

Master Plan

Town of Crestone 2010



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INTRODUCTION & BACKGROUND INFORMATION

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INTRODUCTION

The Crestone Master Plan presents a policy statement about community goals, values and desires over the next 25 to 50 years. The study areas for this plan are within the Town's boundaries, including the Central Business District, historic structures throughout the town and residential areas.

It is anticipated that the Town will develop slowly and over a long period of time. This Plan describes where and under what circumstances future growth should occur.

An overriding theme of this document is to preserve and enhance the distinctive characteristics of Crestone, which make it a desirable place to live. It should be judged on its recognition of existing social, economic and environmental qualities, and on the effectiveness of encouraging those qualities to grow, in ways Crestone decides as a community, well into the future.

This document presents a summary of the community's planning work. The conclusions reached in the Plan are derived through public participation in a variety of forums including public meetings held by the Crestone Planning Commission and the Town Board of Trustees, potlucks and surveys. The process is intended to be as transparent as possible. Please contact the Town Hall (719-256-4313) for copies of this document and for comments or questions.

Purposes of the Plan

The Crestone Master Plan represents a policy statement about community goals and desires. It is also a statement of community values and desires. It is to be used as a guide for decision-making by residents and officials in Crestone, private investors and developers, Federal agencies such as the US Forest Service and the BLM, the State of Colorado and others who must understand the Town's direction.

The intent of the Master Plan is to provide a framework and guide for land use planning and decision making regarding development and growth within the planning area. In the future, it will be the responsibility of developers to demonstrate that a proposed development plan or land use proposal is consistent with this plan. It is expected that development and land use proposals which are inconsistent with the recommendations of this document will be denied.

BACKGROUND INFORMATION

Mission Statement for the Town of Crestone

The following Mission Statement has been adopted by the Crestone Planning Commission and Board of Trustees:

Historic Crestone, Colorado, exemplifies small mountain town beauty within a community committed to sustainable living practices and spiritual traditions. The Town continues to celebrate its pioneering spirit and unique diversity through contemporary self-reliance. Crestone's goals are to enhance economic viability, environmental preservation, renewable energy use, and social responsibility.

Legislative Basis for the Plan

Note that master plans are required by statute of municipalities with populations greater than 2,000. Though Crestone is not required by statute to develop a master plan, it is not prohibited from doing so.

General Description of the Community

Crestone has been an active community in Saguache County, Colorado, since 1880, and an incorporated municipality under Colorado law since 1901. Crestone was one of a number of small mining towns along the western foothills of the Sangre de Cristo Mountains in eastern Saguache County, and the only one to survive after the area's mining boom played out.

The Crestone community borders large tracts of land owned by multiple federal agencies. The Sand Dunes National Park is directly to the southeast, and individuals in the community have had conversations with the National Park Service about opening a north entrance to the Park. The Baca National Wildlife Refuge is west of the Baca Grande area, although there are apparently no immediate plans to open that to the public. To the east and north are the Rio Grande National Forest and Bureau of Land Management property. Many popular trails access wildlife and outdoor recreation opportunities including some of Colorado's most notable 14,000-foot climbing challenges.

Crestone's total population on April 1, 2000, was 73 according to the decennial census. The Town's population has been increasing gradually; the current population estimate was 130 on July 1, 2007.

The Town of Crestone consists of .31 square miles, and is made up of 603 platted lots. The Town owns 8½ lots which include the Community Building (2½ lots), the Town Park (4 lots), Little Pearl Park (one lot), and one lot that is not developable. The Town owns the Community Building and one building which is not on a platted lot, but instead is in the middle of a platted street which is not expected to be developed because of the proximity of North Crestone Creek. The Town is acquiring another building at the corner of Galena and Alder streets

Town Survey

The Town survey was in four parts addressing general attitudes (Part 1, 36 multiple-choice questions), opinions about specific actions that might be taken (Part 2, 17 yes/no questions), queries on feelings about incorporation or annexation of the Baca Grande community (Part 3, two open-

ended questions), and a general solicitation of a wish list for the Town (Part 4, 7 open-ended questions). The survey also asked about length of residency, demographics, and other factual information.

One hundred sixty surveys went to residents, business owners and property owners, and 83 responses were received. Colorado State University's Rural Technical Assistance Program provided statistical analysis for Parts I and II. An informal tally of responses to the annexation questions (Part B) showed 26 in favor of annexation, 21 undecided/need more information, 20 opposed, and 16 no response.

An analysis of the survey resulted in the following summary of the needs and desires expressed for the Town:

Environmental Quality: including water rights and quality, ecology, hiking/biking trails, pedestrian-friendly town, sustainability, recycling, open space

Historic Preservation and Small Town Ambience: commercial core, historic structures, neighborhood planning, and beautification

Town Infrastructure: road maintenance, municipal water and sewer, fire protection, enforcement, and erosion control.

Economic Development: commercial core, cottage industry, green building/ projects, affordable housing, and youth activities

(Excerpt from the Crestone Annexation of the Baca Grande, December 2008 by Policy Research Associates).

Steps in Completing the Master Plan

The preparation of this Master Plan included the following steps:

The author investigated existing conditions in the Town through a process of on-site observations, reviewing existing mapping information and reviewing previous reports prepared by a variety of consultants on behalf of the Town.

Following that initial investigation, the author held several discussions with the Planning Commission. The Planning Commission meetings were open to the public. In addition, there was a public meeting advertised to Town residents as an opportunity to meet with the Planning Commission and the author. Beyond that, the author had numerous discussions with staff, community members and individual members of the Planning Commission.

