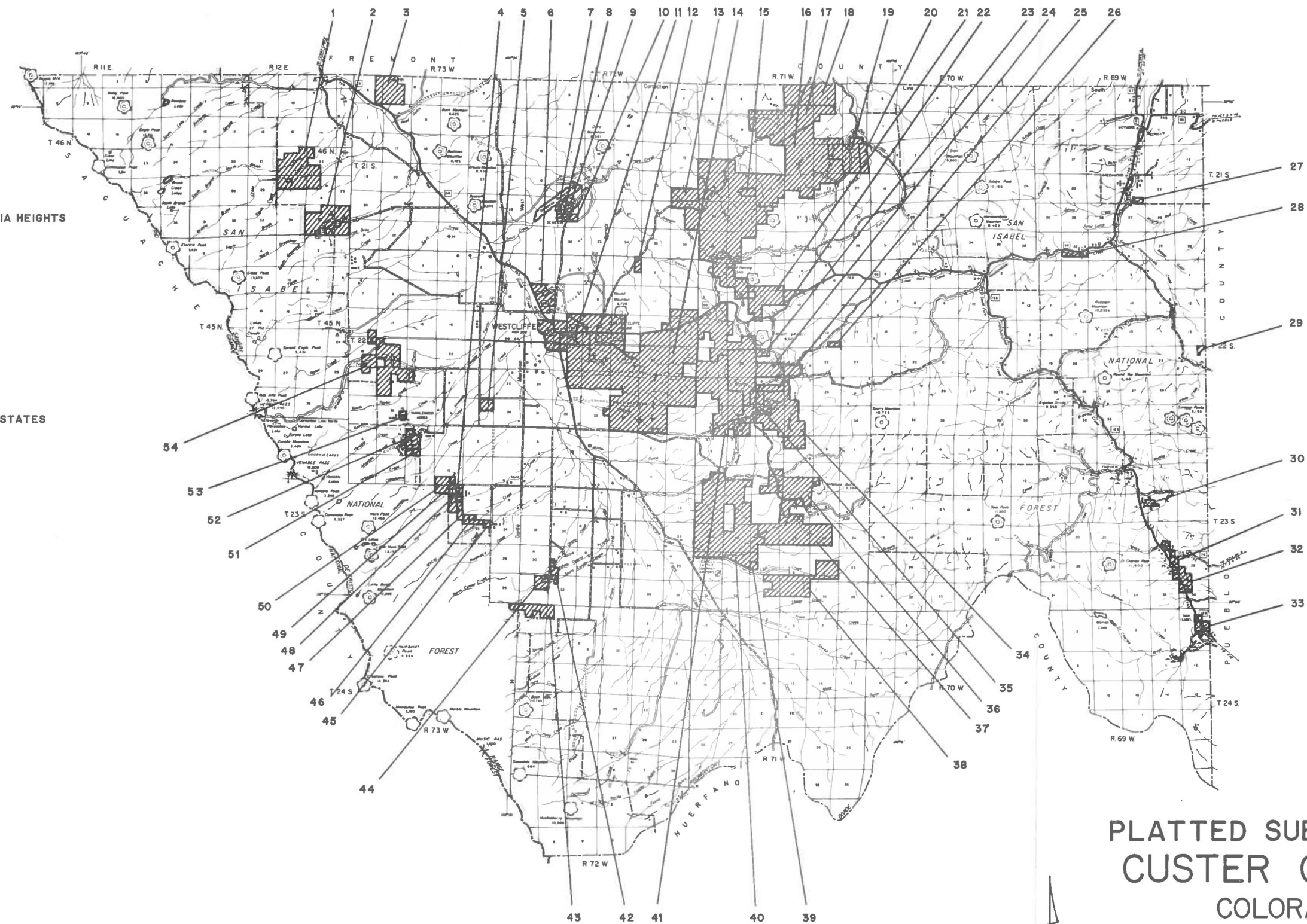
-  US FOREST SERVICE
-  BUREAU OF LAND MANAGEMENT
-  COLORADO STATE BOARD OF LAND COMMISSIONERS
-  MUNICIPAL
-  PRIVATE
-  COUNTY

LAND OWNERSHIP STATUS
CUSTER COUNTY
COLORADO



SCALE OF MILES
0 1/2 1 2 3 4

- 1 BRUSH CREEK ESTATES
- 2 MONTGOMER & JAGON
- 3 PONDEROSA HEIGHTS VICTORIA HEIGHTS
- 4 DR. CLARK
- 5 LEY
- 6 RANGEVIEW SITES
- 7 SIERRA CITY NO. 1
- 8 SIERRA CITY NOS. 2 & 3
- 9 LAKE DEWEESE RESORT
- 10 MOUNTAIN VIEW
- 11 VIVENDA PARQUE
- 12 GOLDEN ARROW VALLEY
- 13 SANGRE EAST
- 14 SILVER CLIFF ANNEXATION
- 15 ALTO MIRA ESTATES
- 16 SILVER CLIFF HEIGHTS
- 17 MCKINLEY MOUNTAIN RANCH ESTATES
- 18 MCKINLEY MOUNTAIN ESTATES
- 19 PONDEROSA PARK
- 20 SILVER CLIFF HEIGHTS
- 21 CRISTO VISTA
- 22 TEN ACRES SITES
- 23 QUERIDA
- 24 CRISTO VISTA
- 25 GAMERIDGE
- 26 ATLASTA
- 27 DELFS
- 28 SMITH
- 29 RED CLIFF ACRES
- 30 BALTHROPE
- 31 TARA-J
- 32 ASPEN ACRES
- 33 SAN ISABEL
- 34 BLUMENAU
- 35 ROSITA
- 36 EASTCLIFFE
- 37 ANTELOPE VALLEY
- 38 WESTCLIFFE RANCH
- 39 ANTELOPE VALLEY
- 40 CUERNA VERDE PINES
- 41 ROSITA HILLS
- 42 CHOCKKY
- 43 KELLING
- 44 STANTON
- 45 MACY
- 46 JUNIPER HILLS SOUTH
- 47 DIPERT
- 48 ZELLER
- 49 JUNIPER HILLS NORTH
- 50 SNOW RIDGE
- 51 ALPINE RANCH ACRES
- 52 ALPINE COLONY
- 53 TANGLEWOOD ACRES
- 54 CONQUISTADOR SKI AREA



PLATTED SUBDIVISIONS CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4

generally in two large areas in the county: one covering the eastern half of the county and the other largely composed of the Sangre de Cristo area in the western portion. There are some privately timbered lands, much National Forest land, some Bureau of Land Management holdings and public and private recreation areas such as Lake DeWeese and those smaller lakes found along the Sangre de Cristo range.

Urban Land

About 2 percent of the county can be considered urban or urbanizing. In this category are found business, residential and commercial land uses. These types of uses are located mainly in the two incorporated towns of Westcliffe and Silver Cliff but occurs to a lesser degree in a few other parts of the county.

In Westcliffe, business and service land uses are concentrated in a compact central business district with the larger part of developed area devoted to single-family homes. There are as well a number of compatible public and quasi-public uses which include the two county schools and the county courthouse. Heavy commercial and industrial uses in the town include trucking and highway maintenance operations. In all, approximately one-third of Westcliffe's total incorporated area is developed, and this development is compact and centralized within the town boundaries.

In Silver Cliff, business activity is generally highway-oriented; and thus, this land use is found along Highway 96. Residential uses, primarily single-family homes, are located generally south of the highway. Public facilities include an airport and a museum. There are large amounts of vacant land in the town located in and all around the developed area.

Lake Deweese, San Isabel and the Wetmore/Greenwood areas can be considered the other areas in some form of limited urbanization.

The existing land use in Custer County is primarily agricultural and open space. The goals for the county are to maintain the agricultural/ranching economy and to preserve the scenic qualities of the environment. Another goal is to contain the existing urbanizing areas. This is the pattern which has been set and this is the one which future use should adhere to.

SECTION 2

POPULATION .

The population of Custer County has been declining since 1940. Lack of employment opportunities in the county and a decline in mining has forced many people to seek opportunity elsewhere. The population table shows the county's population fluctuations for the last seventy-five years. A slight increase occurred in the last five years and may continue if services in the county can be improved and if recreational facilities, such as the Conquistador Ski Area, are developed to spur the local economy.

POPULATIONS AND PROJECTIONS (1900-1980)

YEAR	TOTAL
1900	2937
1910	1947
1920	2172
1930	2124
1940	2270
1950	1573
1960	1305
1970	1120
1975	1160
1976	1200
1977	1238
1978	1273
1979	1311
1980	1360

SOURCE: U.S. Bureau of Census and Upper Arkansas Area Council of Governments.

A moderate increase is predicted for the county based on a set of assumptions such as, maintenance of a predominantly agricultural base, a moderate growth in tourist trade, little or no expansion in manufacturing or fabricating industries, and a moderate growth in development within platted subdivisions as people change their residency status from seasonal to permanent.

DISTRIBUTION BY SEX AND AGE (1970)

AGE GROUP	MALE	FEMALE	TOTAL
Under 5 years	29	34	63
5 to 9 years	45	39	84
10 to 14 years	51	61	112
15 to 19 years	42	62	104
20 to 24 years	22	21	43
25 to 29 years	19	19	38
30 to 34 years	24	21	45
35 to 39 years	22	41	63
40 to 44 years	37	38	75

AGE GROUP	MALE	FEMALE	TOTAL
45 to 49 years	34	33	67
50 to 54 years	35	37	72
55 to 59 years	51	47	98
60 to 64 years	42	39	81
65 to 69 years	23	36	59
70 to 74 years	39	21	60
75 to 79 years	15	17	32
80 to 84 years	7	8	15
85 and over	6	3	9
	<u>543</u>	<u>577</u>	<u>1120</u>

Total Population 1970 - 1,120

SOURCE: 1970 U.S. Bureau of the Census

The age distribution table shows there is a relative lack of individuals in the 20 to 40 year age group which exemplifies the lack of employment opportunities in the county for those wishing to enter the job market.

Even if the population in Custer County increases according to the estimates in the projection table, there is no guarantee that this 20 -- 40 year age group will increase. The increase may very well occur in a higher age bracket where incomes are fixed by retirement or some other source. Any increase in population would mean an increase in necessary services and unless the county's revenue base is expanded to match growth and offer services to new populations the attractiveness of the area as a permanent home may be reduced. If the area does not attract people even the most conservative projections will be too high.

The population projections are limited to five years because it is felt that the uncertainty of the approval of the Conquistador Ski Area and the limitations on water availability in the county will have a marked effect on future development. Until these questions are satisfactorily answered any long range projections will not be viable. The fact that the county itself wishes to maintain an agricultural economy by its very nature limits a large population increase. The objective is to induce population increase but not at the expense of damaging the quality of the environment itself.

ECONOMY .

Because of the lack of employment opportunities in the county and the resultant lack of individuals in the most productive age group (20 to 40 years), incomes are relatively low. The Custer County Department of Social Services reports eighty families were low income in 1974 and were receiving welfare benefits of some type. The 1970 income status broke down as follows:

INCOME STATUS 1970

All Families	305
Less than \$1,000	15
\$1,000 to \$1,999	20
\$2,000 to \$2,999	26
\$3,000 to \$3,999	56
\$4,000 to \$4,999	46
\$5,000 to \$5,999	22
\$6,000 to \$6,999	36
\$7,000 to \$7,999	26
\$8,000 to \$8,999	6
\$9,000 to \$9,999	10
\$10,000 to \$11,999	6
\$12,000 to \$14,999	19
\$15,000 to \$24,999	12
\$25,000 to \$49,999	5
\$50,000 or more	--
Median Income	- \$4,772
Mean Income	- \$6,270
Per Capita Income of Persons	- \$2,213

SOURCE: U.S. Bureau of the Census 1970

1974 Per Capita Income of Persons - \$2,655 - estimated increase of 20% of 1970.

Custer County having an agriculturally based economy, employs much of its labor force in agriculturally oriented activities. Others are self-employed in a variety of occupations or work for the few employers within the county. About eighty individuals work outside the county in Pueblo, Canon City or Florence.

Employers in Custer County:

Custer County Government	23	full-time employees
Dan Camper Trucking	5	full-time employees
Custer County Consolidated Schools	36	full-time employees
Wet Mountain Tribune	1	full-time employee

About sixty-five people are employed by businesses in the county. The rest must be either self-employed or seek work outside the county. Employment for the county in 1970 was as follows:

EMPLOYMENT CHARACTERISTICS 1970

	PERCENT	NUMBER
All Workers	100.0	396
Working in County	75.3	298
Working Outside County	20.0	80
Place of Work (Not Reported)	4.7	18

SELECTED INDUSTRIES

INDUSTRY	PER CENT	NUMBER
Agriculture, Forestry, and Fisheries	40.3	158
Mining	0.0	0
Construction	5.1	20
Manufacturing	8.2	32
Railroads and Railway Express Service		0
Trucking Service and Warehousing	8.2	32
Communications		0
Utilities and Sanitary Service	3.6	14
Wholesale Trade		0
Food, Bakery, and Dairy Stores	2.6	10
Eating and Drink- ing places	1.3	5
Motor Vehicle Retailing and Service Stations	1.3	5
Other Retail Trade	3.8	19
Other Personal Services	2.8	11
Hospitals		0
Elementary, Second- ary Schools and Colleges - Government	2.3	9
Legal, Engineering, and Misc. Pro- fessional Service		0
Public Admin.	13.0	51
Other (NEC)	6.5	26
Total Employed (16 years and older)	100.0	392

Employment opportunities in the county will have to be improved to encourage young people to remain there and not migrate to more developed areas in surrounding counties. It is not just a matter of subdivisions and homes which are a good place to live but of other opportunities as well.

The County will have to analyze its potential in terms of providing employment opportunities for its present residents and to attract new permanent ones. It should look into its recreation resource potential as its most promising industry and try to expand its employment base by utilizing it to a greater extent than it does at present. Recreation may not be the county's only asset, but at this time it appears the most promising.

HOUSING

The current housing situation in Custer County based on available information is in good shape. In 1974 a total of 710 units were surveyed and rated by appearance. Surveys were conducted for the communities of Westcliffe, Silver Cliff, Wetmore/Greenwood, and San Isabel to determine the condition of housing in the major population centers. A two digit system was devised to indicate housing types and conditions.

RATING SYSTEM:

Type of Structure

DIGIT	TYPE
1	Single Family Dwelling
2	Mobile Home
3	Multiple Family Dwelling

Condition of Structure

DIGIT	CONDITION
1	Good - Few or no visible defects. Structurally sound
2	Adequate - In need of some repair Small defects in structure
3	Poor - In need of major repair Severe defects in structure

Maps of Westcliffe and Silver Cliff are included indicating the housing location, condition and type in these communities. Maps for the Wetmore/Greenwood area or for San Isabel were not available, but a general location map of the two areas is included. The results of the four heavily populated area surveys were as follows:

WESTCLIFFE (Total Units - 126)

TYPE	(1) GOOD	(2) ADEQUATE	(3) POOR
(1) Single Family	110	9	3
(2) Mobile Home	4	0	0
(3) Multiple Family	0	0	0
Total Units	114	9	3
Percent	91	7	2

SILVER CLIFF (Total Units 110)

TYPE	(1) GOOD	(2) ADEQUATE	(3) POOR
(1) Single Family	67	11	10
(2) Mobile Home	19	3	0
(3) Multiple Family	0	0	0
Total Units	86	14	10
Percent	78	13	9

WETMORE/GREENWOOD (Total Units 77)

TYPE	(1) GOOD	(2) ADEQUATE	(3) POOR
(1) Single Family	43	21	4
(2) Mobile Home	7	2	0
(3) Multiple Family	0	0	0
Total Units	50	23	4
Percent	65	30	5

SAN ISABEL (Total Units 100)

TYPE	(1) GOOD	(2) ADEQUATE	(3) POOR
(1) Single Family	64	21	4
(2) Mobile Home	2	6	3
(3) Multiple Family	0	0	0
Total Units	66	27	7
Percent	66	27	7

Housing in the four areas is in generally good condition with only five percent of the 413 units surveyed found to be in poor condition and in need of major repair.

MAJOR POPULATION CENTER Units Surveyed

CONDITION	NUMBER	PERCENT
Good	316	77
Adequate	73	18
Poor	24	5
Total	413	100

In addition to these four specific areas, an attempt was made to survey the rest of the county and a total of 297 other units were rated. These 297 units not found in densely populated areas were rated as follows:

CONDITION	NUMBER	PERCENT
Good	60	20
Adequate	200	67
Poor	37	13
Total	297	100

RUBY									
74	75	76	77	78	79	80	81	82	83
73	60	76							
SPENCER									
72	61	59							
BELFORD									
71	62	58							
FRANKLIN									
70	63	57							
69	64	56							
68	65	55							
67	66	54							
75	77	78							

FIRST DIGIT REPRESENTS: 1-SINGLE FAMILY DWELLING 2-MOBILE HOME 3-MULTIPLE FAMILY

SECOND DIGIT REPRESENTS: 1-GOOD CONDITION 2-ADEQUATE CONDITION 3-POOR CONDITION

The Town of Silver Cliff situated on the South half of Section 16 and 17, the Northeast quarter of Section 18 and the Southeast quarter of Section 19, Township 36 North and Range 10 West, T. 36 N. R. 10 W. S. 16 E. S. 17 E. S. 18 E. S. 19 E.

BLOCKS EAST OF FRENCH STREET 216 x 216 FEET
LOTS 48 FT. x 100 FT. STREETS 66 FT. WIDE ALLEYS 16 FT. WIDE
BLOCKS WEST OF FRENCH STREET 216 x 400 FEET
LOTS 25 and 50 x 100 FT. STREETS 66 FT. WIDE EXCEPT
MILL & FLEETWOOD STREETS ALLEYS 16 FT. WIDE.

SCALE 1" = 100'

CLARENCE									
48	49	47							
50	51	52							
CLIFF									
21	22	23							
MAIN									
13	14	15							
OHIO									
11	12	13							
BROADWAY									
11	12	13							
SOUTH									
21	22	23							
FIRST									
21	22	23							
SECOND									
11	12	13							
THIRD									
11	12	13							

HOUSING CONDITION MAP OF SILVER CLIFF

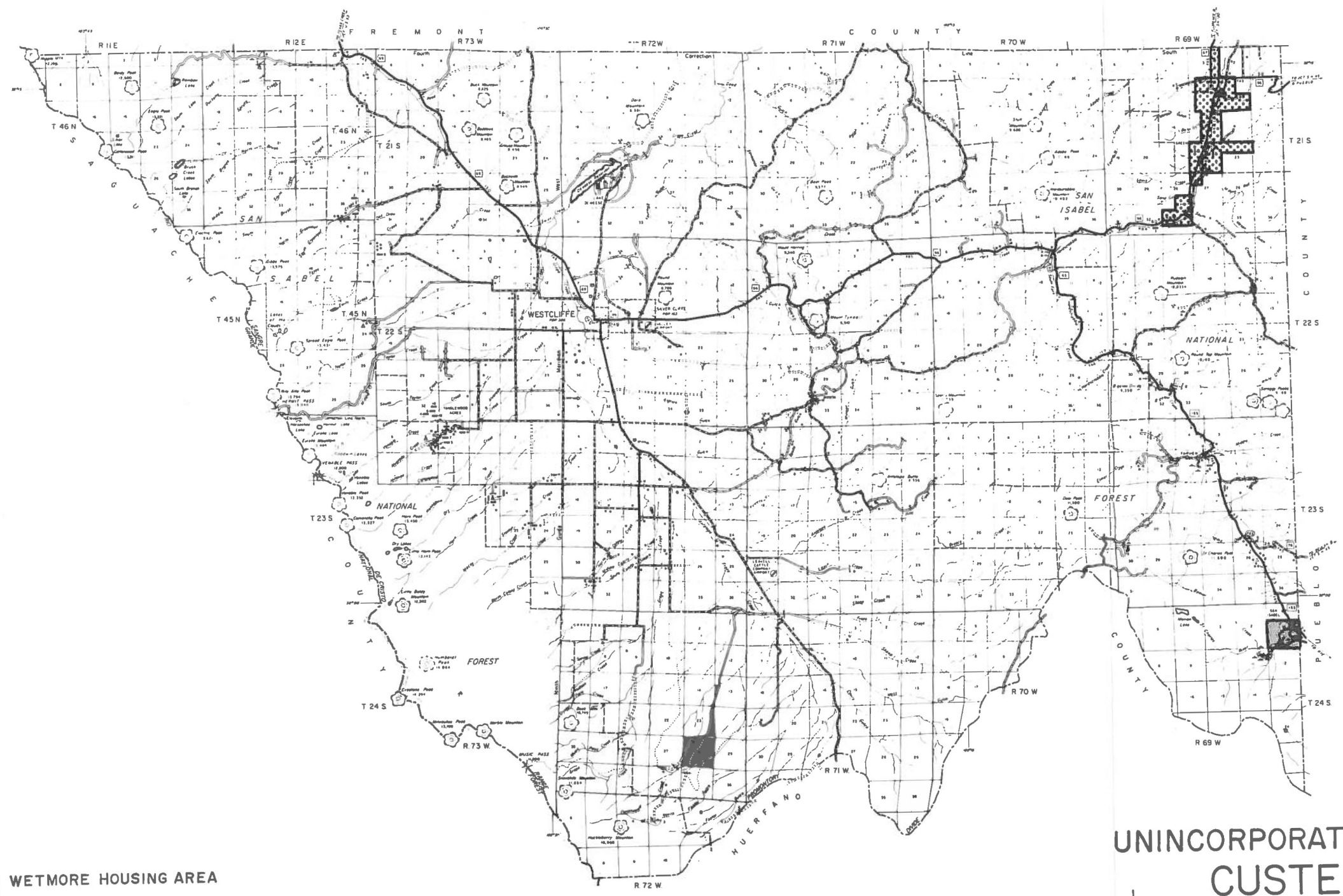
CUSTER COUNTY, COLORADO



RECORDED FROM ORIGINAL PLAT BY SOUTHERN COLORADO ENGINEERING CO.
JANUARY 22, 1965

State of Colorado
County of Custer
C. R. Mahoney and Frank J. Bell having duly been examined the plat of the Housing Condition Map of Silver Cliff, Colorado, and certify that the same is a true and correct copy of the original plat as the same was presented to the County Clerk for recording and that the same is a true and correct copy of the original plat as the same was presented to the County Clerk for recording and that the same is a true and correct copy of the original plat as the same was presented to the County Clerk for recording.

Subscribed and sworn to before me this 22nd day of March, A. D. 1965.
Notary Public for the State of Colorado

SMITH									
11	12	13							
14	15	16							
BUTLER									
11	12	13							
BROWN									
11	12	13							
PROSPECT									
11	12	13							
EAST									
11	12	13							
A									
11	12	13							
B									
11	12	13							
C									
11	12	13							
D									
11	12	13							
E									
11	12	13							
F									
11	12	13							



-  WETMORE HOUSING AREA
-  SAN ISABEL HOUSING AREA

UNINCORPORATED HOUSING AREAS
CUSTER COUNTY
COLORADO



SCALE OF MILES
0 1/2 1 2 3 4

The units found in more unpopulated areas had a higher percentage rated poor, but generally the units are adequate and need only minor repair work to bring them into good condition. The overall housing picture for the county based on this survey shows:

CONDITION	NUMBER	PERCENT
Good	376	53
Adequate	273	38
Poor	61	9
Total	710	100

In Custer County 91 percent of the units surveyed were in relatively good structural condition needing only minor repair work. This reflects favorably on the residents in terms of upkeep since a majority of the housing was constructed prior to 1939. The U.S. Department of Commerce in a 1970 study determined the age of the structures in the county.

CUSTER COUNTY	YEAR STRUCTURE BUILT	
	NUMBER	STRUCTURE/YEAR
1939 or Earlier	470	57.0
1940-1949	44	4.4
1950-1959	94	9.4
1960-1964	66	13.2
1965-1968	46	11.5
1969-1970	9	4.5

Since 1971 there has been increased activity in the issuance of building permits in the county. But it is difficult to say based on this whether or not there has been an actual increase in building activity.

CUSTER COUNTY BUILDING PERMITS

<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
22	109	116	49	--

SEWAGE PERMITS

13	21	9	--	--
----	----	---	----	----

There has been extensive subdivision activity taking place in the county and speculation on future development is evident. The population of the county will increase because of the newly formed Round Mountain Water and Sanitation District and the proposed Conquistador Ski Area. New and replacement housing will be required but at a low rate. A conservative, but realistic estimate of population by 1980 is 1360 people. Using this figure the number of new units needed in the county will be 140 by 1980.

We arrived at this figure by using the 710 unit figure of 1974 and a number per unit of 1.6 persons.

TOTAL HOUSING UNITS

UNITS 1974	#/UNIT	UNIT 1980	TOTAL UNITS NEEDED
710	1.6	850	140
POPULATION 1974 1120		POPULATION 1980 1360	

SURPLUS AND DEFICIENCY

UNITS NEEDED PER YEAR	1970-1974 ACTUAL AVERAGE YEARLY STARTS	DEFICIENCY PER YEAR
23	7	16

Based on the conservative population growth projection sixteen additional housing units per year will be required until 1980. The figure is low but we feel realistic due to the uncertainty of adequate water supplies, lack of employment opportunity, and uncertainty of the approval of the proposed Conquistador Ski Area. The median income for residents in the county in 1970 was \$4772.00. If we can assume even a twenty percent increase in this figure for 1975 it would then be \$5726.00 still well below the amount required for a conventional type mortgage for new construction or a loan for major improvements. Naturally some residents can qualify for conventional loans but the rest must rely on other sources. Since the entire county is classified as rural any type of assistance must come from programs directed toward rural areas. The primary source of assistance for Custer County residents is the Farmers Home Administration. The following is a compilation of current programs available to residents in Custer County:

Farmers Home Administration

Rural Housing Loan

Section 502

Authorization: Under Section 502 of the Housing Act of 1949, as amended, and Title V of the Housing and Community Development Act of 1974, the Farmers Home Administration is authorized to make Home Ownership Loans in rural areas to provide decent, safe and sanitary housing. Any town or city with a population of 11,000 or less are eligible for Farmers Home Programs. Towns and

cities with a population over 10,000 and up to 20,000 are also eligible for Farmers Home Programs if the Secretary of Agriculture and the Secretary of the Department of Housing and Urban Development determine that there is a serious lack of mortgage credit in those communities.

Purpose: Loan funds may be used to construct, improve or relocate a dwelling, to buy an existing house and lot, to provide a water supply and sewage disposal facilities.

Eligibility: Loans are provided by FmHA directly to applicants who are without sufficient resources to provide on their own account the necessary housing, and related facilities and are unable to secure the necessary credit from other sources upon terms and conditions which they could be expected to fulfill.

Terms: The 502 loan can be made to individuals over a 33 year period. Maximum interest rate is 8 1/2 % (As of 2/28/75). Individuals who are eligible for Interest Credit, can pay as low as 1% interest, depending on their income.

Amount That Can Be Borrowed: FmHA has not set a ceiling on the amount of funds a family can borrow. However, the size of the loan is limited to the amount necessary to provide adequate housing, modest in size, design and cost.

Section 504

Authorization: Under Section 504 of the Housing Act of 1949, as amended, and Title V of the Housing and Community Development Act of 1974, the Farmers Home Administration is authorized to assist owner-occupants who do not qualify for Section 502 loans to repair or improve their dwellings in order to make such dwelling safe and sanitary and remove hazards to the health or the occupants, their families or the community.

Purpose: Funds may be used to repair a roof, supply screens, repair or provide structural supports, provide a convenient and sanitary water supply, provide toilet facilities, add a room to an existing house when the addition is necessary to the family's health, make other similar repairs and improvements, pay related fees to expenses (i.e., for technical services and reasonable connection fees for water, waste disposal, electricity or gas).

Eligibility: Loans are provided by FmHA directly to families who lack sufficient income to qualify for the FmHA Section 502 loan program, and whose income prospects show little chance for improving enough to repay a 502 loan.

Terms: The 504 loan is made for a period of 10 to 20 years and can bear an interest rate of 1%.

Amount That Can Be Borrowed: The maximum of \$5,000 can be borrowed to improve an individuals home. Loans of \$1,500. or less have to be repayed in 10 years. Loans between \$1,500 and \$2,500 are repayable in 15 years. Loans over \$2,500 are repayable in 20 years.

Section 515

Authorization: Under Section 515 of the Housing Act of 1949, as amended, and Title V of the Housing and Community Development Act of 1974, the Farmers Home Administration is authorized to make loans in rural areas to provide decent, safe, and sanitary rental housing for persons with low or moderate incomes and for persons age 62 or older.

Purpose: Loan funds may be used to acquire land, construct, purchase or repair rental housing and related facilities. New construction is generally emphasized, as is apartment-style construction, such as duplexed, garden-type, or similar multi-unit housing. Related facilities may include recreation or community centers, central cooking and dining facilities, small infirmaries, laundry facilities, and other essential facilities such as central heating, sewage disposal, streets and water systems.

Funds may also be used to purchase major household appliances such as stoves, refrigerators and laundry equipment; to pay fees for legal, architectural, engineering and other technical and consulting services; and to pay interest which will accrue on the loan during the construction period or to pay interest and other customary charges necessary to obtain interim financing. In, addition, initial operating expenses up to 2% of the development costs can also be included in FmHA loan.

Eligibility: Public bodies (Local Public Housing Authorities). Broadly and locally based non-profit organizations.

Terms: Maximum repayment period is 40 years for non-elderly units and 50 years for elderly units. Maximum interest rate is 8 1/2% (As of 2.28.75). Loans to non-profit organizations and public bodies can bear an interest rate as low as 1% interest.

Amount That Can Be Borrowed: No limited amount.

Housing Under Title II

Department of Housing and Urban Development

Section 8 - Low Income Housing Assistance Program

The new Title II, Section 8 "Lower Income Housing Assistance Program" is the primary housing program to emerge from the Housing and Community Development Act of 1974. It is a modified version of the old Section 23 Leased Housing Program. Section 8 will subsidize rents through housing assistance payments (HAP) to owners of units which are occupied by low income families and elderly individuals.

Section 8 is HUD's major effort in Rural Areas as well as Urban.

A. General Program

Section 8 directs HUD to provide subsidy funds to cover the difference between the family contribution and the unit's "Fair Market Rent". While Section 8 requires that at least 30% of the units be provided for very low-income families (families whose incomes do not exceed 50% of the median income in the area), it also opens up the program for more moderate families. Initial occupancy is restricted to those families defined as "low-income" (those whose income does not exceed 80% of the median income of the area).

B. Housing Assistance Payments (HAP)

The amount of HAP is the difference between the family's contribution (family must pay 15%-25% of gross income) and the unit rental which cannot exceed the Fair Market rent established by HUD for each area.

C. Existing Housing

The Secretary of HUD is authorized to contract with public housing agencies and these agencies may contract with owners of existing dwelling units.

The contract for assistance payments shall be for a term of not less than one month or more than 180 months (15 years).

The selection of the tenant shall be the function of the owners, subject to the provision of the annual contributions contract and the public housing agency.

The public housing agency shall give notice to vacate.

D. New Construction

The Secretary of HUD is authorized to make assistance payments contracts directly with owners or prospective owners who agree to construct dwelling units for occupancy by "lower income families," or, the Secretary may also enter into an annual contributions contract with public housing agencies.

Terms of the assistance payments shall be for no less than one month or no more than 240 months (20 years), except in the case of a project owned by, or financed by a loan or loan guarantee of a state or local agency, the term may not exceed 480 months (40 years).

Eligible sponsors (owners) shall include private builder-developers, cooperatives and public agencies.

Custer County is currently involved in a winterization program whereby the elderly and/or handicapped residents can apply for aid in the form of materials and labor to insulate and winterize their homes. This program is currently underway as a demonstration program. The reason that Custer County was chosen for this program is that there are no local suppliers of coal or other heating fuels in the county. If the program is a success it may be expanded at a later date.

The Colorado State Division of Housing may also be a source of funding for housing assistance. In the past it has been primarily concerned with rehabilitation and construction of housing for year round and seasonal agricultural workers but also devotes efforts toward elderly and low income family housing construction and rehabilitation in rural communities. The need for this type of assistance in Custer County may increase as its recreation potential is developed. The Division of Housing in a report issued in October 1974 states:

In other Rural activities, the Division can devote more efforts to the increasing volume of proposals for elderly and low-income family housing construction and rehabilitation in rural communities. Demand for these projects is rising sharply. One major element of the demand comes from stable communities which want to alleviate poor conditions for their elderly while at the same time providing opportunities for young families to purchase and up-grade the older homes becoming available. The other major element of this demand is from rural housing cost and availability problems for lower and middle income families. This potential demand is

greatest where energy and recreation development are being super-imposed on agricultural economies. Needs of resident elderly households and service workers are most acute. This demand is expected to become more intense during and after Fiscal 1975-76.

Considering the county's recreation potential it may become a prime beneficiary of state housing assistance in this area.

The assistance programs can help improve the existing and future housing conditions in the county. That they are available to residents of the county who need and qualify should be made known as part of a housing program. A sample brochure indicating some of the current available assistance is included in this section and will be mailed to residents at a later date to begin implementation of the housing program. Local housing coordinators and other representatives should be made available to the people desiring to take advantage of the programs to give assistance in application procedure and follow-up on applications.

These programs can be used to improve, replace or construct new units either owned or rented and can help satisfy the projected number of units needed in the future. The need for a major housing effort in the county at this point is not necessary. If the county begins to develop later, housing will become more important and greater efforts will be required. But for now the lack of employment opportunity will tend to keep growth at a low rate and immigration will be minimal. For the most part the programs are directed to those in the county who must improve or replace what they already have.

For the future Custer County may want to consider establishing a Housing Authority or it may, along with neighboring counties, consider the establishment of a regional housing authority.

UTILITIES

Electric Facilities -

There are three electrical utility companies servicing Custer County. They are the Southern Colorado Power Company (S.C.P. Co.), the Sangre De Cristo Electric Association (SDCEA) and the San Isabel Electric Association (SIEA), SDCEA has two major transmission lines entering Custer County from Fremont County. S.C.P. Co. has three major transmission lines entering the county from the north. These two companies both use the two electrical substations located in Westcliffe and Querida, San Isabel Electric Association services the eastern end of the county with electrical power. Their transmission lines enter Custer County at Wetmore from Portland in Fremont County and parallel Highway 96 south to the National Forest. Another point of entry is from Pueblo County toward San Isabel City and along Highway 165.

Water/Sewer Facilities -

The Westcliffe-Silver Cliff Area is the only area of Custer County which has central water and sewage systems. Elsewhere in the county all development utilizes individual wells and septic systems.

Round Mountain Water and Sanitation District -

Silver Cliff and Westcliffe have existed side by side, as separate legal entities, having two physically removed water systems. Until recently both communities had adequate water supplies in terms of domestic need but water consumption per capita has increased markedly in both communities. The fire protection available in either community is being reduced annually due to the fact of increased domestic consumption. The most alarming fact is that previously accessible water supplies may be lost to Silver Cliff. These factors along with a population decline and the economies of the area have motivated the communities to cooperate in a common water system. The result is the Round Mountain Water and Sanitation District.

The Round Mountain Water and Sanitation District was formed in 1969, encompasses a land area of 466 acres and comprises portions of Westcliffe and Silver Cliff.

Physically, the District is nearly a rectangular area about 1-1/2 miles wide in an east-west direction by 1/2 mile wide in a north-south direction. The undeveloped land corridor between the two towns has been platted into various residential and commercial tracts under the name of Vivienda

ELIGIBILITY: Public bodies (Local Public Housing Authorities). Broadly and locally based non-profit organizations.

TERMS: Maximum repayment period is 40 years for non-elderly units and 50 years for elderly units. Maximum interest rate is 8½% (As of 2/28/75). Loans to non-profit organizations and public bodies can bear an interest rate as low as 1% interest.

AMOUNT THAT CAN BE BORROWED: No limited amount.

Section 8 is HUD's Major effort in Rural Areas as well as Urban.

General Program

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Housing Assistance Payments (HAP)

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Section 8 will subsidize rents through housing assistance payments (HAP) to owners of units which are occupied by low-income families and elderly individuals.

WINTERIZATION

Custer County has been selected to participate in a demonstration program called "winterization". This program would enable the elderly, handicapped and disadvantaged citizens to make moderate repairs and insulate their home at low cost. The overall results will be a substantial savings on the cost of heating. Further information will be distributed in the community at a later date.

Whom to contact:

Farmers Home Administration -
Pueblo, Colorado

Nancy Carlson - 783-2528

HOUSING ASSISTANCE

AVAILABLE TO THE RESIDENTS

OF CUSTER COUNTY

Prepared by the

Upper Arkansas Area

Council of Governments

Farmers Home Administration

Programs

Section 502

PURPOSE: Loan funds may be used to construct, improve or relocate a dwelling, to buy an existing house and lot, to provide a water supply and sewage disposal facilities.

ELIGIBILITY: Loans are provided by FmHA directly to applicants who are without sufficient resources to provide on their own account the necessary housing, and related facilities and are unable to secure the necessary credit from other sources upon terms and conditions which they could be expected to fulfill.

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Farmers Home Administration

Programs

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ELIGIBILITY: Loans are provided by FmHA Section 504 loan program, and whose income prospects show little chance for improving enough to repay a 504 loan.

TERMS: The 504 loan is made for a period of 10 to 20 years and can bear an interest rate of 1%.

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Farmers Home Administration

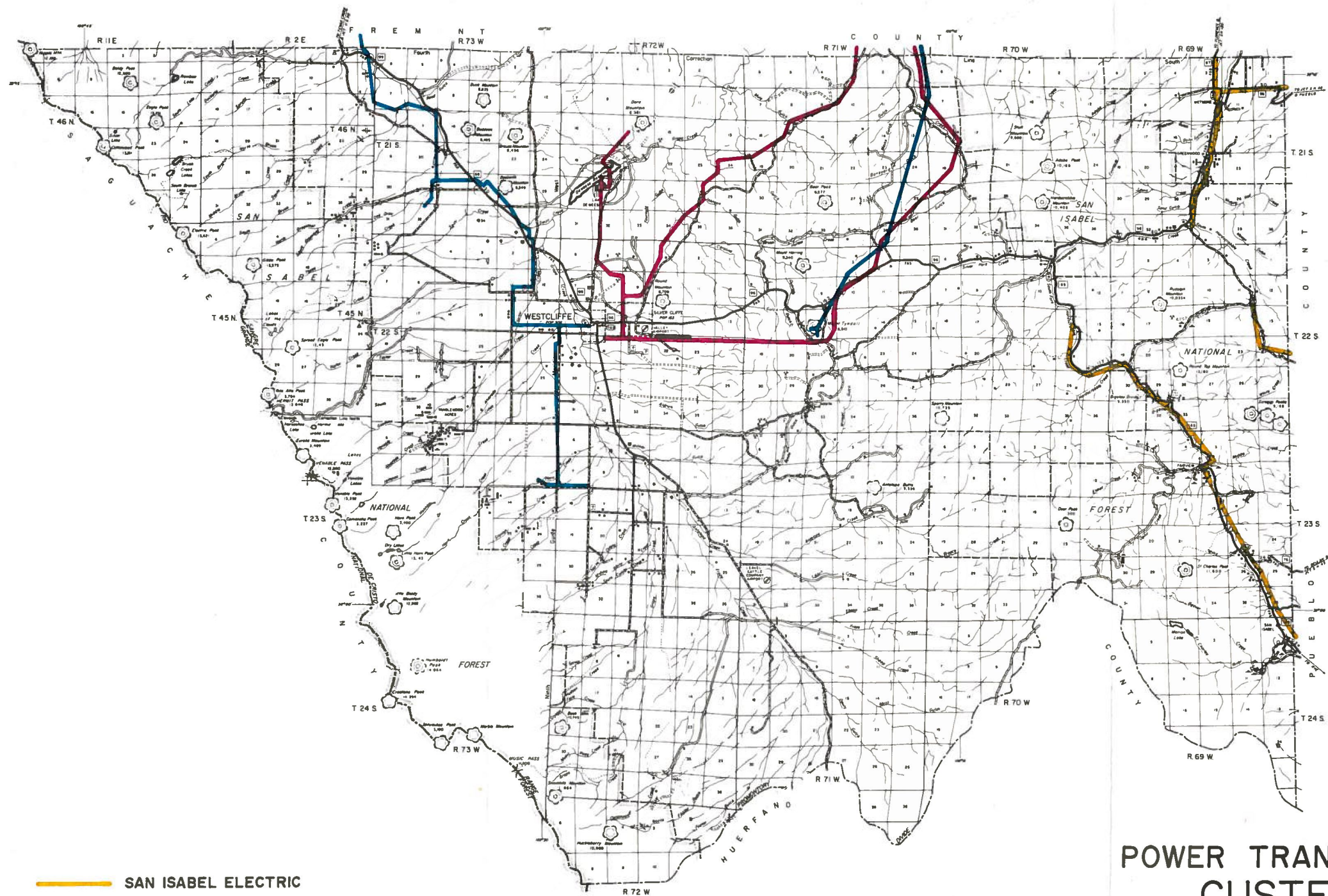
Programs

Section 515

PURPOSE: Loan funds may be used to acquire land, construct purchase or repair rental housing and related facilities. New construction is generally emphasized, as is apartment-style construction, such as duplexed, garden-type, or similar multi-unit housing. Related facilities may include recreation or community center; central cooking and dining facilities, small infirmaries, laundry facilities, and other essential facilities such as central heating, sewage disposal, streets and other systems.