The text and illustrations that comprise this Master Plan went through several drafts, each of which was revised based on comments and recommendations of the Planning Commission.

Consultants / Expertise in Preparing this Report

Marc Diament Architecture was the prime consultant in connection with the report.

The staff of the Town of Crestone was of particular help in the area of community research and in coordinating the overall development of this Master Plan. Town staff includes:

- Akia Tanara – Manager
- Leanna Bradbury - Treasurer
- Jim Hollmer – Public Work Coordinator
- Gene Farish – Town Attorney

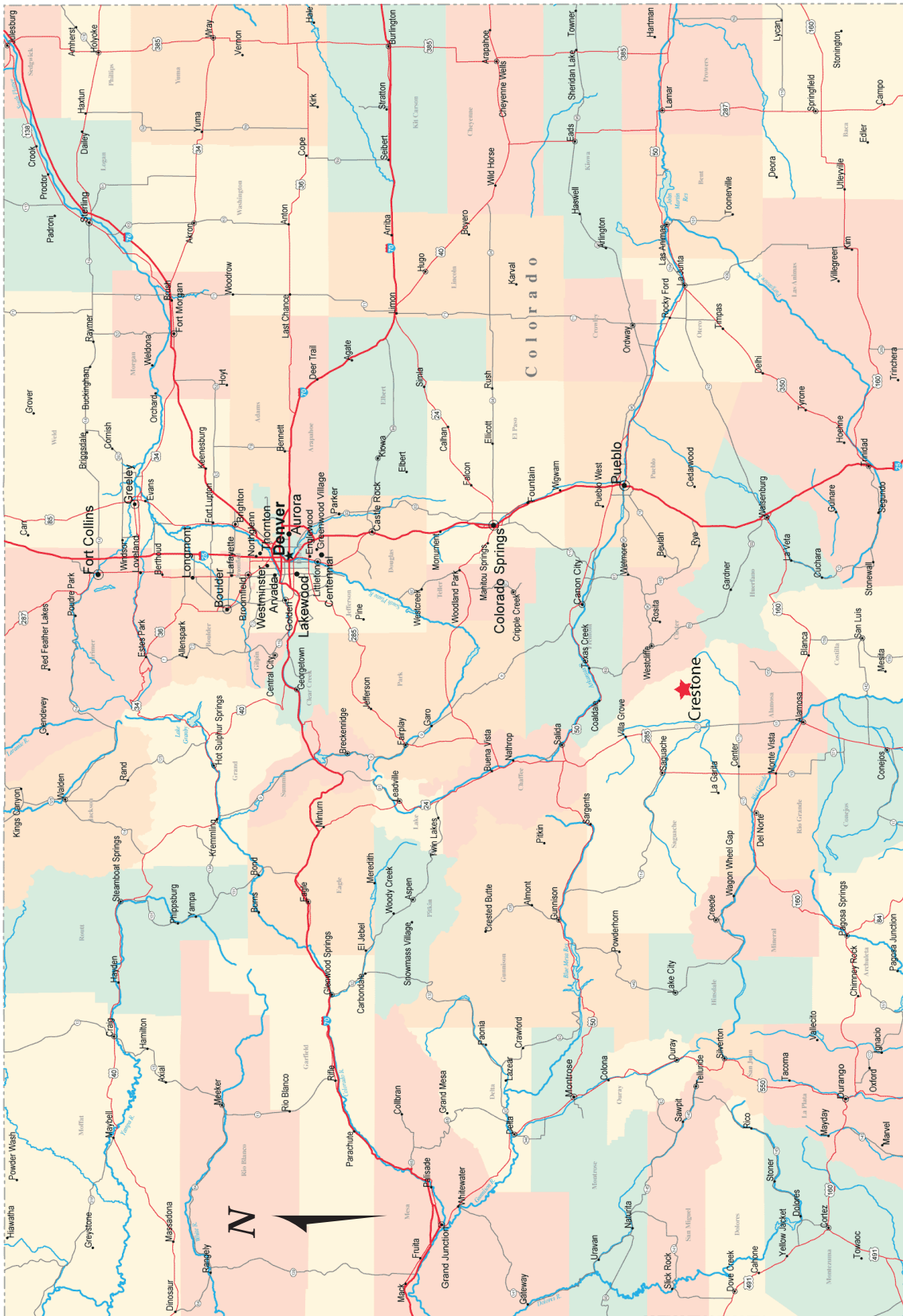
The Crestone Planning Commission includes the following members:

- Steve Storm - Chairperson
- Bruce Sheldon – Co-Chairperson
- Ralph Abrams - Mayor
- Kairina Danforth – Mayor Protem
- Warren Stephen – Commissioner
- Carmin Teeple – Alternate Commissioner
- Electrum Amor – Alternate Commissioner