Funds may also be used to purchase major household appliances such as stoves, refrigerators and laundry equipment; to pay fees for legal, architectural, engineering and other technical and consulting services; and to pay interest which will accrue on the loan during the construction period or to pay interest and other customary charges necessary to obtain interim financing. In, addition, initial operating expenses up to 2% of the development costs can also be included in the FmHA loan.

(continued)



- SAN ISABEL ELECTRIC
- SOUTHERN COLORADO POWER
- SANGRE DE CRISTO ELECTRIC
- VALLEY AIRPORT

POWER TRANSMISSION LINES CUSTER COUNTY COLORADO



SCALE OF MILES
0 1/2 1 2 3 4

Parque Subdivision. Through recent annexations, the total incorporated land area of either town is a far greater area than that of the Round Mountain District.

The old Silver Cliff water system dates from about 1880. A distribution network of cast-iron and steel water mains totalling some 20,000 linear feet makes up a gravity system furnishing potable water to a resident population of 120 persons and an itinerant summertime residential population.

Prior to 1957, the sole source of water supply for Silver Cliff was from shallow wells situated in the Grape Creek drainage basin southwest of the town of Westcliffe. Silver Cliff utilized this supply by virtue of a 100 year lease which will expire in 1979. This Grape Creek supply is described as a 1.70 cubic feet per second (763 gallons per minute) water right established in 1880. In the summer of 1957, Silver Cliff developed other water supplies and began to discontinue use of the Grape Creek supplies. However, until most recently, a sometime use of the Grape Creek supply has been found necessary in conjunction with the newer supplies to meet peak demands in Silver Cliff.

The above mentioned "other water supplies" are now considered as the municipal water supplies for Silver Cliff. These supplies are found in an old abandoned mine-shaft located east of town. A subterranean reservoir is maintained by groundwater seepage. The adjudicated right to these waters (priority date, August 1, 1957) is 0.22 cubic feet per second or 100 gallons per minute. This volume is less than the 1.00 cfs conditional decree associated with the source in 1957. This 0.22 cfs was decreed because that volume is precisely equal to the maximum rate at which water can be withdrawn from the supply since its development.

Early in 1973 Silver Cliff obtained a conditional decree of 1.0 cubic feet per second (448.8 gallons per minute) for the development of new water supply system. Established rights will depend on volumes actually able to be taken provided they do not exceed 1.0 cfs. At this time, the volume yielded is approximately .3 cubic feet per second.

The Westcliffe water system is not quite as old as that in Silver Cliff. It dates from about 1920. Adjacent to this older system is a new distribution system constructed to serve the Vivienda Parque Subdivision. From both the old and new distribution lines of the Westcliffe system, a resident population of 260 persons is served through 120 taps. As with Silver Cliff, Westcliffe caters to a variable summertime populace. The Vivienda Parque Subdivision presently contains only one or two homes.

The Westcliffe water supply is obtained from three shallow wells located in the basement of a municipal building at Rosita Avenue and Seventh Street in the eastern edge of the town. The adjudicated (1971) water rights, with priority dates synonymous with their development for all three wells, totals 2.11 cubic feet per second.

WESTCLIFFE/SILVER CLIFF WATER RIGHTS

Name	Amount	Priority Date
Westcliffe Municipal Well #1	.69 cfs	7/1/20
Westcliffe Municipal Well #2	.69 cfs	7/1/20
Westcliffe Municipal Well #3	.78 cfs	7/1/56
Silver Cliff Municipal Well #1	.22 cfs	8/1/57
Silver Cliff Municipal Well #2	1.0 cfs (conditional .3 cfs to date)	1973
Additional Rights:		
100 year lease due to expire in 1979	1.70 cfs	1880

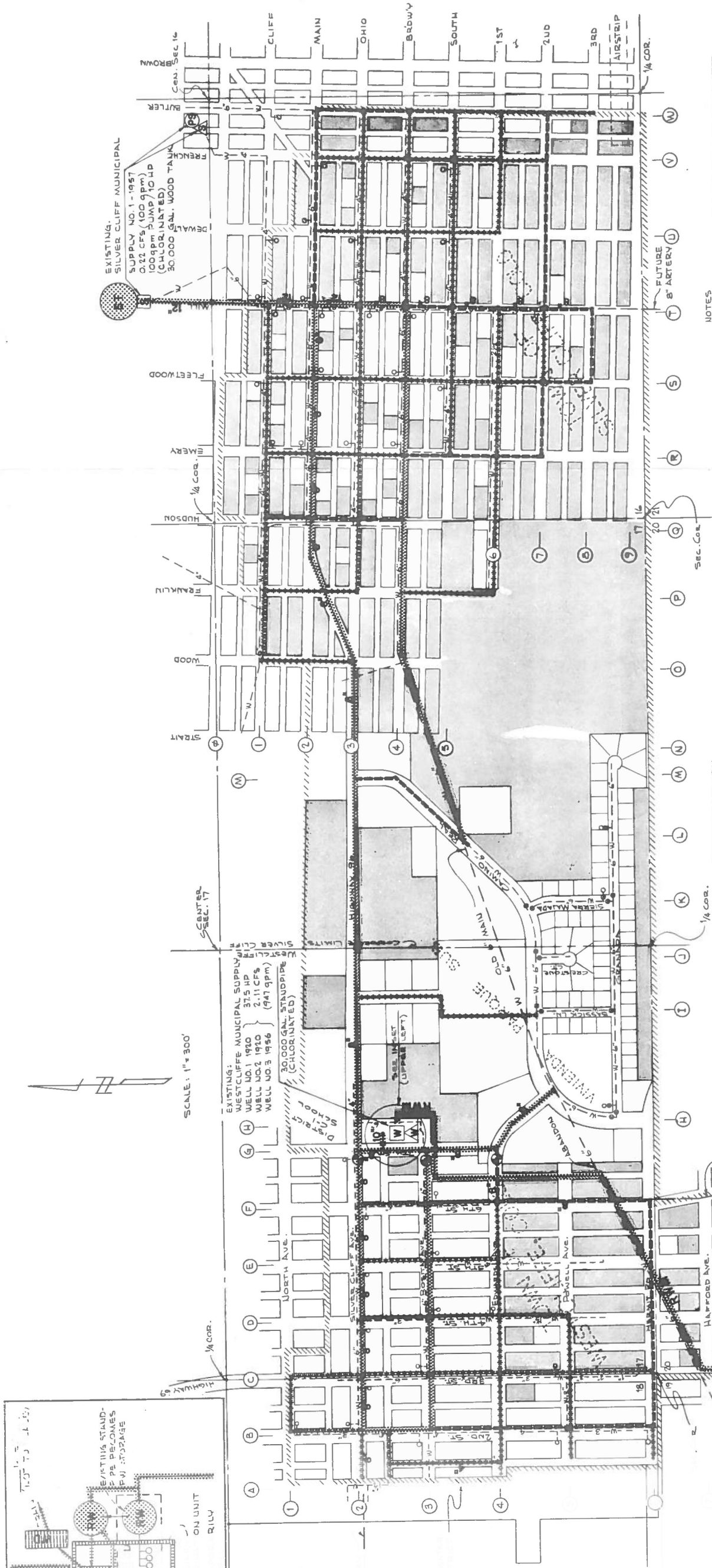
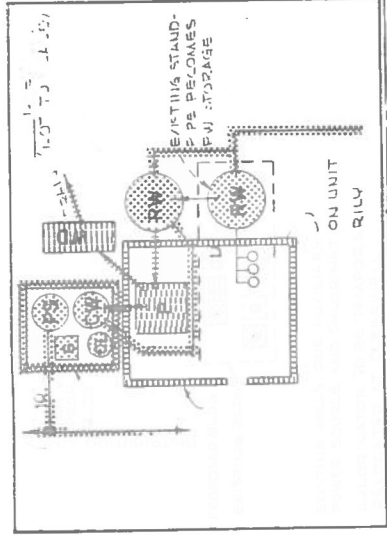
SOURCE: Division of Water Resources

In July, 1974, the District applied for a municipal well permit but was denied on the grounds that the aquifer tapped was a tributary of the Arkansas River. There was discussion that the aquifer might have been isolated from the Arkansas but data has not yet been established to validate this possibility. The District should attempt to obtain this data if they feel certain enough that the aquifer is in fact isolated. If it is, they could have a first water right on this unappropriated source and could insure adequate water for the communities. But, at this time the conflict has not been resolved.





According to at "Water Facilities Study" done by the firm of McIntire and Quiros in 1974, the existing supplies, including those under development, seem adequate for present needs but only from the standpoint of decreed volumes and equivalent possible rates. If the water is continually available and it can be tapped as needed, then supplies for the District are adequate for current needs. But the supplies under development are not certain and the District does not have very early priority dates. This could lead to problems during the irrigation season when there is normally a shortage of water. In terms of development the uncertainty of available water in the Westcliffe/Silver Cliff area will have a negative impact on future growth.

A comparison of the included platted subdivision map and the potential ground water map shows that much of the subdivision development occurs in areas where little or no ground water is available.

Although the District may have adequate supplies to meet its own needs, the subdivision developments in the area around Silver Cliff will be hard pressed for water if new sources are not found to meet their needs. At this time, the Round Mountain District cannot be relied on to provide the additional water. In the future, developers should be required to show proof of adequate water sources before any new subdivisions are approved. The number of subdivisions should not be allowed to outrun the supply of water which seems to be the case at present. The uncertainty which the District presently faces is now extended to all the subdivisions.



NOTES

1. PHASE ONE CONSTRUCTION INDICATED BY 
PHASE TWO CONSTRUCTION INDICATED BY 
PHASE THREE CONSTRUCTION INDICATED BY 
PHASE FOUR CONSTRUCTION INDICATED BY 
2. RELATED CONSTRUCTION (INCLUDING BUT NOT LIMITED TO THOSE ITEMS TABULATED BELOW) IS NOT INDICATED ON THE PLAN.
MISCELLANEOUS CONSTRUCTION (ALL PHASES) NOT SHOWN:
A. RECONSTRUCTION OF EXISTING UTILITIES
B. RELOCATION OF EXISTING UTILITIES
C. GATES VALVES, CHECK VALVES, FIRE & FLUSHING HYDRANTS, BLOWOFFS, ETC.
D. ELECTRICAL POWER LINES FOR SERVICE TO PUMPS PLANT AND BUILDINGS.
E. TELEMETRY AND COMMUNICATIONS SYSTEMS.
F. BUILDING WATER, SEWER, AND ENVIRONMENTAL SYSTEMS.
G. SERVICE LINES AND METERS.
H. FUTURE GALLERY SYSTEM PUMPING FACILITIES.
I. FUTURE PUMPING FACILITIES AT GRAPE CREEK SUPPLY SOURCE PLUS NEW LINES.

SYMBOL REPRESENTATION

- 6" --- W --- EXISTING WATER MAINS & LINES
--- 12" --- EXISTING FIRE HYDRANT & GATE VALVE
[W] WESTCLIFFE EXISTING ELEVATED STORAGE (30,000 GAL EACH)
[S] SILVER CLIFF
[A] WESTCLIFFE
[A] SILVER CLIFF
[A] COORDINATES RELATING TO DESIGN ANALYSES
[A] DISTRICT BOUNDARY
[A] SHADED AREA IS UNDEVELOPED OR VACANT LAND
[A] PROPOSED NEW WATER LINES (ALL 6" DIA. UNLESS NOTED)
[PS] PROPOSED PUMPING STATION
[PS] 100 gpm / 50 HP INITIALLY AT GALLERY
[PS] 2-500 gpm / 50 HP AT PLANT CLEARWELL
[PS] PROPOSED RAW-WATER STORAGE
[PS] 50,000 GAL. AT PLANT SITE
[PS] 30,000 GAL. EXISTING STANDPIPE
[PS] PROPOSED WATER TREATMENT PLANT
[PS] 2-550 gpm PACKAGE UNITS
[P] PROPOSED PLANT WASTE-WATER (BACKWASH) DISPOSAL SYSTEM
[ST] PROPOSED TREATED WATER STORAGE
[ST] 240,000 GAL.
[CL] PROPOSED PRESSURE REDUCING STATION
[CL] PROPOSED RELOCATION WESTCLIFFE CHLORINATING UNITS
[CW] PROPOSED 12,000 GAL. CLEARWELL
[E] PROPOSED MASTER ELECTRICAL CONTROL SYSTEM
[E] PROPOSED AUXILIARY POWER SOURCE
[RWM] PROPOSED RAW-WATER SUPPLY MAIN

EXISTING:
SILVER CLIFF GALLERY SYSTEM
12,000 GAL. COLLECTION TANK
& LINES (MUNICIPAL SUPPLY
NO. 2 1973) CONDITIONAL DECREE
1.0 CFS.



EXISTING:
SILVER CLIFF MUNICIPAL SUPPLY
WELL NO. 1 1970 375 HP
WELL NO. 2 1970 2.11 CFS
WELL NO. 3 1956 (947 gpm)
30,000 GAL. STANDPIPE
(CHLORINATED)

Solid Waste Disposal -

In Custer County there is one major landfill site. It is located just north of Westcliffe on the Lake DeWeese access road. Other dump sites are scattered throughout the county, on private lands and used by local residents in the areas. Waste generation in the county will increase in the future as population and tourism increases and improvements in disposal will be necessary. A study of disposal sites in the county should be undertaken at the earliest possible date to evaluate their suitability as sites in terms of their environmental impact and their locational necessity. A solid waste disposal study conducted by R.V. Lord and Associates in 1974, considered Custer County in a regional context without evaluating the county itself. The report was inadequate as it did not address the county's real problems or how to deal with them on a local level. The following list of problems are specific for the Westcliffe site but could probably be applied to other sites in the county as well:

- A problem exists in Custer County because of the waste associated with recreation use.
- The site needs to have significant modifications made in order to meet standards of the Colorado Department of Health.
- There exists no fire protection.
- The hours of operation are not posted.
- Unloading areas are uncontrolled.
- Windblown debris is uncontrolled.
- No spreading, compacting, or covering is done.
- Disposal of bulk wastes is inadequate.
- Burning is uncontrolled.
- There is periodic contact with groundwater.
- Operator is on site on a sporadic basis.

The most pressing problem is the actual control of dumping. Enforcement procedures are lacking and existing regulations are minimal. Efforts will have to be made to control burning and windblown debris and more importantly contact with ground water will have to be eliminated by relocating the present sites if necessary. There is little enough ground water in the county as it is and it must be protected. The difficulty encountered in improving the present disposal techniques in the county is one of lack of funds. If funding would become available for environmental protection some progress could be made. As it stands now little can be done to improve the situation except to say that consideration should be given to the hiring of a full-time on-site landfill operator to keep the existing problems under some semblance of control.

OPEN SPACE AND RECREATION

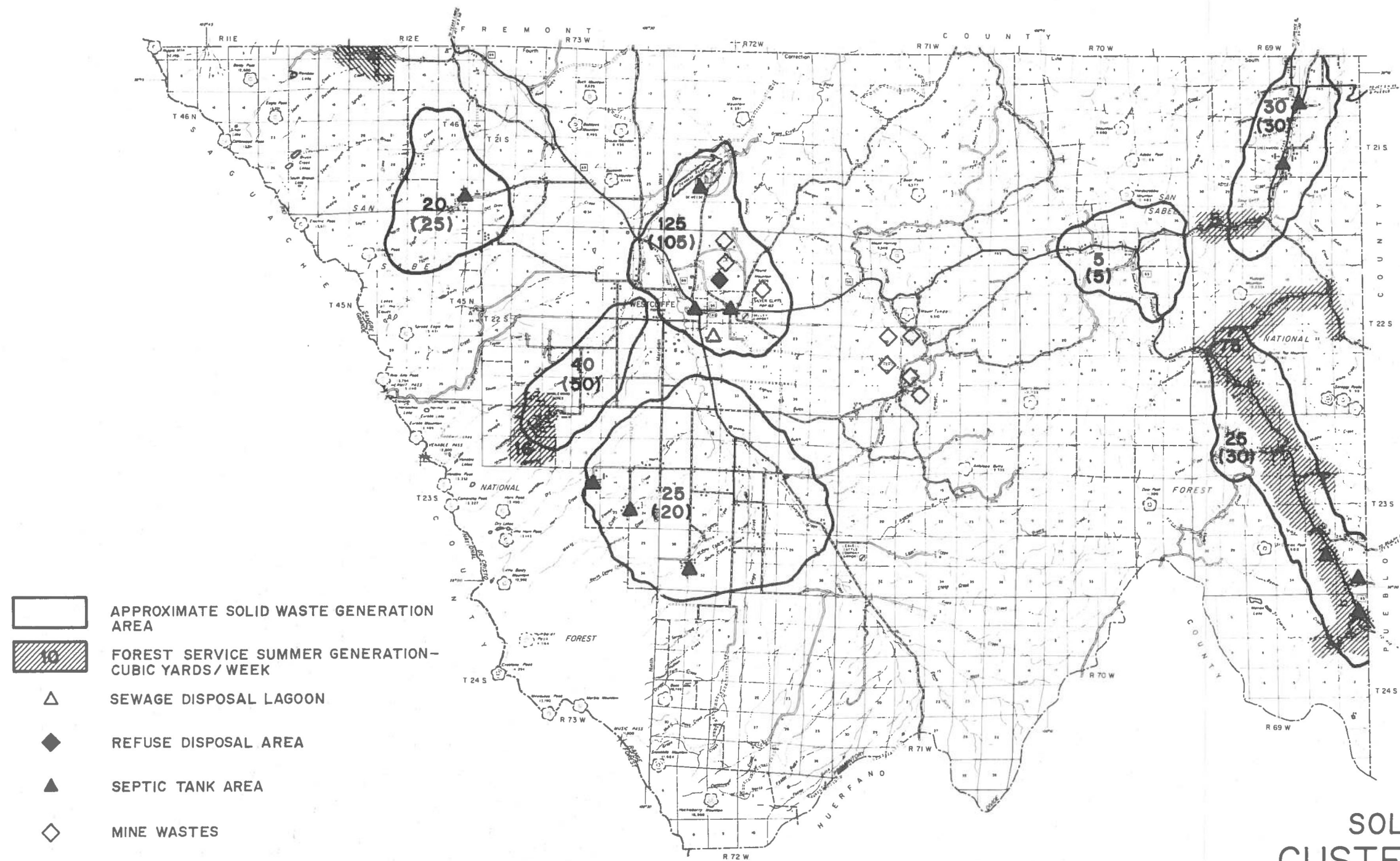
One of the primary assets of Custer County is its potential for recreation and tourism. Nearly 36 percent of the total land area is covered by the San Isabel National Forest in the east and west sections of the county. The forest offers many and varied opportunities for camping, hunting and fishing either publically or privately operated. The potential for year round recreation in the county was rated as very good by the U.S. Department of Agriculture and Soil Conservation Service in a study conducted in 1969. A summary of their appraisals is included.