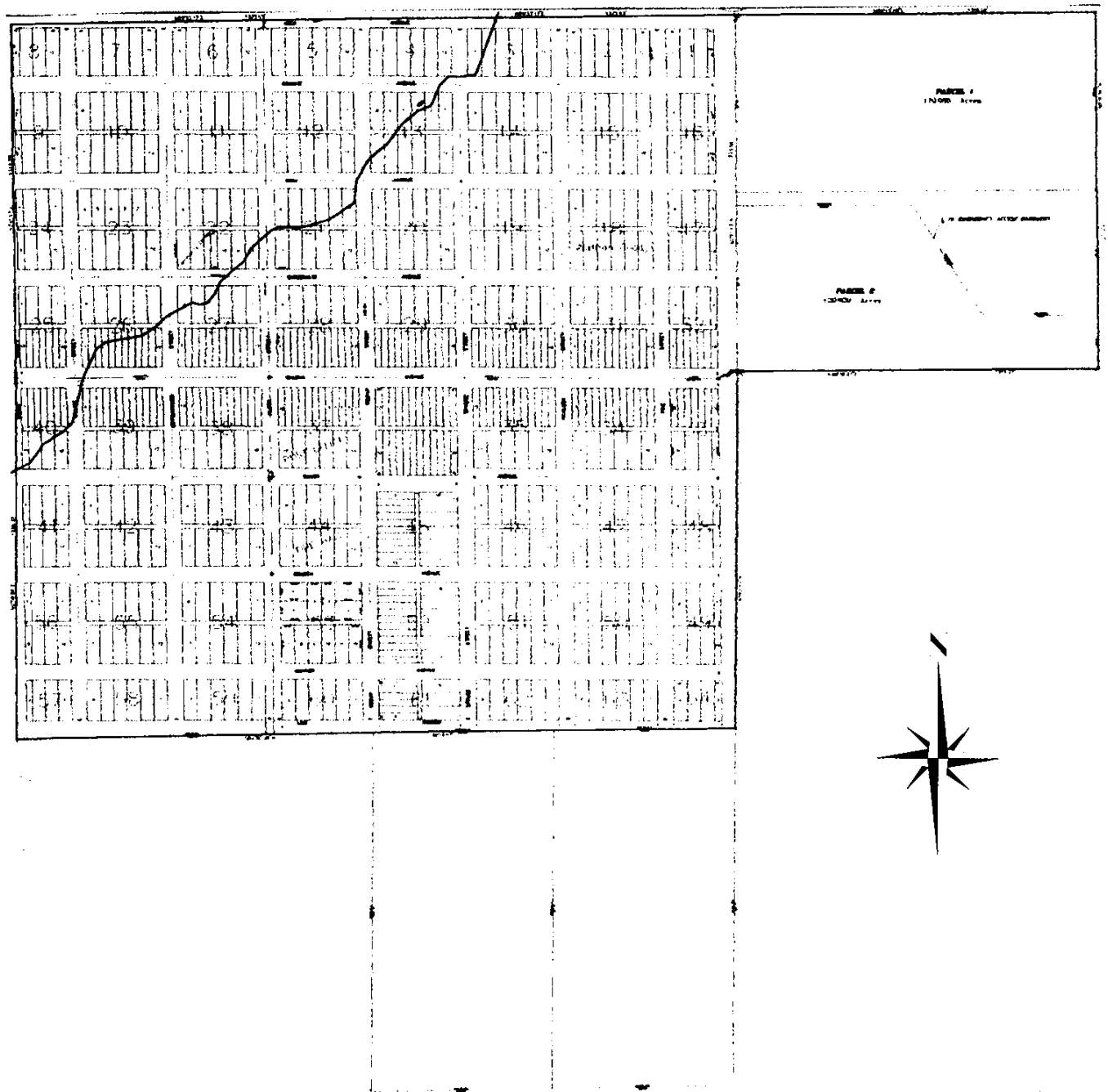
Thanks to Carmin Teeple for contributing photographs to this report.

Funding Acknowledgement

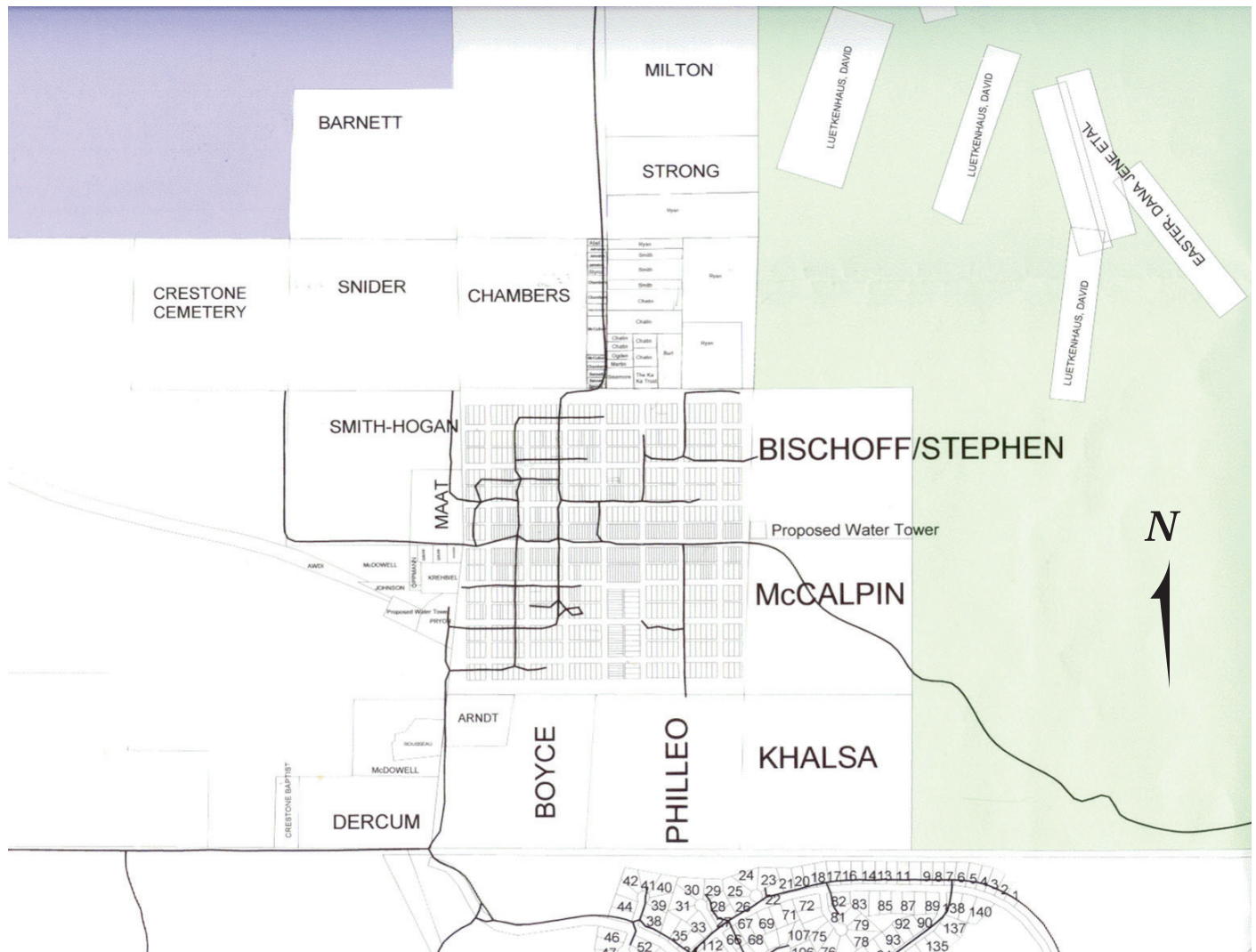
This project was funded in part by a grant from the Colorado Department of Local Affairs.