SUMMARY OF APPRAISALS FOR OUTDOOR RECREATION, CUSTER COUNTY COLORADO

Kind of Recreation Development	Total Possible Score	Average Score	Potential Rating
Vacation Cabins, Cottages and Homesites	150	107	High
Camping Grounds			
Vacation Site	120	76	Medium
Pack Trip	100	75	High
Transient	90	63	High
Picnic and Sports Areas			
Game, Play and Target Area	120	64	Medium
Power Cycles	110	60	Medium
Picnicking	130	75	Medium
Fishing Waters			
Cold Waters	100	75	High
Hunting Areas			
Small Game	140	96	High
Big Game	120	91	High
Natural, Scenic & Historic			
Natural Areas	150	119	High
Scenic Areas	150	119	High
Historic Areas	100	67	Medium
Riding Stables	120	65	Medium
Vacation Ranches	130	104	High
Winter Sports Areas	150	107	High

SOURCE: U.S. Department of Agriculture Soil Conservation Service
(1969)

Presently there are 33 public and private recreational facilities in the county with other areas in the proposal stage. In the past all these areas have received use from both local, regional and national population centers. In view of the current economic situation most of the use in the near future is expected to come from residents in adjoining counties and other more populated regions within the state. Visitations by out of state users is expected



- APPROXIMATE SOLID WASTE GENERATION AREA
- FOREST SERVICE SUMMER GENERATION-CUBIC YARDS / WEEK
- SEWAGE DISPOSAL LAGOON
- REFUSE DISPOSAL AREA
- SEPTIC TANK AREA
- MINE WASTES
- 150** PRESENT FULL TIME GENERATION - CUBIC YARDS / WEEK
- (120)** PROJECTED 1985 FULL TIME GENERATION - CUBIC YARDS / WEEK

SOLID WASTE CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4

to decline as people from across the country limit their vacation travel to more local facilities in their own regions. Reduction of out of state users will not necessarily mean a decline in demand for recreational facilities and it may have the reverse effect as local populations make more multiple visits to the same areas in the course of the year. With this in mind, Custer County may expect an increase in recreation and tourism in the future. This coupled with the large amounts of subdivision activity in the county may make Custer County increasingly important in terms of regional recreation opportunities.

Private Recreation Facilities -

1. Harry Dieckman - 160 acres, horseback pack trips.
2. Wet Mountain Valley Saddle Club - 75 acres, rodeos.
3. Stans Snowmobile - 360 acres, snowmobiling.
4. Horn Creek Lodge - 180 acres, general outdoor recreation.
5. Sangre de Cristo Snowmobile - 350 acres, snowmobiling.
6. DeWeese Lodge - 160 acres, water based recreation.
7. Hillside Lodge - 4 acres, service facilities, hunting and fishing.
8. Rainbow Trail Lutheran Church Camp - San Isabel National Forest, general outdoor recreation.
9. Garden in the Rockies - 280 acres, general outdoor recreation.
10. Alpine Lodge - 4 acres, general outdoor recreation.
11. Abbots Lodge - 120 acres, general outdoor recreation.
12. Forest Dale Lodge - 11 acres, general outdoor recreation.
13. Silver Hills Ski Resort - 20 acres, winter ski area.
14. Ski San Isabel - 15 acres, winter ski area.
15. Baver-Li Lodge - 48 acres, general outdoor recreation.
16. Trotter Trailer Camp - 20 acres, camping area.
17. Pine Crest Lodge - 1 acre, general outdoor recreation.
18. San Isabel Lodge - 10 acres, general outdoor recreation.

19. Trinity Ranch - 1520 acres, general outdoor recreation.

20. Conquistador Ski Area (proposed)

Total Acres privately operated - 6338.

Public Recreation Facilities -

Forest Service

1. South Colony Trailhead
2. Gibson Creek Trailhead
3. Horn Creek Trailhead
4. Music Pass Trailhead
5. Lake Creek Campground
6. Alvarado Campground
7. Florence Picnic Ground
8. North Creek Picnic Ground
9. Ophir Picnic Ground
10. Davenport Picnic Ground
11. Smith Creek Picnic Ground
12. Lake Isabel Recreation Area
13. Electric Peak Wilderness Study Area *
14. Colony Wilderness Study Area *
15. Greenhorn Wilderness Study Area *
16. Rainbow Lake
17. Balman Reservoir

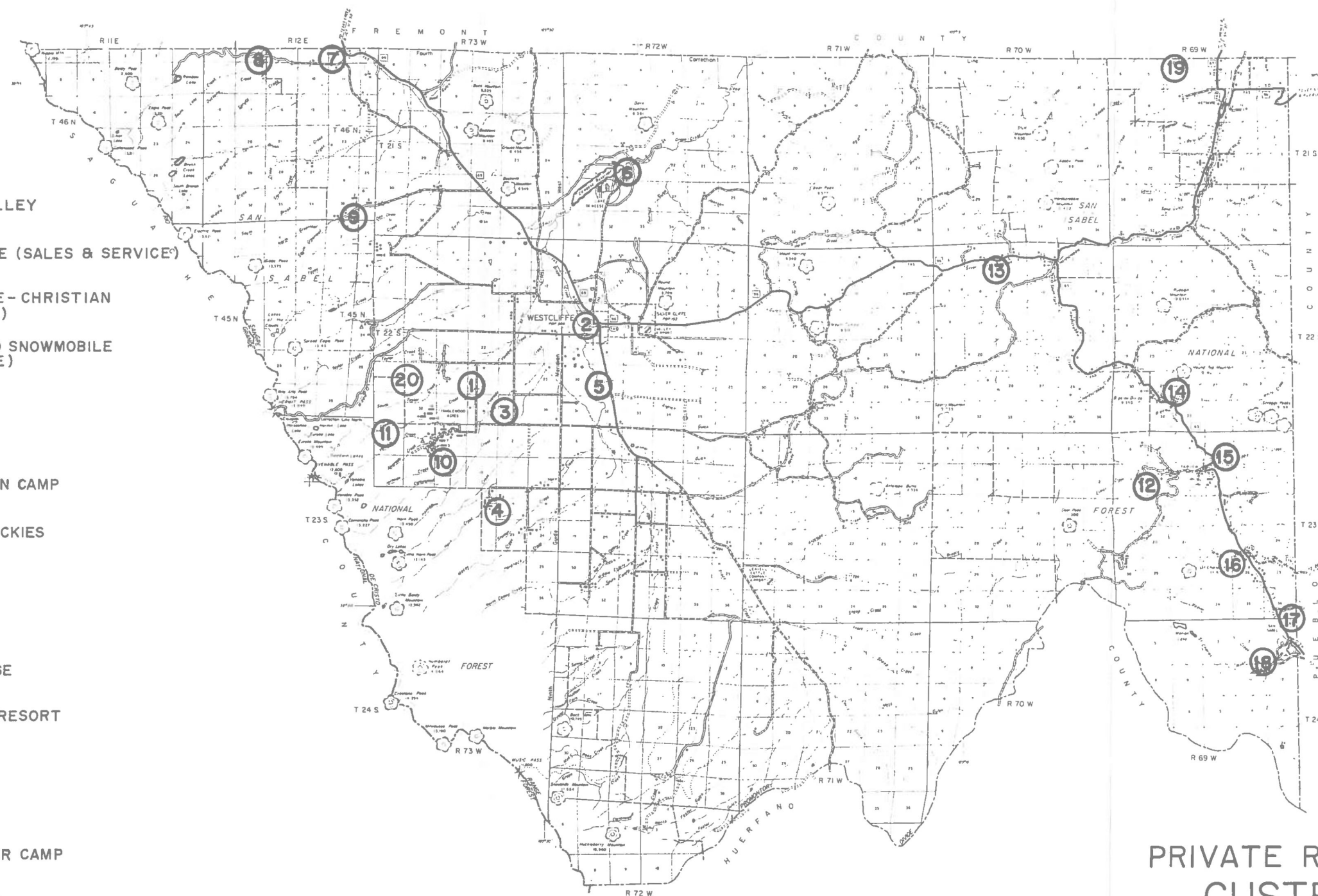
* Proposed area, designation not certain

The Bureau of Land Management has proposed an area below the DeWeese Reservoir as a primitive area. Some 2240 acres of the area will be in Custer County and will contain a hiking trail, some comfort stations and offer hunting and fishing. It is not certain when the area will be designated.

There are approximately 70 miles of public fishing streams in the county and 19 other small lakes which although not developed are accessible to the public for fishing. The resources are available to both tourists and local residents.

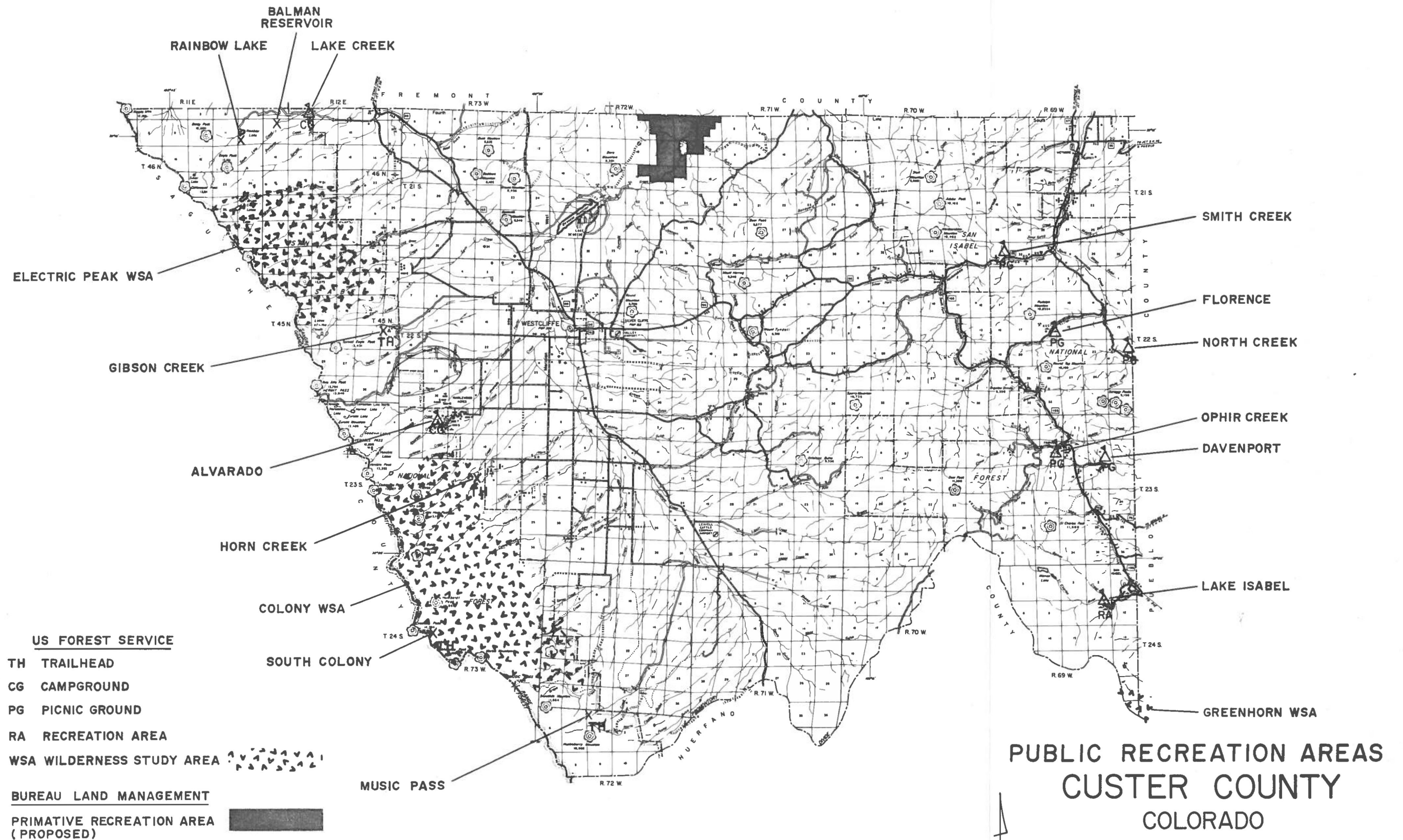
There is one city park in the county in the town of Westcliffe. Veteran's Memorial Park is one full block in size

- ① HARRY DIECKMAN
- ② WET MOUNTAIN VALLEY SADDLE CLUB
- ③ STANS SNOWMOBILE (SALES & SERVICE)
- ④ HORN CREEK LODGE - CHRISTIAN RECREATION AREA)
- ⑤ SANGRE DE CRISTO SNOWMOBILE (SALES & SERVICE)
- ⑥ DEWEESE LODGE
- ⑦ HILLSIDE LODGE
- ⑧ RAINBOW LUTHERAN CAMP
- ⑨ CARDEN IN THE ROCKIES
- ⑩ ALPINE LODGE
- ⑪ ABBOTS LODGE
- ⑫ FOREST DALE LODGE
- ⑬ SILVER HILLS SKI RESORT
- ⑭ SKI SAN ISABEL
- ⑮ BAVER - LI LODGE
- ⑯ TROTTERS TRAILER CAMP
- ⑰ PINE CREST LODGE
- ⑱ SAN ISABEL LODGE
- ⑲ TRINTY RANCH
- ⑳ CONQUISTADOR SKI AREA (PROPOSED)



PRIVATE RECREATION AREAS CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4



and has facilities for picnics, baseball, childrens play and passive recreation activities. It is owned by the town and is open for use by anyone year around.

The block adjacent to Veteran's Memorial Park is the site of the old Westcliffe School. It has been proposed as an historic site and there has been some discussion of combining the entire block along with Veteran's Memorial Park into a single park with the old school building being both an historic site and a community center. A grant from the Colorado Centennial-Bicentennial Commission for \$3,411 has been awarded for restoration purposes. Whether or not the two adjacent blocks will be combined is as yet uncertain but if the Westcliffe-Silver Cliff area does increase its population as projected the expanded park area will benefit all residents in the region.

The town of Silver Cliff does not have park facilities within its corporate limits. Like Westcliffe it does have an old school building which can be converted into a community center and act as a focal point for a city park. Presently the Silver Cliff Club owns the building and is gathering local support in an attempt to begin application for financial and technical assistance for restoration of the building.

Conquistador Ski Area

One of the most significant proposals for recreation in Custer County, and the one which may have the most effect in influencing the character of its development, is the Conquistador Ski Area development proposal.

The proposed Conquistador Ski Area (see private recreation and subdivision map) is to include some 3,200 acres of privately owned land plus some leased Forest Service land for ski slope development. Not much has been done physically since its inception some nine years ago except preliminary ski slope preparation but a preliminary master plan for Conquistador has been developed and is included. The uncertainty of adequate water for this development has been the major stumbling block in approving the site for development but it appears now that the water problem is in the process of being solved. However, approval at this time is still questionable.

Conquistador will have to overcome development problems in order to be approved but in light of its potential for stimulating the county's economy it should be studied carefully and fairly in terms of its potential contribution to the county and the surrounding area. An economic study was completed in 1969 by Charles P. Rahe, an economic consultant, to determine the regional economic impact of Conquistador. The following is a summary of his final report:

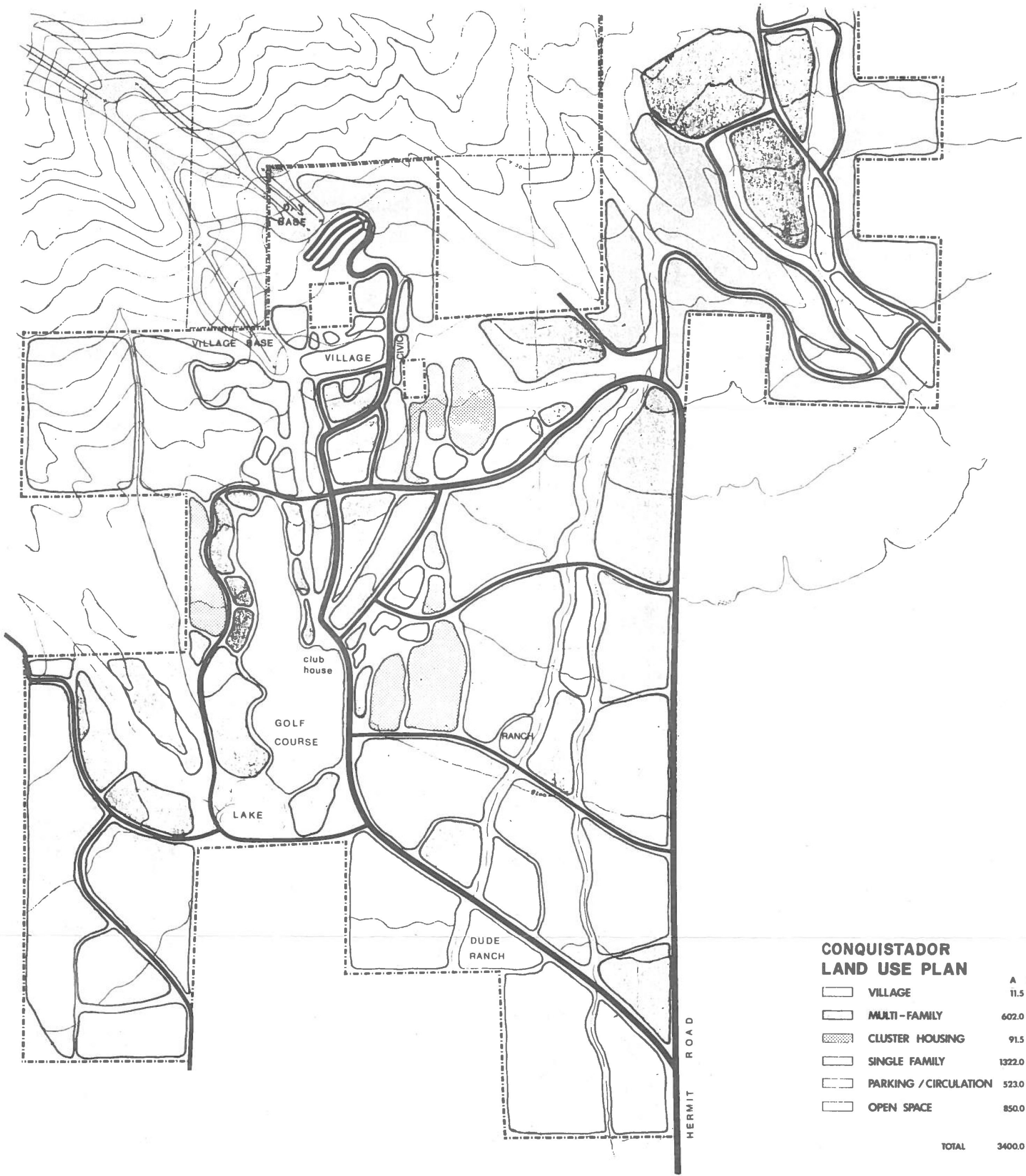
Regional impact--The area surrounding the Conquistador site is economically underdeveloped, so much so that a number of special federal and state aid programs are being implemented there. The existence of economic and social privation in the area will affect the viability (or profitability) of Conquistador not at all, but it does make the jobs and income that Conquistador will generate all the more important. High dependency ratios, high unemployment rates, low labor force participation rates, low employment, low income, poor housing, and declining population are all manifest in the area economy, and all can be traced directly to a lack of job opportunities. Conquistador promises to create jobs and engender economic vitality which may significantly improve the well being of residents of the region.

SHUR!
Job creation--An estimated 174 jobs will be created during the first two years of Conquistador's operation. Within six years the total will reach 320 jobs (or more). The 174 jobs represents more than the total number of unemployed in Custer and Huerfano counties in 1968, and represents 36 percent of the 490 unemployed persons in Custer, Fremont and Huerfano counties. If these 174 jobs had been available in 1968, and had been filled by the unemployed in the three county area, the 1968 unemployment rate would have been 4.0 instead of 6.3.

Income creation--A total of approximately \$900,000 will be expended in the form of wages and salaries in the four county area around Conquistador during the construction of the various facilities. This figure alone is nearly equal to total income in all of Custer County in 1959. In addition, \$186,000 will be paid during the first year of operation. Over a six year period the sum of annual income payments in the form of wages and salaries may total in the vicinity of \$1.2 million. By 1976 annual wage and salary payments by Conquistador and related concessions may total \$220,000 annually as a conservative estimate.

Capital construction--The value of capital construction in the area may increase Custer County's total assessed valuation by as much as \$3 million by the late 1970's. Such an increase in assessed value would raise total county revenue to nearly \$370,000 by that time of which \$151,000 annually could be directly attributable to Conquistador. This added revenue could be used to implement a number of much needed public works projects in the county which would be of benefit to the citizenry as a whole.