Crestone Location Map



Town of Crestone Map



Town of Crestone Map
From IGA Agreement



QUESTIONS FOR THE CRESTONE COMMUNITY

Mission Statement

This section identifies some of the important considerations that have formed the basis for discussion of the Crestone Master Plan. These considerations will likely continue to arise as the community tries to apply its overall mission statement to the more concrete process of planning the future of the Town.

To restate, the mission statement adopted by the Crestone Planning Commission is as follows:

Historic Crestone, Colorado, exemplifies small mountain town beauty within a community committed to sustainable living practices and spiritual traditions. The Town continues to celebrate its pioneering spirit and unique diversity through contemporary self-reliance. Crestone's goals are to enhance economic viability, environmental preservation, renewable energy use, and social responsibility.

The mission statement reveals key considerations that became the themes of many discussions among Planning Commission members.

Which sustainable design practices does the Crestone community want to encourage or require?

Crestone's mission statement does refer to sustainable design in its statement: "...a community committed to sustainable living practices and spiritual traditions ... environmental preservation, renewable energy use and social responsibility."

In fact, a survey of town residents conducted under a previous study identifies environmental concerns and sustainable design as the highest priority among town residents. On the other hand, ordinances that specifically define sustainable design goals are notably absent in Crestone.

The challenge to Crestone is therefore to decide which sustainable practices should be encouraged or required by the community. Some sustainable design practices may find ready acceptance. For example, protection of endangered species is likely to receive the endorsement of most community members. On the other hand, other sustainable design practices may require more substantial changes in community members' expectations. Some of these may also require changes in the Town's regulations. An example is the sustainable design practice of high-density neighborhoods.

One theme in the Town's process of developing this Master Plan has been an ongoing discussion about which sustainable design practices are important to the Crestone community and which practices are not relevant to the community's goals.

How will the Crestone community achieve its goals? Through requirement and regulation? Through encouragement? Or through individual self-reliance?

The Crestone mission statement includes the following language: “The Town continues to celebrate its pioneering spirit and unique diversity through contemporary self-reliance.”

This part of the Mission Statement reflects another theme of consideration that continued throughout the planning process: Community members’ desires to balance the mission statement goals of “contemporary self-reliance” while simultaneously supporting - the mission statement goal of “social responsibility.”



MASTER PLAN INFORMATION / EVALUATION / VISION / RECOMMENDATIONS

INFORMATION / EVALUATION / GOALS / ACTION

This section identifies the planning themes that concern planning for the Town.

1. Water
 - Drainage - General
 - Drainage at North Crestone Creek
 - Drainage at Burnt Gulch
 - Drainage – Local Flooding and Sheet Flows
 - Drainage – Riparian Locations and Springs
 - Town Water Supply
2. Landscape:
 - Landscape Character
 - Fire hazard
3. Streets and Infrastructure:
 - Public Streets and Rights-of-way
 - Trails Outside of Right-of-Way
 - Public Spaces
 - Crestone Charter School
 - Public Utilities
4. Growth and Change
 - General – Historic Preservation
 - General Principles – Density and Building Lot Size
 - Land Use
 - Downtown Retail/Commercial Area
 - North Crestone Creek Cottonwood Area
 - South/Southeast Crestone
 - Hume Bischoff Annexation
 - Oil, Gas and Mineral Extraction
 - Recreation, Culture and Tourism

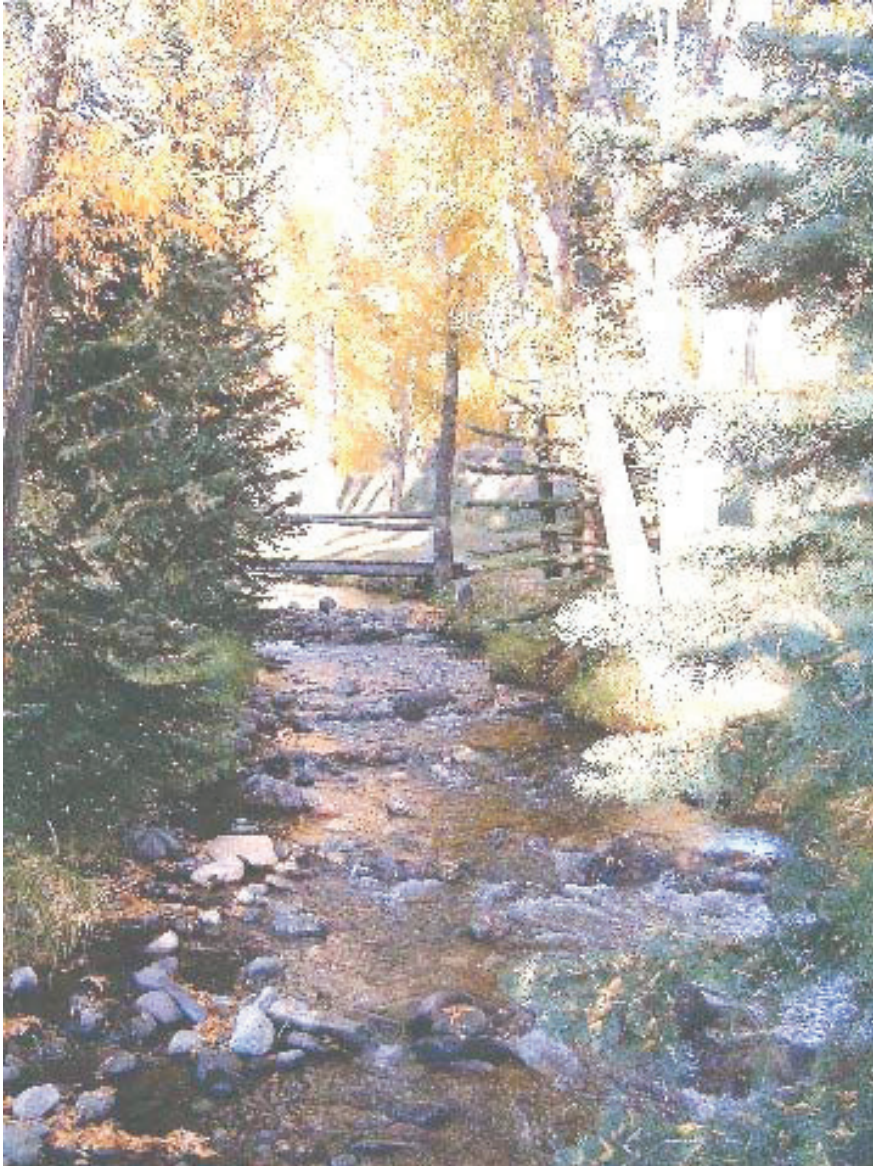
The following section discusses each of these above themes. For each theme, the Master Plan provides discussion based on the following framework:

- **Information**
 - Mapping
 - Previous studies
 - Information provided by community members
 - Observations
- **Evaluation**
 - Problem, challenge or question
- **Goals**
 - Long-term vision and overall direction

- **Recommended action**

This Master Plan recommends that the Town consider action in the following areas:

- Further studies – one example, the drainage goals in this report will require detailed engineering planning.
- Project – one example, accomplishment of drainage plans might well include a construction of drainage structures.
- Regulation – one example, implementation of drainage engineering planning might require regulation of construction in flood prone areas
- Community Input – Importance of community discussion and consensus over time and over a broad base of community members



WATER



Drainage—General

WATER

Drainage – General

This section provides an overview of how site drainage issues affect the overall planning for Crestone.

Drainage has historically been a major problem in Crestone. The natural drainage is generally to the southwest off the Sangre de Cristo Mountain Range. Westerly weather patterns crossing the San Luis Valley tend to bring regular storm events, some of which arrive with substantial precipitation. In 1911, North Crestone Creek flooded and destroyed a number of buildings, and other flood events occurred in 1936 and 1987.

A 2008 study done by students from Colorado State University estimated the cost to mitigate flooding in the Town's commercial district to be \$604,000. Improving the Town's storm drainage would cost an estimated \$783,170, according to a professional engineering report from Davis Engineering in 2005. Property owners downstream would have to be satisfied that improvements would not impair flow. The U.S. Fish and Wildlife Service in the Department of the Interior, owner of the Baca Wildlife Refuge, is particularly sensitive to this issue.

In summary, the specific water drainage issues that affect planning for the Town of Crestone are the following:

- Flooding of North Crestone Creek.
- Diversion of water out of the natural Burnt Gulch Drainage, which causes flooding in the Town's historic downtown area.
- Flooding resulting from sheet flows descending from the Sangre de Cristo Mountains, which are located to the east of Crestone.
- Riparian zones and springs located within the Town boundaries.

In addition, the Town has concerns for preservation of the quality of the water sources that serve as the basis for Crestone's drinking water supply.

Information

In 2005, the Town commissioned a study by Davis Engineering of Alamosa, Colorado. The engineering firm's report, titled "Davis Engineering Study" focused on two of the chief symptoms of the underlying drainage issues that influence the Town of Crestone.

The first of these issues is flooding of North Crestone Creek. North Crestone Creek is prone to substantial flooding, which has, in the past, damaged considerable sections of property within the Town. The Town constructed a flood control structure east of the boundary limits. However, this structure has been abandoned and dismantled. The Davis Engineering Study discussed options for the replacement of this missing flood control structure, limits on development within the flood plain, and the possibility of participating in the National Flood Insurance Program.

In addition, the Davis Engineering Study looked at the problem of flooding in Crestone's central business area. The study discussed how this flooding was the result of diversion of water out of the

Burnt Gulch Drainage, which passes through the Town of Crestone. The diverted water ultimately flows down Galena Street causing particular damage at the center of Crestone's historic business area: the corner of Galena and Alder Streets. The report suggested a variety of alternative solutions to this flooding problem.