Regional recreation center--With the other major scenic and recreation attractions in the general area, both existing and planned, Conquistador could become the hub of a regional



**CONQUISTADOR
LAND USE PLAN**

	A DUA DU		
VILLAGE	11.5		
MULTI-FAMILY	602.0	7	4214.0
CLUSTER HOUSING	91.5	3	274.0
SINGLE FAMILY	1322.0	1	1322.0
PARKING /CIRCULATION	523.0		
OPEN SPACE	850.0		
TOTAL	3400.0		5810.0

recreational center complex. The Royal Gorge, Great Sand Dunes National Monument, Pueblo Reservoir, Cripple Creek historic area and Conquistador are all located within an afternoon's drive (or less) of one another, and all will be complementary in drawing tourists and recreationists into the area.

Source: Conquistador Recreation Development
Regional Economic Impact Analysis
Charles P. Rahe, June 2, 1969

Custer County itself has changed little since 1969 and although the numeric values expressed in the economic study may have changed, the implied economic effects have not. The county's primary development resource is its recreation potential and Conquistador, if developed carefully, could become a substantial and integral part of that resource development. But economic effects, no matter how positive, should be weighed carefully against other impacts. These other impacts are the physical and the environmental. The question is how will Conquistador physically change Custer County?

There is little doubt that Conquistador will influence development in the towns of Westcliffe and Silver Cliff. These two communities may very well experience a growth boom of sorts and other areas of the county may also undergo similar surges but inherently in the county there exist limitations to actual physical growth. Water availability for one thing is uncertain. The extent of the Round Mountain Water District may very well determine the actual limits of growth in Westcliffe and Silver Cliff. The newly annexed 7,000 acres of Silver Cliff has no guarantee of being supplied with water by the Round Mountain District and individual wells and septic systems in this area, according to existing data, are not practical at least not on a large scale. So the Westcliffe/Silver Cliff area could be revived but not beyond the limitations of water availability. The communities could grow but not necessarily expand their limits.

Besides physical restrictions to uncontrolled growth there also exist man-made restrictions in the form of county zoning regulations. The Grape Creek District between Conquistador and Westcliffe/Silver Cliff is zoned for 80 acre minimum lots. Planned Unit Development is allowed but only by special use permit and is subject to specific regulations included in the county zoning resolution. On either side of Conquistador the minimum lot size is 40 acres and again PUD's are allowable but are subject to specific regulations. Looking at the zoning map we can see that the county realizes the inherent environmental limitations and

reflects them in their zoning districts. Keeping these limitations in mind and assuming that the zoning will not loosen up, unless specific studies prove them overzealous, the probability of Conquistador sparking uncontrolled growth in the county is not likely. [Conquistador itself is bordered on either side by two proposed Forest Service Wilderness Areas so expansion in these directions is limited.]

The existing limitations in the county, both physical and man-made, plus Senate Bill 35, H.B. 1034 and H.B. 1041 will act to control development which may appear desirable if Conquistador is approved. The physical and environmental impacts of Conquistador can be negative but only if the people of the county and the local governments allow them to be. With the existing tools at the disposal of the people of the county, Conquistador can be a most positive part of the county's well being.

Specific Problems:

- 1) Conquistador will increase employment in the county but some of it will be low income. In other ski areas there has been a problem with providing adequate housing for seasonal or transient help. Although this may not, on the surface, appear very important it is in the sense that a development in conjunction with the communities it supports and is supported by should make available some type of moderate cost housing, either rental or owner, to those individuals who are needed to make the operation a success. Some type of adequate moderate cost service housing should be provided by the development in conjunction with surrounding communities.
- 2) The master plan for Conquistador as shown in this report is not final. The feeling here is that a second look should be taken at the transportation pattern as shown. If the access road to the village through the community is to be heavily traveled by the public in individual vehicles, problems of congestion, access and parking at the village site may be encountered. Consideration should be given to re-routing non-local traffic around the community and allowing only local traffic within it. Perhaps a village bus system could run from the village to a parking facility at the far eastern edge of the area off Hermit Road. At any rate heavily traveled village access roads should be routed around and not through the community proper.

- 3) As mentioned at the beginning of this section considering Conquistador the major stumbling block to its approval has been proven adequacy of its water supplies. It appears now that the necessary water has been acquired. First water rights are now owned by Conquistador and supplemental later rights also are in their ownership. An augmentation plan has also been developed which in its approach appears reasonable. The question of water, however, must be settled in the water courts and this determination is what the approval of Conquistador hinges on.
- 4) A Forest Service permit for Conquistador must be acquired for development of Forest Service Land. The permit once held by Conquistador has expired and issuance of another permit is contingent on proven adequacy of water for the development.

In conclusion the, the approval and development of Conquistador will not necessarily be detrimental to the county, but rather can be a very positive asset both economically and physically. At the moment it is the only major development being considered for the county. With adequate control through zoning, S.B.35, H.B. 1034, H.B. 1041 and a realization of the physical and environmental limitations inherent in the land itself, growth in the county can be guided and controlled. The goal of maintaining the rural and agricultural character of the county can be realized along with badly needed economic development if the impacts of such an area can be realized and addressed beforehand. Conquistador is important to Custer County but the maintenance of the county's rural and scenic character is also important. In other areas of the state much has been learned in terms of ski area development and its associated problems. By utilizing knowledge gained in other areas of the state and by applying it to Conquistador problem areas such as service housing, circulation patterns and environmental impacts can be more readily dealt with. If Conquistador is approved consideration should be given to establishing a committee to study specific impact areas the development would create and to deal with any associated problems which may be encountered. The committee should work in conjunction with the County Planning Commission and with the developer to provide workable solutions to what should be considered mutual problems. By working together Custer County and Conquistador would have the opportunity to provide a good ski development, controlled growth, economic improvement and maintenance of the county's rural character. In this way both interests could be served.

CUSTER COUNTY
TRANSPORTATION

The circulation (transportation) facilities surveyed in Custer County included roads, highways, and airports. No rail service exists in the county.

Highways -

Four state highways exist in Custer County. These are:

<u>Colorado State Highways</u>	<u>Miles in County</u>
69	Approx. 34.0 mi.
96	Approx. 29.2 mi.
67	Approx. 1.6 mi.
165	Approx. 18.6 mi.

Colorado 69 crosses Custer County north and south from Hillside at the Fremont County Line to Huerfano County. Until recently, it was designated as a state route from Hillside on the north to Westcliffe. As of July 1, 1975, the designation will include the system from Westcliffe to Huerfano County.

Colorado 96 is an east-west route from Pueblo to Westcliffe, with 29.2 miles within Custer County.

Colorado 67 extends north from Colorado 96 at Wetmore to Florence for 1.6 miles within Custer County.

Colorado 165 extends from Colorado 96 south to Lake Isabel for a distance of 18.6 miles.

Highway Characteristics -

a. Main types of vehicles used:

Trucks, pickups, passenger cars.

b. Main highways used for commuting to and from work:

Approximately 75% of the commuters in Custer County use Highway 69 going north into Fremont County and Highway 96 going east toward Pueblo.

c. Main highways used by citizens for local travel:

Approximately 75% of the local use in the County occurs on Highways 69 and 96.

- d. Types of roadway (Federal, State, County, number of lanes, gravel or paved).

There are no Federal highways in Custer County.

As of July 1, 1975, all highways in Custer County will be state highways.

State 69 - Two lane paved except the 5 mile stretch beginning at Froze Creek and continuing south to the county line.

State 96 - two lane paved (complete).

State 57 - two lane paved (complete).

State 165 - two lane paved (complete).

One major improvement under consideration is the paving of the 5 mile section beginning at Froze Creek and continuing south to the county line on State Highway 69. With this road section improvement, Custer County would have excellent access to the north and south. Such access would likely create economic benefits for Huerfano, Custer and Fremont Counties.

State Highway 69 provides good access to Westcliffe from the north, while State Highway 96 and 165 provide easterly access over the Wet Mountains.

Existing County Roads: 40 miles blacktop
 290 miles gravel

County roads do not have an adequate identification system. Consideration should be given to developing a number or letter system for naming all county roads.

- e. Predominate highway truck routes:

State Highways 69 and 96 are the major truck routes in the county.

Summer traffic increases ten fold beginning in May and continues through September on all routes.

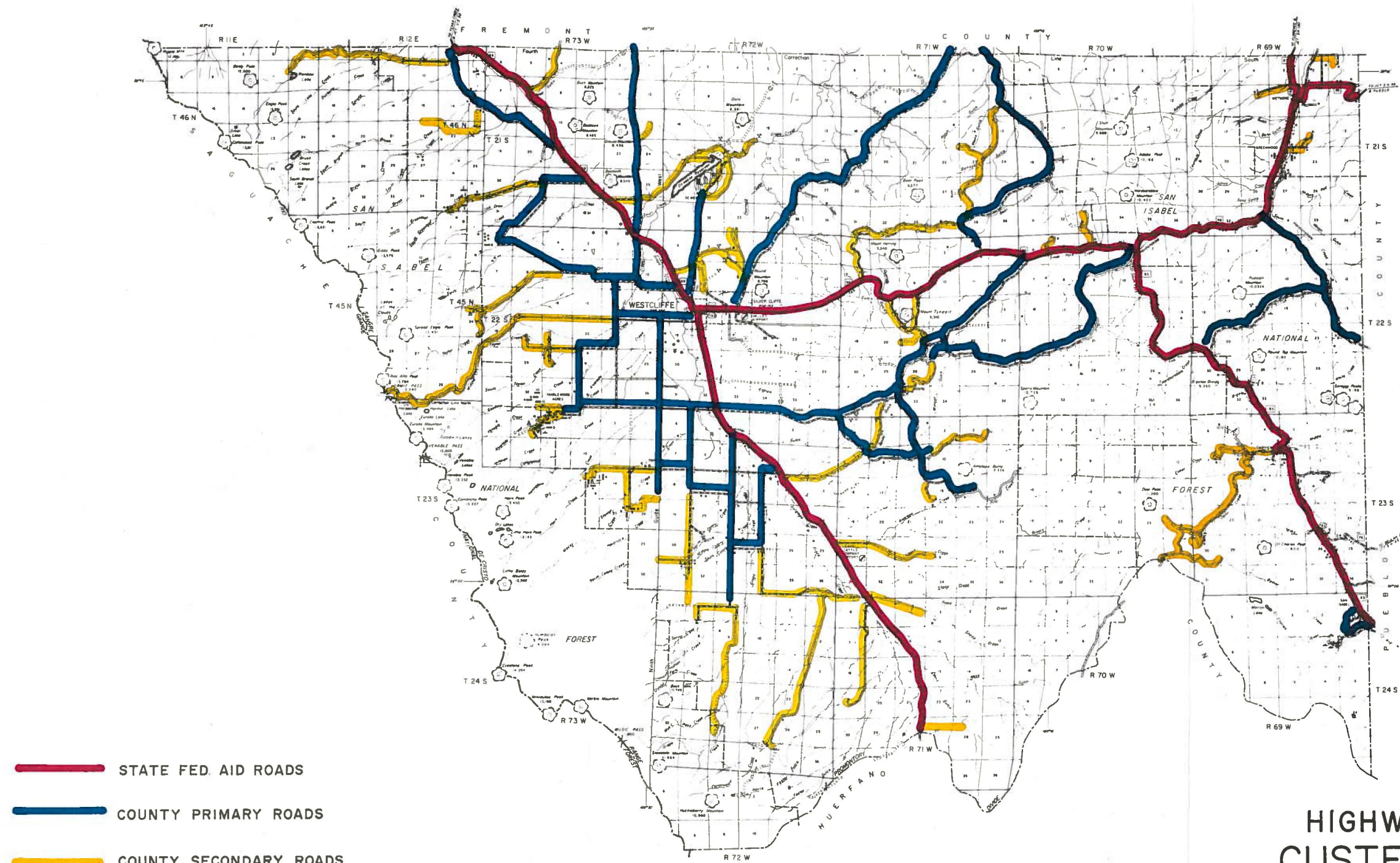
Airports -

The Custer County Airport is located south in Silvercliff. It is limited to small-engine planes and does not offer chartered passenger service. The graveled-surface runway is 3,960 feet in length, and is marked by orange markers at the end of the runway. The airport is not lighted. A county crew is responsible for maintenance.

DAILY HIGHWAY TRAFFIC BY VEHICLE
TYPE

	Highway 69 Westcliffe to Hillside	Highway 96 Westcliffe to Highway 165	Highway 96 from Jct. Hwy. 165 N for 5.4 miles	Highway 96 Wetmore S for 4.2 miles	Highway 165 South to San Isabel
Total Vehicles	350	360	470	560	140
Colorado Passenger Car	119	150	206	254	68
Out-of-State Passenger Car	54	75	78	78	17
Pickups	126	105	144	178	40
Single Unit Trucks	42	23	32	40	9
Combination Trucks	9	7	10	10	6

Source: Colorado Division of Highways, 1972 Highway Classification Needs and Fiscal Study - Colo. 1970-9



The privately operated Cuerno Verde Airport is located ten miles south of Westcliffe. Chartered passenger service is not available and the airport is mostly used by small-engine, private airplanes. The oiled surface runway is 6,002 feet in length and is not lighted.

A heliport has been recently constructed in Westcliffe. It is primarily used for emergency medical transport services.

The closest scheduled passenger air service available to Custer County residents is the Pueblo Municipal Airport, which is 73 miles from Westcliffe.

CUSTER COUNTY HIGHWAY ACTION PLAN

General Information -

Transportation planning for Custer County has been based on the usage expected from agricultural activity and tourism. There is a relatively low expectation for economic development that would require drastic changes in the present corridors or major construction to accommodate large amounts of traffic. However, considering the possibility that the Pueblo County and Front Range populations will be moving into the area for recreation and second homes, some improvements will be necessary on the existing roads.

The Custer County Highway Committee has projected the future needs based on the data available at this time. Priorities can be modified if and when the situation changes. These projections are based on the anticipated development of recreational facilities and tourism in the county.

Wetmore Area -

Wetmore/Greenwood

Population projections for the Wetmore/Greenwood area have indicated the road systems, both County and State, may need some re-evaluation within the next five years.

Development has begun in this area with permanent residences and summer homes being constructed. The extent of development is not predictable at this time, but between now and 1980, a more accurate evaluation of growth potential will be possible.

Local Traffic -

The increase in local traffic has been examined by comparing the vehicle registration totals for Passenger Cars and Trucks for the years 1970 - 1974.

	1970	1972	1974
CUSTER	1274	1477	1509

Seasonal Traffic -

Projections for seasonal traffic are becoming more and more difficult to make. The history of the last two years demonstrates how rapidly the American life style can change. Energy problems coupled with inflation resulted in a sharp downward movement in tourism.

Seasonal traffic is expected to stabilize with Coloradans vacationing more within the state. This will absorb some of the decline, and the adjustment should be noticed during the next two years. Out of State travel is expected to stabilize somewhat.

Comments -

In light of the present recession and the belief that there is a definite energy crisis, new directions in the movement of people and commodities should be explored.

Alternative methods of transit, (i.e. bus, rail, air) should be studied to determine feasibility both within the county proper and in conjunction with surrounding counties.

The plan presented is for a five year period. Projections beyond that are considered unreliable at this time due to the present recession and the uncertainty of the rate of national economic recovery. Updating of the plan should continue throughout this five year period as economic indicators dictate. At the end of this period, if not sooner, a new five year plan should be formulated as a basis for further transportation improvements.

CUSTER COUNTY
SHORT RANGE IMPROVEMENT PROGRAM

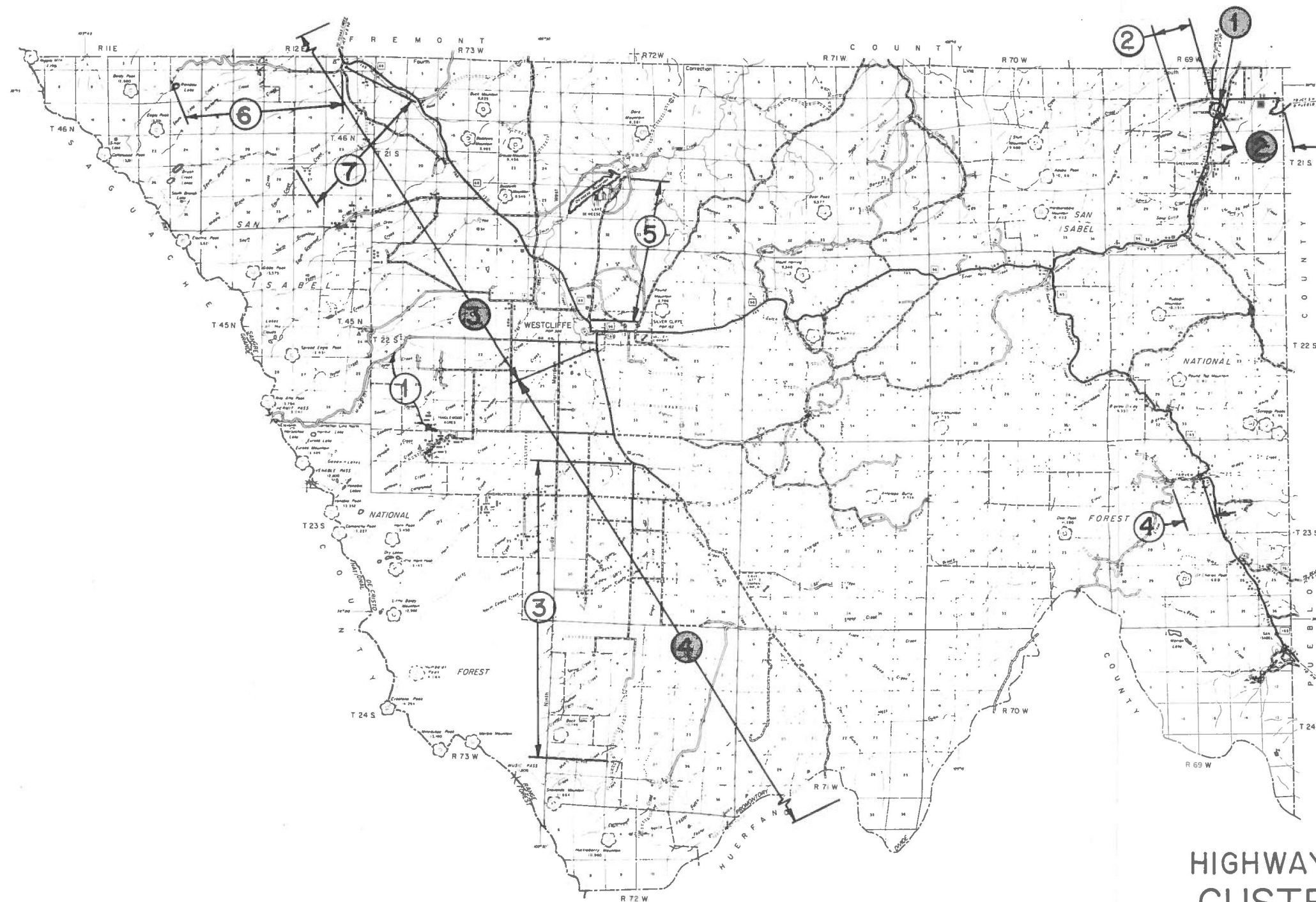
ROAD SYSTEMS: STATE

Rural Secondary:

- ①. Improve intersection and approach of Colorado 96 and Colorado 67 at Wetmore to eliminate hazards.
- ②. Improve Colorado 96 from Wetmore to Pueblo County line.
- ③. Improve Colorado 69 from U.S. 50 to Westcliffe, to include the markings, directional signs, and route through Westcliffe.
- ④. Improve and complete surface Colorado 96 from Westcliffe to Gardner.

ROAD SYSTEMS: COUNTY

- ①. Improve and surface County "loop" road, from Westcliffe, west through recreation area and return to Westcliffe.
- ②. Surface county road from Colorado 67 to Trinity Ranch.
- ③. Surface county road from Colorado 69 to Music Pass.
- ④. Improve and surface county road from Colorado 96 to Ophir Creek Recreation Area.
- ⑤. Improve county road from Westcliffe to DeWeese Reservoir Recreation Area.
- ⑥. Improve and surface county road from Colorado 69 to Rainbow Lake.
- ⑦. Improve and surface county road from Colorado 69 to recreation area near Bruch Creek.



HIGHWAY ACTION PLAN
CUSTER COUNTY
COLORADO

SCALE OF MILES
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Incorporated Areas -

There are two incorporated towns in Custer County: Westcliffe, the County seat; and neighboring Silver Cliff.

Both towns are small with very little financial capability for capital improvements or major street repairs.

Each town experiences severe winter conditions which cause damage to the streets. Definite scheduled street improvements are not practical due to the winter damage and budgets.

However, both towns have plans for improvements based on priority. Should Federal or State assistance become available, there is planned improvement that could be carried out without delay. Otherwise it is a slow process.

WESTCLIFFE

1976 -

1. Pave main street from Colorado 69 west for (2) two blocks.
2. Pave Third Street from Main (4) four blocks south to Hermit Road.
3. Pave Fifth Street from Edwards Avenue (2) two blocks south to Hermit Road.

1977-

1. Improve (repave) Rosita Avenue from (1/2) half block east of Seventh Street, (6) six blocks west.

1978-

1. Repave Edwards Avenue from (1/2) half block east of Sixth Street west (4 1/2) four and one half blocks.
2. Repave Fifth Street from Edwards Avenue (2 1/2) two and one half blocks north.

1979-

1. Repave Fourth Street from Main (5) five blocks south to Hermit Road.
2. Pave Fourth Street from County shops, one (1) block south to Main.
3. Improve Powell Avenue from Fourth to Sixth Street.

1980 -

1. Improve North Street from Colorado 69 (1) one block to Second Street.
2. Improve Second Street from North Street south (5) five blocks to Hermit Road.






3. Improve Powell Avenue from Third Street west (1 1/2) one and one half blocks to dead end.

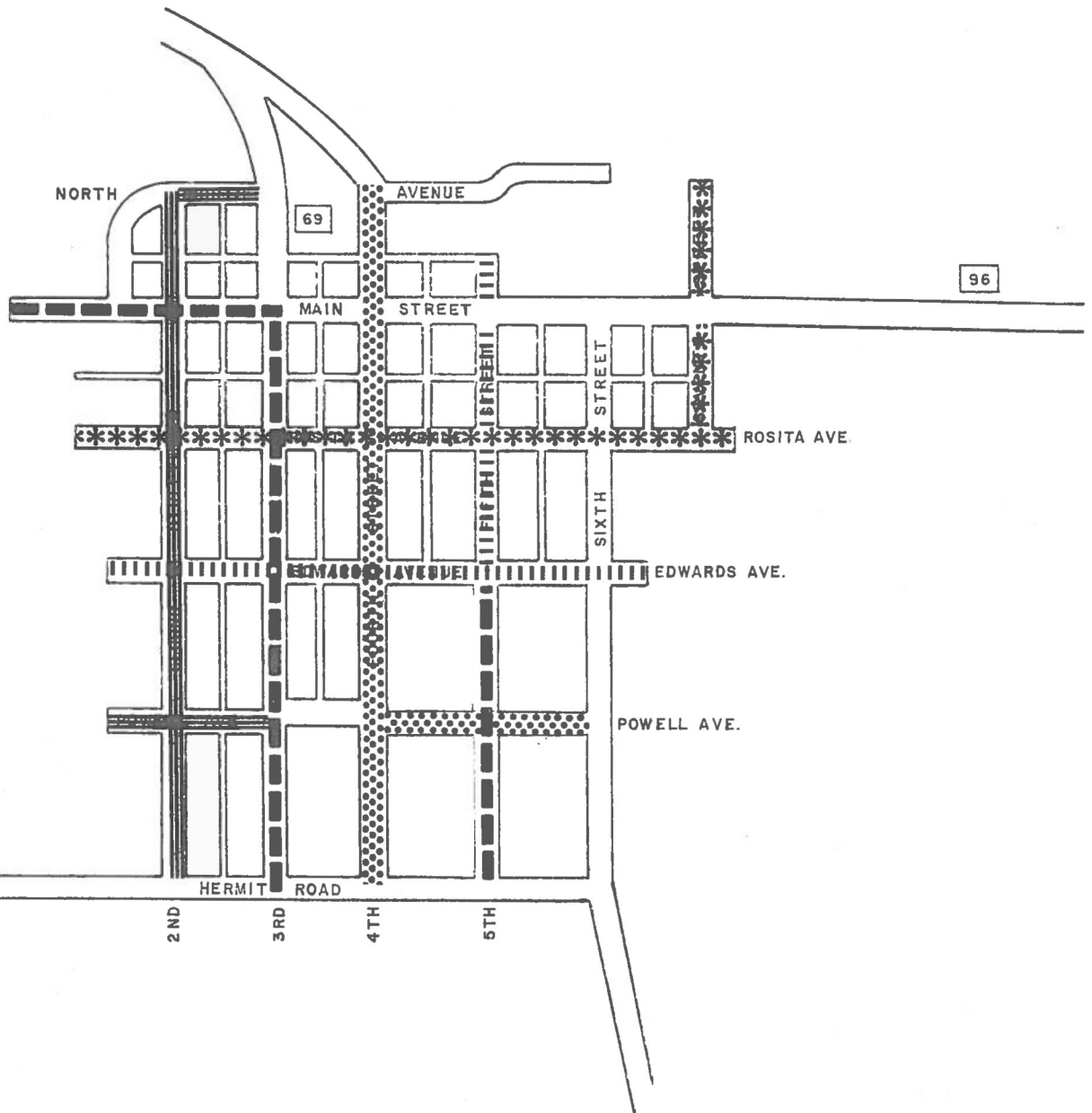
SILVER CLIFF

All town streets have pavement which needs major repair. Listed here are the priorities:

1. Improve French Street from Cliff Street (6 1/2) six and one half blocks south to (1/2) half block past Second Street.
2. Improve Mill Street from Cliff Street (6 1/2) six and one half blocks south to (1/2) half block past Second Street.
3. Improve Ohio Street from Butler Street west to Colorado 96.
4. Improve Broadway Street from Butler Avenue west (6) six blocks to Hudson Street.
5. Improve Fleetwood Street from Cliff Street (6) six blocks south to Second Street.
6. Improve Emery Street from Cliff Street south (4) four blocks to South Street.
7. Improve Denalt Street from Cliff Street (6) six blocks to Second Street.

A timetable for street improvement has not yet been determined, but completion of the priorities listed above are set within a 1975-1980 framework.

- 1  FOR 1976
- 2  FOR 1977
- 3  FOR 1978
- 4  FOR 1979
- 5  FOR 1980



TOWN OF WESTCLIFFE COLORADO

BELFORD

CLARENCE

CLIFF

MAIN

OHIO

BROADWAY

SOUTH

FIRST

SECOND

THIRD

HUDSON

EMERY

FLEETWOOD

MILL

DEWALT

FRENCH

BUTLER

- 1 |||||
- 2 ———
- 3 *****
- 4 =====
- 5
- 6 ———
- 7 — — — —

TOWN OF
SILVER CLIFF
COLORADO

PUBLIC BUILDINGS/SERVICES

Public Administration Buildings -

There are three existing county buildings in Custer County; the Courthouse and the County Shop, located in Westcliffe, and a county garage in Wetmore. It is estimated that additional space will be needed in the Courthouse facilities as the number of county employees increases.

The Town governments of Westcliffe and Silver Cliff are housed in old frame buildings. The Westcliffe Town Hall also houses the Westcliffe Fire Department. In Silver Cliff, the Town Hall and museum occupy the same building.

Hospitals -

The Custer County Medical Clinic, located in Westcliffe, serves all of Custer County. It is housed in a 1,650 square foot building. The clinic provides health services to about 3,000 patients per year. A physician and a registered nurse staff the clinic and services include general family practice, prenatal care, family planning, public health nursing services, and homemaker services.

Emergency medical services include a staff of eight drivers and eight attendants (registered emergency medical technicians) who are on 24-hour call. The ambulance is equipped with a defibrillator, plastic airsplints, back boards, resuscitator, oxygen, and intravenous feeding equipment. The recently constructed heliport in Westcliffe provides emergency medical transport to better equipped facilities outside the county. Generally speaking Custer County's medical facilities are good, but with an increase in population more services will be necessary.

There is a possibility that assistance money may become available in the future if HB 1350, Emergency Medical Services Program, is passed in the State Legislature. One of the needs that this bill could satisfy is that of more efficient emergency medical communications between Custer County and the surrounding regions. Efficient communications in a rural area such as Custer County is a must if emergency facilities are to be effective.

Libraries -

There is one library in Custer County. It is housed in the community building in Westcliffe and serves all of

Custer County. The library should expand its facilities but lacks money and available alternate sites. In the past the library has received some state financial aid, but feels uncertain of any help in the future because of its small size. As a result funding for the library must be a local effort. However, local effort is probably not enough and appeals to the State Library Board for funding consideration should continue.

Schools -

Students from all of Custer County, except the Wetmore area, attend the Custer County Consolidated School in Westcliffe. Students from Wetmore, which is functionally and geographically a suburb of Florence, utilize the Florence District. The Consolidated School building was built in 1952 and accomodates students from kindergarten through twelfth grade. An addition to the school was added in 1974 when the original 1923 school building was torn down and replaced with more classrooms and a multi-purpose room. More parking space has also been provided near the schools physical plant.

Over the past fifteen years there has been a decline in school enrollment. The 1980 estimate is based on increased development in the county and projected population growth.

Custer County Consolidated School Enrollment

	<u>1960</u>	<u>1970</u>	<u>1975</u>	<u>1980 Est.</u>
Grade School	129	113	94	---
High School	<u>115</u>	<u>125</u>	<u>107</u>	---
TOTAL	244	238	201	Between 277 & 347

The school occupies a site of five acres and is adequate for the present time. Additional land could be acquired at a later date to expand the facilities since there is open, undeveloped land adjacent to the school itself. If Custer County does begin to show rapid population increase in the near future, consideration should be given to acquiring some of the adjacent land before it is put to some other use.

Sheriff's Department -

Duties: General law enforcement.

Service Radius: All of Custer County.

Location: Office and jail are located in Westcliffe in the Custer County Courthouse Annex.

Staff: The staff consists of a full-time sheriff and under-sheriff to serve the entire county. A volunteer special deputy serves the Wetmore

and San Isabel areas working about three hours a week.

Facilities: The sheriff's department consists of a small office area and two iron cells for temporary lock up. A shower, stool and sink is shared by both cells.

Incarceration Procedures: Prisoners are not kept in Westcliffe if at all possible but are transferred to the Fremont County Jail. The county does not have funds to maintain the lock-up on a twentyfour hour basis nor to adequately feed prisoners.

Equipment: The department has one vehicle, a 1974 4-wheel drive Scout, which the sheriff uses. The under sheriff and special deputy must use their own vehicles.

Comments: The department should be enlarged and improved but limitations in the budget make this difficult if not possible. More equipment, better facilities, enlarged staff and higher pay are presently needed and will become even more pressing if population and development increases in the future. At the present time because of the limited budget there are no plans to improve the sheriff's department although it will have to be expanded as the county grows.

The department has in the past received assistance through the Law Enforcement Assistance Act and should continue using this source in the future to improve its facilities and services.

Fire Department -

Duties: General Fire protection.

Service Radius: All of Custer County

Locations: Westcliffe and Wetmore

Manpower: The departments are manned on a volunteer basis.

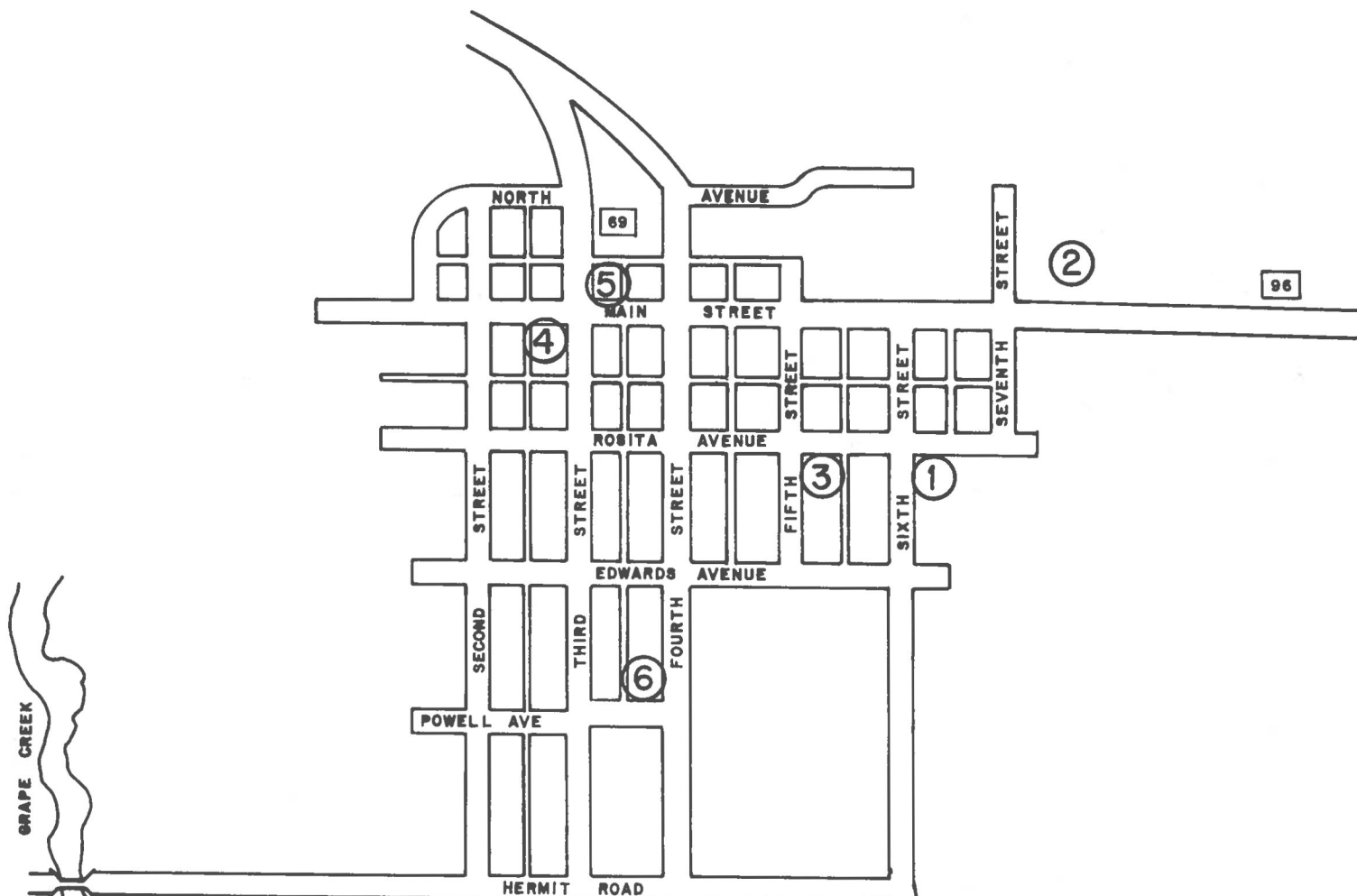
Facilities: The Westcliffe Fire Department is the more modern of the two and carries the majority of the county. The building in Westcliffe is 25' X 50' and houses most of the equipment. Silver Cliff pays Westcliffe for the upkeep of the equipment, building and use of the trucks. Wetmore facilities are limited and quite old but well maintained.

Equipment: Westcliffe equipment consists of:
Main Fire Truck 1954
3/4 Ton Pickup 1951
Chevy Truck 1954 with 750 Gal. Tank
Willys Jeep 1955

There is a radio communication hook up to the clinic for emergency uses. Wetmore equipment is older, but still usable.

Fire Insurance Class: Custer County is rated Class 10 in fire protection, which means the protection is not adequate. Westcliffe has a rating of Class 9, which although better than the rest of the county is still well below the desireable level.

Comments: The fire departments in the county should be improved not only to meet current needs, but also in anticipation of the future. Custer County could receive funds for improvement under the Rural Community Fire Protection Program. Funds can be used for: planning assistance for rural fire protection, organization and training of rural fire fighting equipment and techniques, purchase of firefighting equipment, purchase of communications equipment, conversion and use of Federal excess personal property for firefighting purposes. This program should be looked into as soon as possible to update and expand the existing facilities and services. Applications for funds are made through the State Forester.



- ① COURT HOUSE
- ② PUBLIC SCHOOL
- ③ COMMUNITY CLINIC
- ④ POST OFFICE
- ⑤ TOWNHALL / FIRE STATION
- ⑥ COMMUNITY CENTER (OLD SCHOOLHOUSE)

PUBLIC BUILDINGS
TOWN OF
WESTCLIFFE
COLORADO

BELFORD

CLARENCE

CLIFF

MAIN

OHIO

BROADWAY

SOUTH

FIRST

SECOND

THIRD

HUDSON

EMERY

FLEETWOOD

MILL

DEWALT

FRENCH

BULTER

④

②

③

①

- ① COMMUNITY CENTER
- ② MUSEUM
- ③ POST OFFICE
- ④ WATER PUMP STA NO. 2

PUBLIC BUILDINGS
TOWN OF
SILVER CLIFF
COLORADO

LAND USE DETERMINANTS

Land use in Custer County should be determined by the goals set by the local governments and by the capabilities of the land and the environment. Other development pressures brought on by economic circumstances, private interests and federal and state agencies must be tempered and placed in the context of what the environment can tolerate and the people of the county desire and feel they need. The county's zoning resolution reflects the goals set forth by the people and local government in Custer County. It is in this light that the comprehensive plan has been developed and hopefully will be revised and modified in the future.

Growth Constraints

In Custer County, as in any other area, growth will be influenced by constraints inherent in the land itself. Some problems will be overcome more easily than others but will limit growth and development nonetheless. The primary factor limiting growth in the county, if the data available is accurate, is the uncertainty of available water. Data from the Colorado Land Use Commission shows very little available ground water in the county especially in areas already subdivided. There is some argument that a great deal of water exists in the county but no really thorough studies have been made to prove its existence. Without such a study adequate determinations of water and, therefore, viable projections on growth potentials are difficult to make. Water, then, is the prime factor at this point in limiting real growth and development in Custer County.

Another constraint concerning water in the county is that so much of it is tied up in agricultural activity. Unless water rights are transferred from agricultural to some other use the available water will remain in agriculture. Since one of the goals of the county is to maintain the agricultural economy it does not seem likely that water will be released for other development purposes. The character of the county is agricultural and rural and it wishes to remain that way. Urban development, unless there is a change of attitude, will have to take a lower priority.

Yet another constraint is that of suitable soils. The soil association table on page 1-11 shows that all but one soil association is rated severe for septic systems, lagoons, dwellings without basements. Although some of these problems could be overcome depending on the degree of severity, the intensity and type of development will be limited in certain areas.

Other areas where growth constraints exist are areas identified under H.B. 1041, "matters of state interest". In Custer County there have been identified areas of geologic hazards, wildfire hazards, flood plains, and wildlife migration routes (see section on 1041 identification). The areas so far identified are not all inclusive but indicate that these and other environmental constraints will affect growth and development in the county.

Another constraint is the fact that much of the land in the county is in public ownerships which for all practical purposes precludes development.

Finally the county zoning resolution and the goals established add to the limitations on development. The zoning reflect both the goals and physical characteristics of the county by district as can be seen in the following articles of intent for zoning:

ARTICLES OF INTENT FOR CUSTER COUNTY ZONING AREAS

Grape Creek District - 80 acres

1. Agriculture use--80 acres. Because of geographical terrain its soils are generally unsuitable for any commercial development. (Construction type of development)..Use the area as a green belt area. (Another goal: preserve for agricultural use?)
2. Sangre de Cristo District--40 acre
 - a. Tourist attraction area but not as a density development area.
 - b. To protect the water shed draining area for Zone 1 and Arkansas drainage. To protect water rights and water purity.
 - c. To protect the scenic beauty and the virgin territory.
 - d. What development is in existence is ample for this time and in certain areas is over done.
 - e. The Forest Service feels that to develop along the forest lands seriously jeopardizes the management and control of the area for public use. Special attention needs to be given each development.
 - f. Public access needs to be under control to the forest areas.

For these reasons we will honor the forty acre zoning

3. Wet Mountain District--40 acres without secondary sewage--
10 acres with secondary sewage
 - a. Large part in government land

- b. Good for grazing and timber
 - c. The ten acres to protect from high density
 - d. The terrain or geography of Zone III needs protection of the existing ecology based on soil studies by the ASC office.
 - e. Portions of this zone are usable mostly for seasonal residence use only if used for development.
4. Foot Hills District--20 acres without secondary sewage treatment or 5 acres with secondary sewage treatment.
- a. Suitable for reasonable development because soil and ecology of the area.
 - b. It is hoped to have a high class and restricted development area with first class construction and standards.
5. Hardscrabble District--40 acres without sewage treatment or 10 acres with sewage treatment
- a. Basically for agriculture use
 - b. Also used for residential area along Highway 96
 - c. Due to the pollution of one drainage area (Hardscrabble) because of pre-zoning condition, it is felt zoning should be kept under control to help correct any source of pollution.