In 2008, a group of students from Colorado State University conducted a second study of the Burnt Gulch Drainage and recommended an alternate plan for diverting flood water away from the downtown area. This study was titled "CSU Engineering Study".

Members of the Town staff have made it a point to tour the Town during periods of intensive rainfall and during the spring runoff. In contrast to the engineering studies, which focus on North Crestone Creek and Burnt Gulch, the Town staff emphasized that sheet flows occur throughout the Town and descend in many locations from the Sangre De Cristo Range immediately to the east.

The Crestone community will benefit from developing a more complete understanding of the drainage issues that face the Town and the various alternative solutions that have been proposed.

The reports that the Town has commissioned, particularly the Davis Engineering study, are detailed and technical. Nevertheless, community members, particularly those participating on the Planning Commission and the Town Board, will benefit from a thorough and more complete understanding of the issues and options set forth in these reports.

The engineering reports that have been provided to the Town deal with the most dramatic symptoms of the overall water drainage problems that the Town faces. These chief symptoms are flooding resulting from high flow events in the North Crestone Creek drainage and from excess flows of diverted water from Burnt Gulch. The reports devote less discussion to sheet flows and local flooding within the Town. Neither report deals with the riparian areas and springs that are located within the town boundaries.

It would be helpful to the Town to develop a full understanding of the full range of inter-related drainage issues that will continue to impact planning. A more complete understanding of the drainage issues that face Crestone will help community members appreciate that the Town's engineering reports do not only deal with vague emergency problems one hundred years away. Rather, drainage and its flooding effects are important issues that will likely have a direct effect on many community members. Beyond the impact of dramatic flood events, a more complete understanding of drainage issues will enable community members to understand how these affect the overall design and character of the Town. Based on that understanding, the Town can evaluate whether it can derive some benefit from some, or all of the features of the National Flood Insurance Program.

To participate in the National Flood Insurance Program (NFIP), a community must first adopt and enforce flood plain management regulations that meet or exceed the minimum requirements of that program. To join the NFIP, the community must submit an application package with basic community information. The community must also adopt a resolution of intent, which indicates an explicit desire to participate in the NFIP and commitment to recognize flood hazards and carry out the objectives of the program. The community must also adopt and submit flood plain management regulations that meet or exceed the minimum flood plain management requirements of the NFIP. Though Crestone has, in the past, decided not to participate in the NFIP, it is possible that the Town may want to consider adopting some of the standards that this program recommends. In addition, it

is possible that a more complete understanding of the flooding hazards that are now present in the Town may prompt the community to reconsider participation in the NFIP.

The consequences of ignoring water drainage are significant:

- Flooding at North Crestone Creek has, in the past, destroyed substantial numbers of structures within the Town.
- Flooding from water diverted out of Burnt Gulch has continued to damage property within the Town.
- Local flooding will hamper downtown and residential development.
- Riparian zones, springs and their associated habitat for plants and animal wildlife may be destroyed unless these are identified and protected.

On the other hand, the results of successful management of Crestone's abundant water flows can be significant and positive:

- Good management of water drainage patterns can maintain and enhance the Town's character.
- Well-managed water courses and drainages can form greenways that will maintain the Town's visual character, nourish native plants and animals, provide recreational opportunities, and increase property values.



Drainage—North Crestone Creek

Drainage -- North Crestone Creek

Information

The Davis Engineering Study, in summary, makes two recommendations to the Town for addressing flooding potentials in North Crestone Creek. The report recommends that the upstream flood control structure be reconstructed. The report also recommends that the Town consider participation in The National Flood Insurance Program through the Federal Emergency Management Authority (FEMA).

The Town has been working to negotiate an agreement with one of the federal agencies whose approval is required for the Town to go forward with reinstalling a flood control structure at North Crestone Creek.

Crestone's Planning Commission did explore the option of participating in the National Flood Insurance Program in 2005 and 2006. At that time, the Planning Commission expressed a preference for dealing with flooding issues rather than dealing with the Flood Insurance Program and its requirements.

Evaluation

Flooding of North Crestone Creek poses a threat to structures in the floodway and a risk of severe economic damage to the Town.

Vision and Goals

- Continue to work with federal agencies to secure permission for flood control structure restoration at North Crestone Creek.
- Proceed with flood control design and construction at North Crestone Creek
- Take measures to mitigate flood damage to existing structures in flood plain and to control or discourage future construction in flood plain.
- Develop the North Crestone Creek flood plain as a greenway with public access. For example, this might include a pedestrian walkway along the creek, as well as small park areas.

Recommended Actions

Engineering design will be required at each stage of the planning and regulatory process.

Proposed Town projects:

- Reconstruction of flood control structure at North Crestone Creek
- Construction of flood mitigation within the existing flood plain. Note that flood mitigation work on private property will likely be designated as the responsibility of property owners within the flood plain.
- Construction of access and trails within the proposed flood plain greenway.

Regulatory issues:

- Limitations to construction within flood plain.
- Appropriate construction techniques within flood plain. These will help prevent damage to the protected structures themselves. In addition, it will reduce the likelihood of damaged structures being carried downstream and inflicting further damage on downstream properties.
- Reconsider participation in FEMA's Flood Insurance Program,

Community input:

- The planning process for flood control, mitigation and greenway development.
- Development of appropriate construction practices within the flood plain. Option one available to the community is the encouragement of appropriate practice based on the good will of the citizens. Another option is regulation of construction practices within the flood plain.
- The community may wish to consider participation in the Flood Insurance Program.