The zoning map delineates the districts and gives a fair idea of where and what the county can expect in terms of future growth areas and type of development. (See Map Page 1-3a)

Growth Opportunities

Although the limitations for growth in Custer County are somewhat severe, there are still opportunities for growth and development. The greatest opportunity lies in the area of recreation and its subsequent impact on existing communities such as Westcliffe, Silver Cliff, San Isabel and possibly Wetmore.

Currently the proposed Conquistador ski Area is one of the more significant growth stimuli for the county and if it is approved it will most certainly have a marked effect on the county as a whole. The growth potential map shows the areas in Custer County which should expect the greatest impact in terms of development if Conquistador is approved. If Conquistador is not approved the growth areas will probably remain the same but the ensuing development will not be as extensive because of the lack of Conquistador as an attractant. See page 2-21 for further discussion of the Conquistador ski area.

Although Conquistador is a significant growth stimulus consideration for recreation in the county, other recreational opportunities also exist. The improvement of Highway 69 south from Westcliffe to the county line and on into Gardner would provide greater access into the county from the south. Highway 69 and Highway 96 from the east should be given consideration as scenic routes to attract tourism into the county. The county has a great number of historic sites and some of the most scenic areas in Colorado. This should make scenic routes a serious consideration. In addition the Forest Service has proposed three new wilderness areas along the Sangre de Cristo mountains (see map page 2-20a) which will provide new attractants to wilderness buffs. The Bureau of Land Management is also proposing a primitive area (see map page 2-20a) to the northeast of the De Weese reservoir which will add to the recreational opportunities now found in the county.

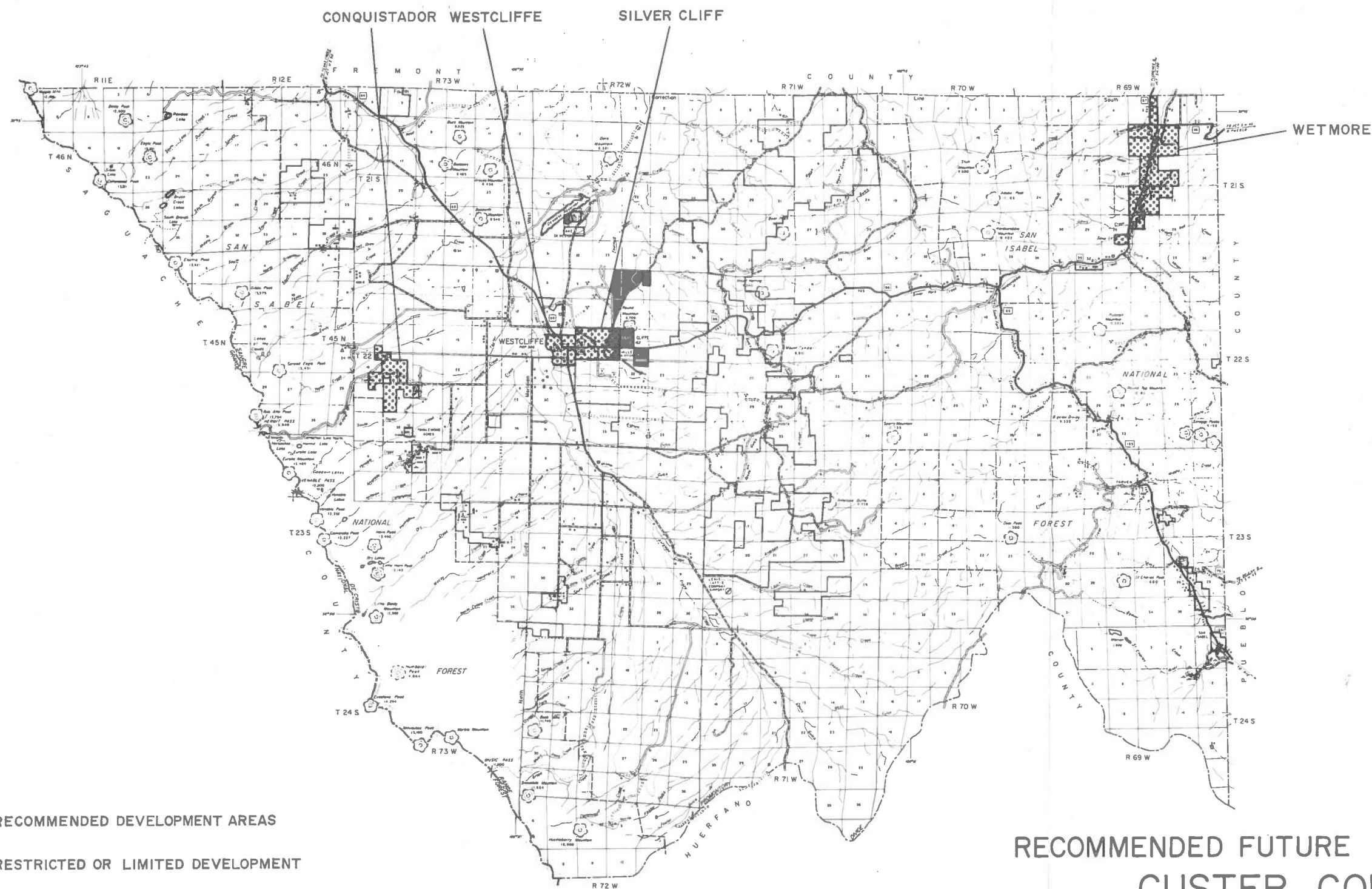
In short, these appear to be the main growth opportunities for Custer County. Recreation and tourism, a clean industry, potential economic development, and maintenance of a rural environment.

Future Land Use

The extent of future development in Custer County will be limited by water availability. Its recreation potential, if it is developed, will change the appearance of the county but if the goals established are adhered to and if development is regulated its character should remain essentially the same. The potential growth areas designated on the future land use map seem realistic. If Conquistador develops Westcliffe and Silver Cliff will develop but only to the extent of water available. The subdivided areas appear to be on shaky ground because of their uncertainty of water availability. Lake De Weese will probably undergo greater use in the future because of the BLM and Forest Service proposed areas. But Lake De Weese relies on the water level of the lake which is subject to fluctuation from year to year. If the lake could be stabilized so might the development. San Isabel in the southeast is about fully developed but could be improved with better water/sewer facilities. The Wetmore/Greenwood area may grow but primarily as a bedroom community. These appear to be the areas where the greatest amount of growth will take place in the future next-ten to twenty years.

As for the rest of the county, assuming no zoning changes, transfer of agricultural water rights or changes in attitudes and hence changes in goals, the character should remain the same.

It might be mentioned that unless water availability is adequately determined the platted subdivisions may not develop to their fullest extent. Most of them were platted before



nactment of S.B. 35 which required the developer to prove adequate water. Their development in general is somewhat questionable.

The county zoning resolution, S.B. 35, H.B. 1034 and now H.B. 1041, can all be used to control future subdivision development in the county. If the county uses these tools, they can achieve their planning and development goals. They can be more selective and can guide growth in their county and contain it where necessary. In twenty years the county may change little but it can have become, based on its resources, economically developed.

Local Improvements

Currently in Custer County the following local improvement projects and studies are underway.

- 1) The highway action plan
- 2) Soil Studies
- 3) Historical Studies
- 4) Round Mountain Water/Sanitation construction
- 5) Park Improvements (Westcliffe)

Planning Implications

In planning, certain assumptions are made which are thought to be true and based on those assumptions projections are made. This is what the Custer County plan is based on. It is what all plans are based on, assumptions from available data and trends. But the data may change and the trends may reverse. So plans must be updated and modified. For example, Custer County was once an active mining area but not now. There are still many mineralized areas in the county and at some time in the future mining may be reactivated. At this point it is difficult to say what effect it would have on the county not to mention on individuals caught in battles over surface and mineral rights. Water may prove to be abundant if more extensive studies are made. If it is, then more development can be accommodated although not necessarily welcomed. Goals may change, attitudes may shift, needs may be different later. And so planning, like most everything else, is changeable and must be looked on as such. But the capability of the land itself, once it is determined, is not as readily subject to change and this too must be considered. Based on the available data, attitudes, goals and desires of Custer County the plan essentially is to develop the recreational potential of the county while regulating development. The tools to implement this plan are performance requirements, zoning regulations, S.B. 35, H.B. 1034, H.B. 1041 and citizen interest in their county and how it develops.

Specific Recommendations

- 1) Maintain the goals as stated at the beginning of the plan.
- 2) Maintain the county zoning resolution until adequate studies prove changes to be feasible.
- 3) Utilize zoning, S.B.35, H.B. 1034, H.B. 1041, and citizen input to regulate growth and development and to achieve county goals.
- 4) Continue soil studies in the county.
- 5) Determine as nearly as possible water availability. Implement studies when possible.
- 6) Seriously consider the Conquistador Ski Area proposal, its benefits, liabilities, and impacts.
- 7) Implement highway action plan.
- 8) Designate scenic routes.
- 9) Implement housing assistance program.
- 10) Implement solid waste disposal study.
- 11) Continue historical studies.
- 12) Improve fire department capabilities.
- 13) Improve sheriff's department capabilities
- 14) Contain urban growth and densities through zoning.
- 15) Update plan regularly.

In essence the plan of any county, community, or agency is to achieve its goals. Custer County has a good start and with the existing tools at its disposal and active citizen participation, there is no reason why it should not achieve these goals and maintain consistency in its planning efforts. As proposals and projects are set forth for consideration and review they must be viewed in terms of their overall impact on the county, how they relate to achieving the county goals, how they will affect neighboring land use, and can they be supported by the land. The important thing is never to lose sight of the established goals.

SECTION 4

H.B. 1041 was passed by the Colorado State Legislature in May of 1974. It concerns what are termed "matters of state interest" and lists twenty one different types of areas and activities:

<u>Areas</u>	<u>Activities</u>
Mineral resource areas	Site selection and construction
Geologic hazard areas	of major new domestic water and
Wildfire hazard areas	sewage treatment systems
Flood hazard areas	Major extensions of existing
Historical and archeo- logical resource areas	domestic water and sewage treatment systems
Significant wildlife areas habitats	Site selection and development of solid waste disposal sites
Shorelands of major publicly-owned reservoirs	Site selection of airports
Areas around airports	Site selection of rapid or mass transit facilities
Areas around major facilities of a public utility	Site selection of arterial high- ways and interchanges and collector highways
Areas around interchanges involving arterial highways	Site selection and construction of major facilities of a public utility
Areas around rapid or mass transit facilities	Site selection and development of new communities
	Efficient utilization of munici- pal and industrial water projects
	Conduct of nuclear detonations

Essentially what 1041 is attempting to do is to allow local governments to exercise control over the above listed areas and activities of state interest. The Colorado Land Use Commission has the responsibility for establishing the guidelines for identification and designation of the areas and activities but the local governments have the responsibility of actual identification, designation and regulation within their jurisdictions after review and approval by the Land Use Commission. At this time, the guidelines have not been firmly set but by the end of July 1975, it is hoped they will be.

The first step in this process is identification of areas and activities. To this end Custer County has undertaken a program identification of areas and activities. It is not yet complete but included is the progress to date.

MINERAL RESOURCE AREAS

Mineral resource areas are defined as any area in which there has been significant mining in the past, there is significant mining in the present, mining development is planned or in progress, or mineral rights are held by mineral patent or valid mining claim with the intention of mining.

There are two historic mining districts in Custer County. (See map page 1-14a) These districts are known as the Rosita Mining District and the Silver Cliff Mining District. There were numerous exploration holes made at the time of the rich strikes. Because of the large amount of explorations made, it is a difficult task to locate and depict their specific locations. Following is a list of the mines and veins where more successful strikes were made:

Silver Cliff Mining District:

- Lady Franklin
- Songbird (Pasiflora)
- Keystone
- Defender
- Racine Boy Stockwork
- Bull Domingo
- Plata Verda Stockwork
- Geyser Mine

Rosita Hills Mining District:

- Bassick Mine
- Humbolt-Pocahontus Vein
 - Virginia Mine
 - Leavenworth Claim
- Maverick Vein
- Pioneer Vein
 - Pioneer Mine
 - Invincible Mine
- Twenty-Six-Polonia Vein
- Silver King Vein
 - Ben Eaton Mine
- Democrat Mine
- Hard Cash Mine
- Hector Mine
- Elizabeth Mine
- Ben Franklin Mine

Metallic mineral production recorded as occurring in Custer County are: See map page 1-14b) copper, gold, lead, rare earth, silver, and zinc. Metallic mineral deposits reported include:

nickle, thorium and barium. Non-metallic medals recorded as occuring are: perlite, sand and gravel and vermiculite. Non-metallic metal deposits reported are: fluorspur, gypsum, scoria and sulpher.

Active mineral operations, reported by the Colorado Bureau of Mines in 1973, within Custer County are the Gold Lode in Silver Cliff and the Rosita mine in Rosita. The Gold Lode is reported to mine gold, silver and copper while the Rosita mine produces perlite.

Thorium is the only mineral in Custer County which appears to be economically worthy of retrieval. The development of thorium utilizing reactors appears a distinct possibility in the future and would create a substantial market for thorium.

GEOLOGIC HAZARDS

Geologic hazard means a geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. Included, in the language of H.B. 1041, in the term geologic hazards are avalanches, land-slides, rockfalls, mudflows, unstable slopes, ground subsidence, natural radioactivity, siltation, and seismic effects caused by earthquakes or underground nuclear detonations. Avalanches are most likely to occur in the Sangre de Cristo Mountains where the slope is 30 percent or greater. Geologic hazards other than avalanches occur adjacent to streams. This land appears to be highly erodable and very vulnerable to any development or activity of man.

WILDFIRE HAZARDS

Wildfire means uncontrolled fire burning in vegetation, structures, or other improvements. Wildfire hazard areas are identified by slope analysis, existing vegetation type, weather or climatic conditions and the cardinal direction of the land surface. The model guidelines which the Colorado State Forest Service has issued state that the map entitled "Possible Wildfire Hazard Areas" prepared by them may be used as an identification map for H.B. 1041 until detailed mapping can be completed.

FLOODPLAINS

Floodplains are defined as "an area adjacent to a stream, which area is subject to flooding as a result of the

occurrence of an intermediate regional flood and which area thus is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property" by Colorado Statute 106-7-103(7).

Custer Counties flood problems, however, are not directly attributed to the 100 year flood and areas adjacent to streams in most cases. In addition to 106-7-103(7), the term floodplain includes: a) mainstream floodplains; b) debris fan floodplain; c) dry wash channels and dry wash floodplains. The last category mentioned above, will in most circumstances be Custer Counties most pressing flood problem.

Information depicted on the floodplain map, was obtained from the local Soil Conservation Board. Also, general delineations were made of intermittent streams and dry wash channels within subdivided lands in Custer County. These delineations will serve as a general reference to the Colorado Water Conservation Board in their efforts to more closely identify floodplains in Colorado.

AREAS OF SIGNIFICANT IMPACT

Historical or archaeological resources are defined as resources which have been officially included in the national register of historic places, designated by statute, or included in an established list of places compiled by the state historical society.

Historical resources can be in the form of sites, districts, structures, objects, or other evidences of human activities that represent facets of history in the locality, state, or nation. These places may be considered significant even though no evidence of the historic event remains.

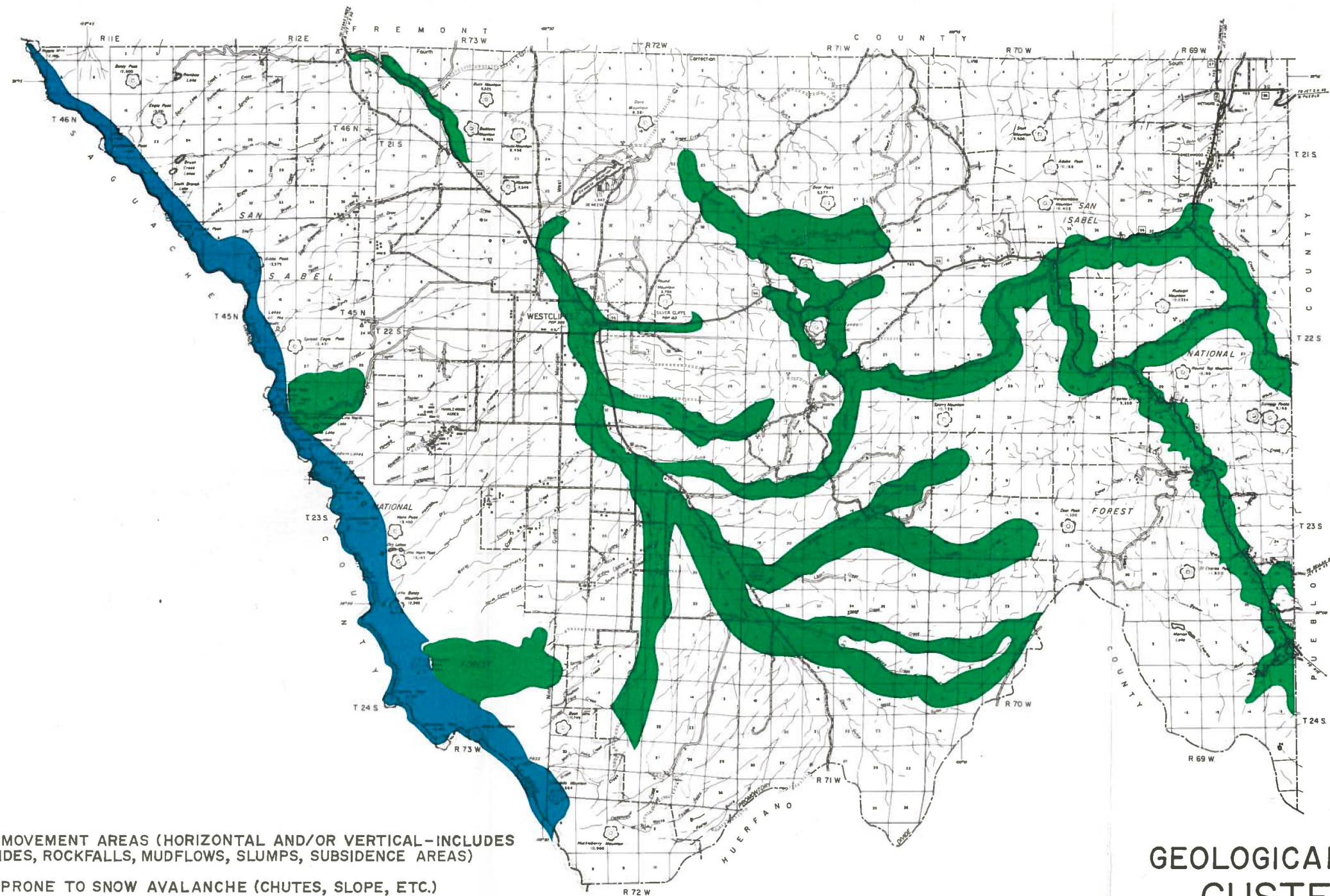
Historical sites which are recorded with the state historical society follow:



Colfax, Blumenau; 1870 German Settlement in the Wet Mountain Valley

Silver Cliff; An historic old mining town which once ranked as the third largest in the state.

Rosita Cemetary; An historic cemetary preserved with headstones from an historic era.

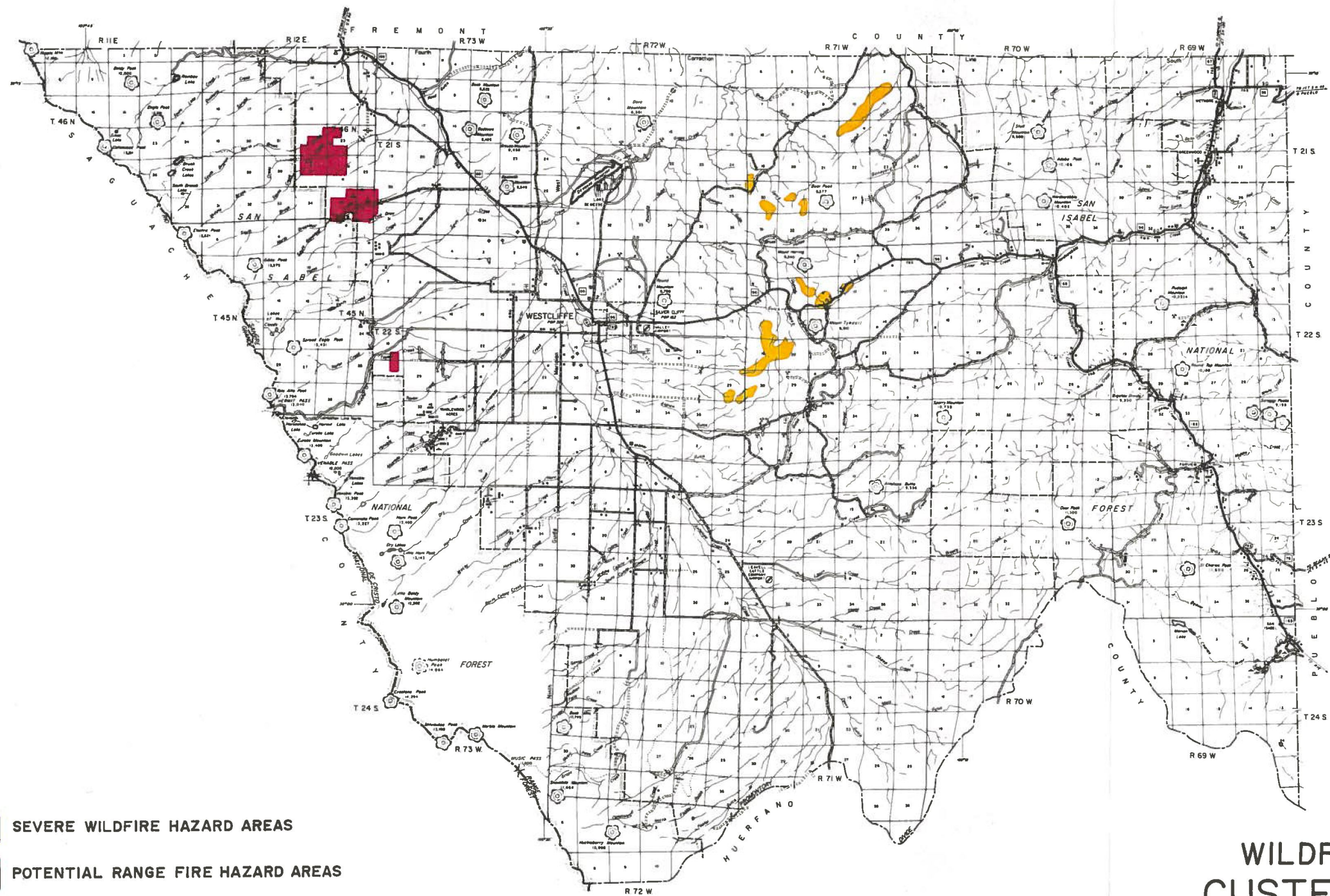
Rosita and Querida; Historic mining towns platted amidst the rich Rosita Hills Mining District.



-  EARTH MOVEMENT AREAS (HORIZONTAL AND/OR VERTICAL—INCLUDES LANDSLIDES, ROCKFALLS, MUDFLOWS, SLUMPS, SUBSIDENCE AREAS)
-  AREAS PRONE TO SNOW AVALANCHE (CHUTES, SLOPE, ETC.)

GEOLOGICAL HAZARD AREAS CUSTER COUNTY COLORADO




SCALE OF MILES
0 1/2 1 2 3 4



-  SEVERE WILDFIRE HAZARD AREAS
-  POTENTIAL RANGE FIRE HAZARD AREAS

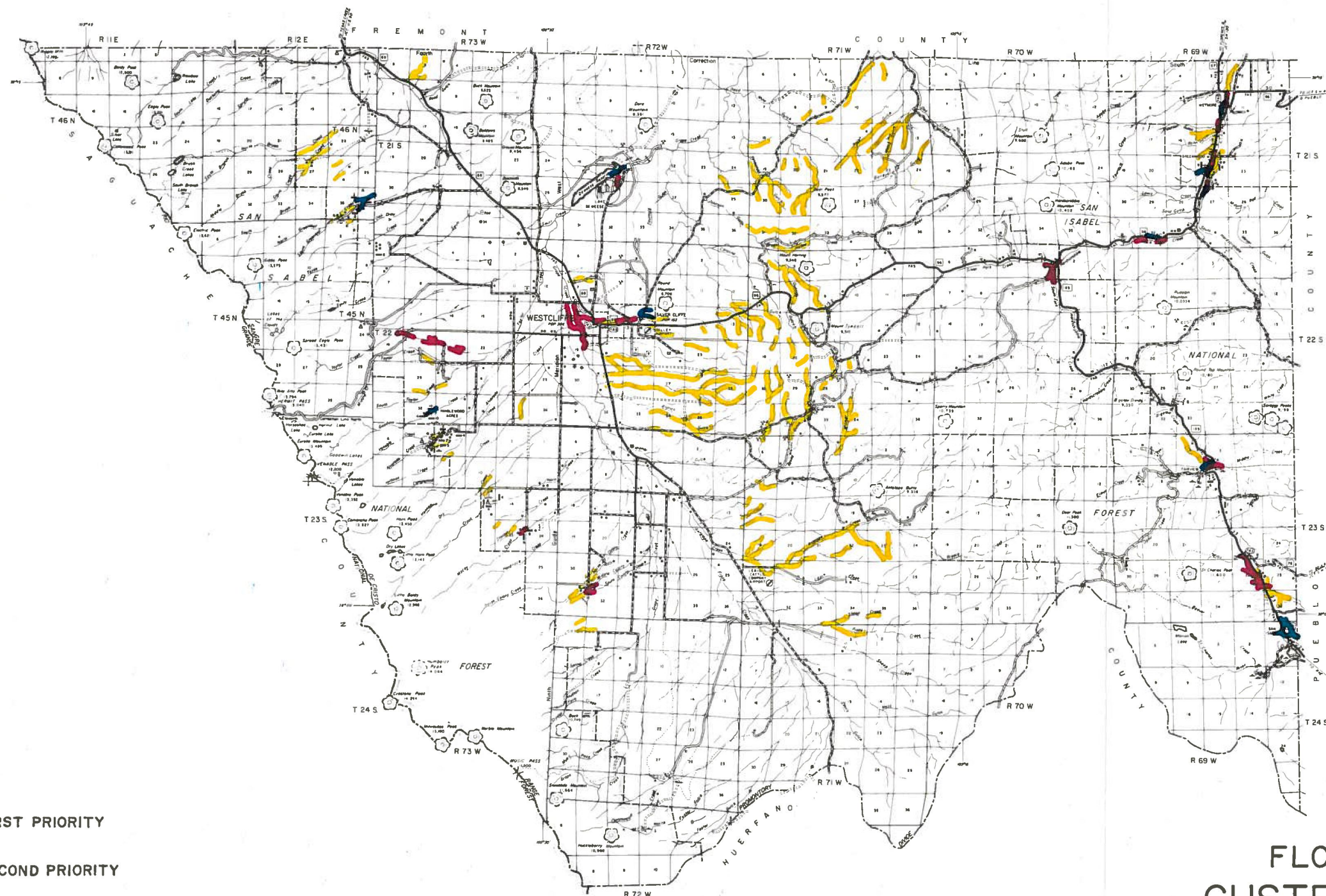
WILDFIRE HAZARD CUSTER COUNTY COLORADO

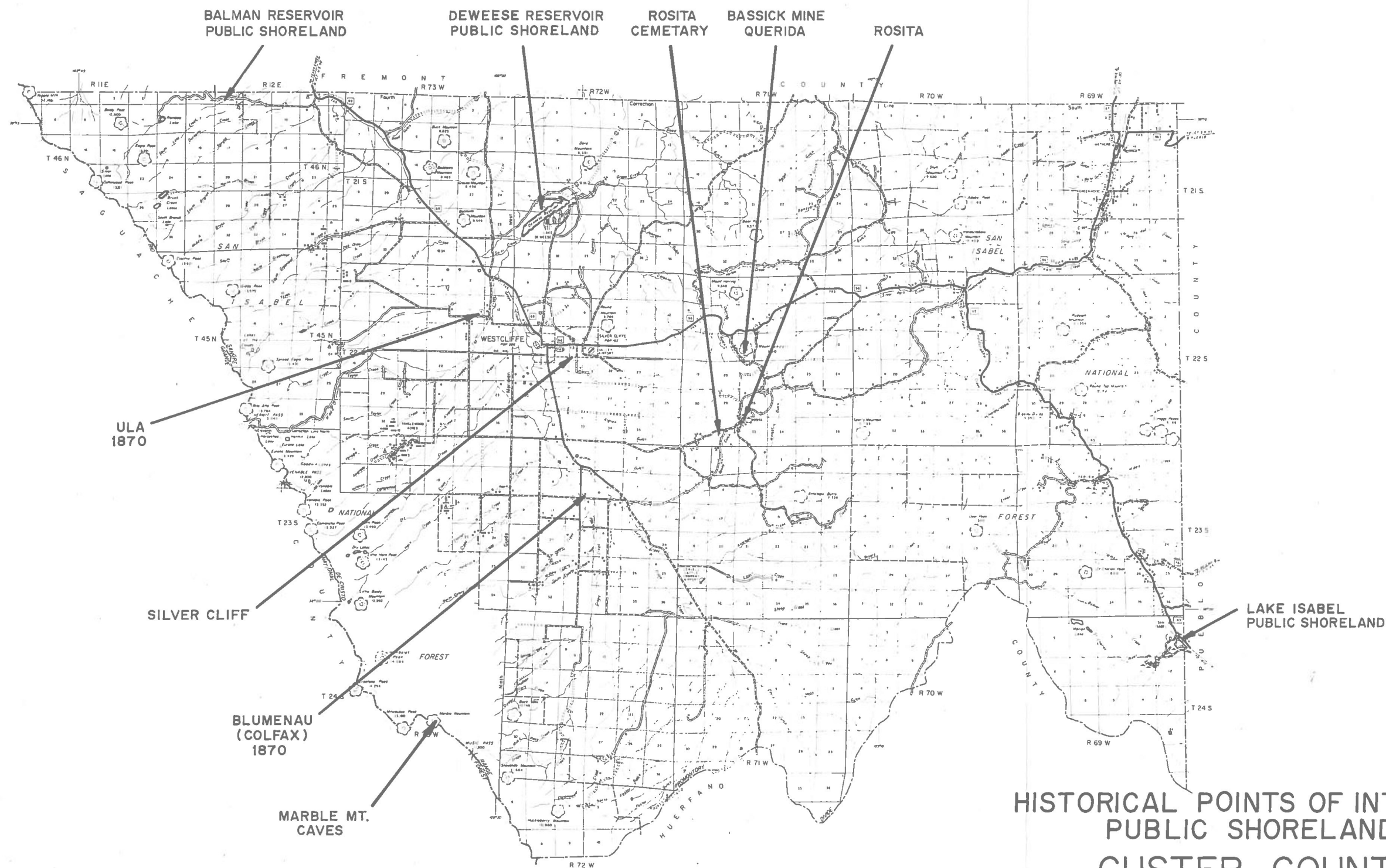
SCALE OF MILES
0 1/2 1 2 3 4

-  FIRST PRIORITY
-  SECOND PRIORITY
-  THIRD PRIORITY

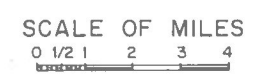
FLOODPLAINS CUSTER COUNTY COLORADO

SCALE OF MILES
0 1/2 1 2 3 4





HISTORICAL POINTS OF INTEREST/
PUBLIC SHORELANDS
CUSTER COUNTY
COLORADO



Bassick Mine; A rich mine which produced much ore and greatly influenced the development of Custer County.

Fremont Expedition Route (fourth); and Pike Expedition Route

The two expedition routes specific location are not charted, but a general location of these routes indicates that they entered into Custer County.

Several sites are also considered historical locally and are now being considered for historic preservation. The Westcliffe Schoolhouse has been accepted by the Colorado Bi-Centennial Commission as a worthwhile restoration project. Additionally, Custer County has been honored as a Bi-Centennial community by the Bi-Centennial Commission.

Silver Cliff has also submitted an application for historic preservation funds to restore the old schoolhouse there.

A site which is historically significant to the local populace is the town of Ula. At this site Custer County had its first post office.

A site which has appeared in publications, but remains off the state list are the Marble Mountain Caves. These caves were originally the location where Spaniards sought refuge for themselves and their gold bullion from Indians.

Archaeological Resources are defined as occupation sites and work areas; evidence of farming or hunting and gathering; burials and other funerary remains; aboriginal artifacts and structures dating from prehistoric periods. Two archaeological sites have been registered with the state archaeologist. It is asked that circulation of this material be restricted for fear of unauthorized surface denudation or sites digging by irresponsible parties.

NATURAL RESOURCES

Natural Resources of Custer County include shorelands of major owned reservoirs. The Division of Wildlife determines in its guidelines that a major publicly owned reservoir is any artificially created body of water owned by a public entity, situated wholly or in part on land administered by a public entity but subject to partial or complete control by

a person or other public entity pursuant to a permit, lease or other agreement, or any such bodies of water constructed in the future which are financed wholly or in part with public funds; provided the body of water has an actual or potential capacity of 100 or more wildlife recreation days per year, or provides significant wildlife habitat. Balman Reservoir, Lake San Isabel and Lake De Weese are the only artificially created bodies of water in Custer County. Lake De Weese is the only one which is not publicly owned, although it is on land which is partially administered by a public entity, (Division of Wildlife).

Wildlife habitat and migration routes information has been furnished by the local Wildlife Conservation Officer and is depicted on the map, page 1-15a. Presently the Department of Wildlife is inventorying the county for wildlife habitat and will make it available to the county at a later date.

AREAS AROUND KEY FACILITIES

Areas around key facilities in which development may have a material effect upon the facility or the surrounding community include: airports; major facility of a public utility; interchanges involving arterial highways; and rapid or mass transit terminals; stations; and fixed guideways; major facilities of a public utility means; central office buildings of telephone utilities; transmission lines; power plants; and substations of electrical utilities; and pipelines and storage areas of utilities providing natural gas or petroleum derivatives.

There are three electrical utilities companies servicing Custer County. (see map page 2-14a) They are the Southern Colorado Power Company (S.C.P.Co.), and the Sangre de Cristo Electric Association (SDCEA), and San Isabel Electric Association (SIEA). SDCEA has two major transmission lines entering Custer County from Fremont County. S.C.P.CO. has three major transmission lines entering Custer County from the north. These two companies both use the two electrical substations in Custer County. These substations are located in Westcliffe and Querida respectively. San Isabel Electric Association services the eastern end of the county with electrical power. Their transmission lines enter into Custer County at Wetmore from Portland in Fremont County and parallels Highway 96 south to the National Forest. Another point of entry is from Pueblo County toward San Isabel City and along Highway 165.

Airports located in Custer County are not serviced by regular passenger or freight service. Use of the airports is limited to private, small engine aircraft. The locations

of the two airfields are in relatively unpopulated areas. Valley Airport is a public airport and is located in the southeast quarter of Section 16 Township 22 south Range 72 West of the prime meridian, within the old town limits of Silver Cliff. Leavell Cattle Company operates a private airfield which is located adjacent to County Road 69 in the southeast corner of Section 30 Township 23 south Range 71 west of the prime meridian.

Interchanges involving arterial highways do not presently exist in Custer County. However, there are several major intersections involving arterial highways. All the intersections involve Highway 96.

Highway 69 intersects Highway 96 in the town of Westcliffe. The area around this intersection has a multiple land use. Residential and commercial uses have developed on all available land at this intersection.

Highway 165 enters upon Highway 96 in an open area known as McKenzie Junction. The highways at this junction are at a greater elevation than the low lying surroundings.

Highway 96 is again intersected by Highway 67 above Wetmore. This intersection is unsuitable for any future development because of the limited visibility which is an inherent feature of this junction. Any development at this point would create a greater hazard than that which exists at the present.

Custer County has no pipelines which transmit petroleum derivatives or natural gas to the citizenry. However, there are several storage areas for natural gas in the Westcliffe, Silver Cliff area. L & B Gas Service has a storage area in the second addition to Westcliffe, south of the developed townsite. Koch Oil Company supplies heating oil also, but they have no storage areas for large quantities of petroleum. Westcliffe Oil Company maintains storage facilities for gas south of town at the intersection of Hermit Road and County Road 69. In addition to these storage tanks they also maintain several large tanks at their service station on Highway 96 across from the school. Wet Mountain Co-op also has storage facilities along Highway 96 exiting from the town of Silver Cliff.

ACTIVITIES OF STATE INTEREST

The site selection and construction of major new domestic water and sewage treatment systems and major extensions of existing domestic water and sewage treatment systems is the

first major concern to Custer County. The Round Mountain Water and Sanitation District has begun construction of a sewer and water system for the municipalities of Westcliffe and Silver Cliff. This activity appears to be exempt from H.B.1041 because of the exemption clause 106-7-107(b). This activity was approved by the electorate August 12, 1969.

The Council of Governments hired a consultant to do a Solid Waste Disposal Study of the region (see map page 2-17a) in their last fiscal year. That study recommended three alternatives for solid waste disposal for Custer County. Alternate I calls for a small landfill located at Westcliffe which would serve the entire county. This site would be open two days per week in order to minimize the operation costs. Alternate II suggests a small transfer station in Westcliffe which would compact and store the solid waste and then have it hauled to the nearest landfill site. Alternate III, the recommended procedure by the consultants, recommends a system of 8 yard drop boxes to be placed at strategic locations throughout the county. These drop boxes would then be emptied of solid waste and transferred twice each week to a sanitary landfill, within the region, for final disposal.

The proposed Conquistador Ski Area in the Sangre de Cristo Mountains is the only development which might be termed a new community. This activity would and has had a great impact upon Custer County. It has spurred a great deal of subdivision activity in Custer County (see map page 1-18a). The expiration of land use permits with the Bureau of Land Management and the United States Forest Service has temporarily slowed planning for the development. A change in present economic conditions would also motivate the proposed activity to proceed.

County Road 69 south of Westcliffe to the Huerfano County line is an activity which is a matter of state interest. The improvement or surfacing of this road plus the designation of it as a state highway would greatly increase its tourist use and use as an arterial from the recreation areas to a major interstate highway. The impact it might have on Westcliffe's tourist economy can only be speculated on at this time, but it would definitely stimulate the towns retail sales.

Site selection of rapid or mass transit terminals, stations, and fixed guideways, site selection of airports, site selection and construction of major facilities of a public utility,

are items with major impact on the land at a future date. These activities will occur in Custer County only if there is a tremendous growth in the county. Projections of population growth for Custer County do not reflect such a tremendous growth within the present century.

Efficient utilization of municipal and industrial water projects is an activity or matter which is a difficult item to define. It is hard to believe that counties will tell municipalities how they must develop their water supplies or that any local government will inject itself into the operation of a water and sanitation district which has already been approved. Proposed new districts may readily be controlled under the Special District Control Act (Article 18, Chapter 89, C.R.S.1963, (1965 supp.) as amended.

As a practical matter the language of H.B.1041 does not appear to give local governments any authority to veto nuclear detonations.

Nuclear shots have required careful analysis and state level permits from the Water Quality Control Commission since 1970. After adoption of H.B. 1041 the county may in addition to the state analysis and permit system conduct their own independent review of nuclear detonations.

H.B. 1041 is an important piece of legislation to Custer County because it gives local governments money, encouragement, and direction to plan for, designate, and regulate certain specified land use matters. It begins a planning process which brings state agencies into a coordinated effort to provide information and technical expertise to local governments.

The areas identified and later designated under H.B.1041 are to be incorporated into the comprehensive plan for the county or municipality. Reference has been made in the Custer County plan to the areas and activities so far identified. The information gathered under 1041 will permit planners and developers to more easily pick out trouble spots in future development proposals and will allow the counties themselves to regulate the activity on the ground. In this way development can be regulated beforehand and not after it has occurred. H.B. 1041 is a tool which local governments will be able to use along with zoning, H.B. 1034 and other land use legislation to prevent undesirable development from occurring in their jurisdictions. H.B. 1041 is still not quite completed but it is nearing that stage. When the guidelines are firmed up it should become most useful in the development of comprehensive plans since it will provide basic data for future

land use in a given jurisdiction and will require that specific regulations be understood and met by a potential developer. Custer County, its identification program and future data will be incorporated in its comprehensive plan as it becomes available.