Drainage—Burnt Gulch

Drainage –Burnt Gulch

Information

The Davis Engineering Study proposes several alternates for addressing flooding at Burnt Gulch. The Town's previously selected option was to divert drainage down Galena Avenue through the Town's center. The cost of diversion structures, curb and gutter, and settling ponds is approximately \$800,000.

Another option described in The Davis Engineering Study is to re-size existing culverts and allow flows to continue down Burnt Gulch. This option is less expensive. Its cost is approximately \$150,000.

Based on discussion with Community members it appears that the objection to the less expensive option is that there are some structures now within the Burnt Gulch flood plain which would be affected by this second, less expensive option.

Evaluation

This Master Plan recommends re-evaluation of the Burnt Gulch flood controls. The option of allowing drainage to flow down Burnt Gulch has the follow advantages:

- Lower cost
- Preserves natural hydrology with associated natural landscape.
- Creates the potential for a small greenway with an opportunity for a trail within the Burnt Gulch drainage area.
- Mitigating the cost of impact to existing structures within the Burnt Gulch flood zone is likely to be small, since there are few structures and the flows are relatively small.
- Allowing Burnt Gulch to be re-established as a natural drainage allows for the creative integration of flood control with natural features already present in the Town's landscape. Creatively emphasizing and adjusting these existing natural features can result in a flood control strategy that will reduce risks of water damage and also re-establish a desirable natural landscape extending through the Town.

Vision and Goals

- Modify drainage structures at Burnt Gulch so that flows are directed down the natural Burnt Gulch drainage.
- Develop floodplain as a natural greenway with public access.
- Mitigate downstream flooding impacts.

Recommended Action

Future Planning Studies:

Re-establishment of the Burnt Gulch drainage will require a planning effort involving the Planning Commission, the Town Board, and concerned community members. The planning effort can begin with the review of the original range of recommendations included in the Davis report. Following that, more detailed design of the Burnt Gulch drainage will be required.

Proposed Town Projects:

- Modification of the existing drainage structures and culverts associated with Burnt Gulch.
- Modifications to the Burnt Gulch drainage so that the natural drainage itself serves to control water descending from the Burnt Gulch drainage.
- Development of public access and possibly trails along the Burnt Gulch flood plain.

Regulatory Issues:

- Limit to construction within flood plain.
- Appropriate construction techniques within flood plain.
- Participation in appropriate flood insurance program.
- Consider whether participation in the National Flood Insurance Program is appropriate to the Burnt Gulch Drainage.

Community Input:

Evaluating the Davis Engineering report, the impacts on downstream structure, flood mitigation measures and public access.



Drainage - Local Flooding & Sheet Flows

Drainage – Local Flooding and Sheet Flows

Information

Anecdotal information from community members and Town staff indicate that localized flooding is a recurring problem in many areas of the Town.

Evaluation

Localized flooding is a periodic problem that affects property owners and Town rights-of-way. The problem may increase over time as Crestone becomes more densely populated.

Local flooding along with the flooding problems in North Crestone Creek and Burnt Gulch are symptoms of a fundamental planning issue that confronts Crestone. Large amounts of water flow down from the Sangre de Cristo range to the east and through the Town. The success in addressing these flows will require a comprehensive plan that mitigates the negative effects of water flows while preserving the natural character of the Town's ecology.

Vision and Goals

- Identify areas of recurring local flooding.
- Develop methods for protecting individual and community property from local flooding.
- Assure that mitigation methods are developed that preserve and enhance the natural ecological character of the Town's drainage patterns.

Recommended Action

Future Planning Studies:

This report recommends that the Town address drainage in a comprehensive manner, rather than a series of disconnected modifications that simply shift drainage problems from one location to another. This planning should be comprehensive in looking at the overall hydrology of the Town and its surroundings and making recommendations for an integrated set of solutions.

Proposed Town Projects:

The full range of all construction activities within the Town will be affected by drainage planning. This includes civil construction projects that will be planned and constructed in future years: roads, trails, sewage, water, and Town building facilities. These are all opportunities to contribute in an integrated way to the solution of the Town's drainage problems.

Private land owners' construction as well, will have an impact on the success of the Town's overall drainage planning.

Regulatory Issues:

- Appropriate construction techniques, and site development practices. This not only applies to areas that are now prone to flooding, but to construction practices, and site development throughout the Town. The goal is not to shift water impacts from one property to another, but rather to develop an integrated plan that mitigates flooding impacts for the community as a whole.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Discussion of overall planning for the Town's drainage management.



Drainage—Wetlands & Springs

Drainage -- Riparian Locations and Springs

Information

Riparian and spring locations are based on information provided by community members and Town staff. Locations are identified on a map included in this Master Plan.

Evaluation

Riparian locations and springs are important to the character of the Town, its landscape and habitat. These locations are the most visible manifestations of an integrated set of natural drainage flows that extend throughout the Town.

Vision and Goals

- Identify more precisely, riparian areas and natural springs.
- Preserve riparian areas and protect natural springs.
- Accomplish this preservation in conjunction with overall preservation and protection of natural drainage flows through the Town as part of an integrated plan of water management.

Recommended Action

Future Planning Studies:

Conduct an evaluation to more precisely define the locations of important riparian areas and natural springs.

Develop an understanding of how these locations are manifestations of the overall water flow patterns through Crestone.

Proposed Town Projects:

Proposed Town projects in support of the above goals include: the full range of civil and private construction projects that will be affected by the goal of preserving riparian locations and protecting natural springs.

Regulatory Issues:

- Limitation of construction within wetlands or close to natural springs.
- Appropriate construction techniques near wetlands or in areas that potentially effect natural springs.
- Appropriate development techniques throughout the Town in order to maintain, enhance, and control natural drainage flow patterns.

Community Input

- Discussion of community measures or potential regulations related to the goals of this section.



Town Water Supply

Town Water Supply

Information

The Town Board has adopted an ordinance “Establishing A Water Supply Protection District To Protect The Municipal Water Supply For The Town Of Crestone.” The Town water supply is derived from ground-water wells. These in turn are dependent on the fragile hydrology of the San Luis Valley aquifer. The aquifer is threatened by certain types of mineral extraction, particularly those methods that tend to fracture the rock formation that maintain the aquifer’s integrity.

Evaluation

The Crestone water supply is under potential threat as a result of mineral, oil and gas extraction activities. The Town places great importance on understanding these potential threats and taking action to protect the Town water supply.

Vision and Goals

- Protect the Town water supply and the surrounding aquifer from degradation as a result of oil, gas and mineral extraction as well as other environmental threats.

Recommended Action

Future Planning Studies:

Sponsor or participate as co-sponsor in planning studies investigating impact of mining and other human activity on the integrity of the sub-surface aquifer.

Proposed Town Projects:

No projects are proposed at this time. In the future, consider participating in the construction of monitoring facilities or other infrastructure as necessary to protect the Town water supply.

Regulatory Issues:

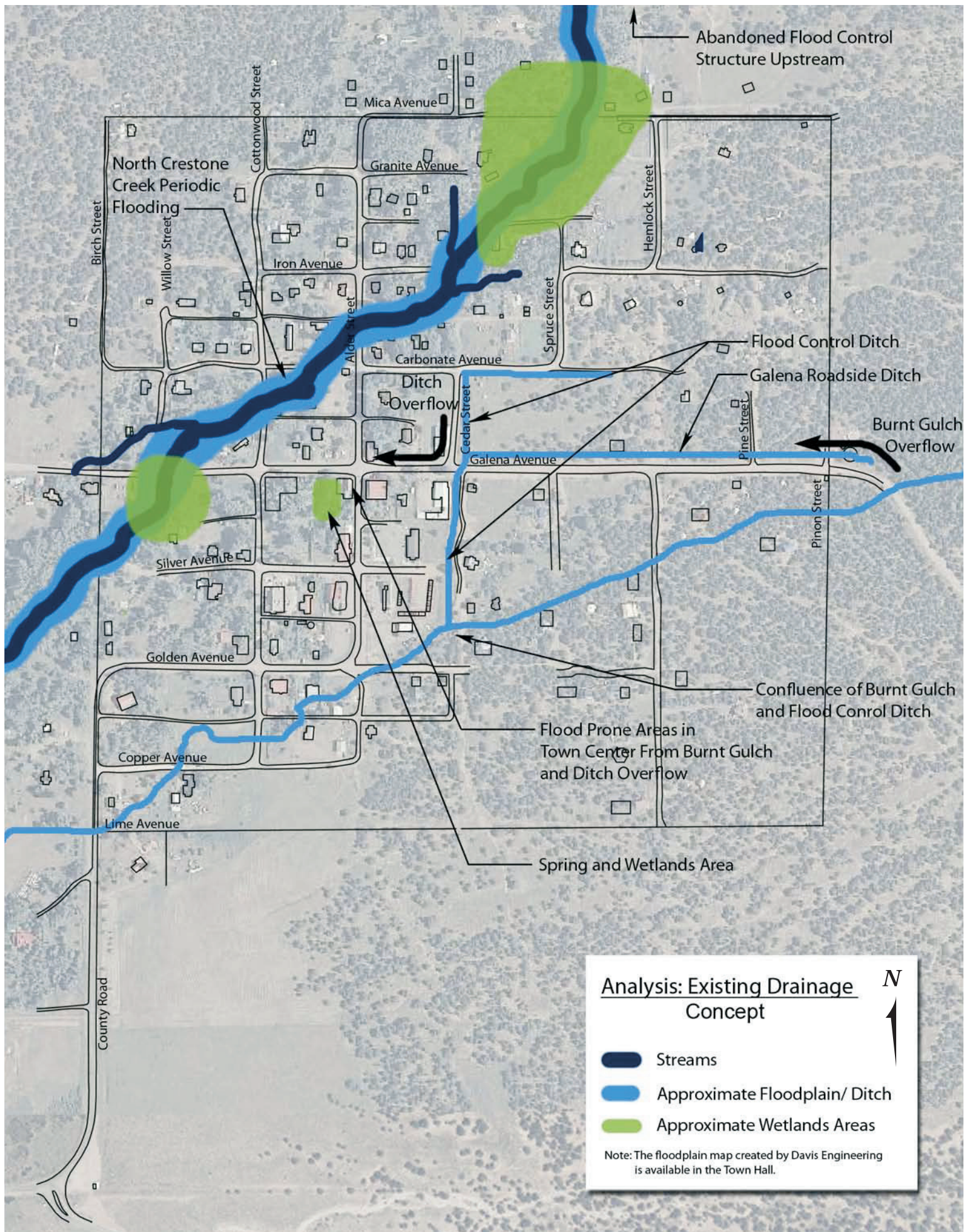
Participate with other Local, State and Federal agencies in developing and advocating a legal strategy to protect the Town water supply from potential degradation from environmental pollution.

Community Input

Provide information to citizens of the community so that they are able to fully understand environmental impacts on the Town’s water supply, and to effectively advocate for its protection.

List of Following Illustrations

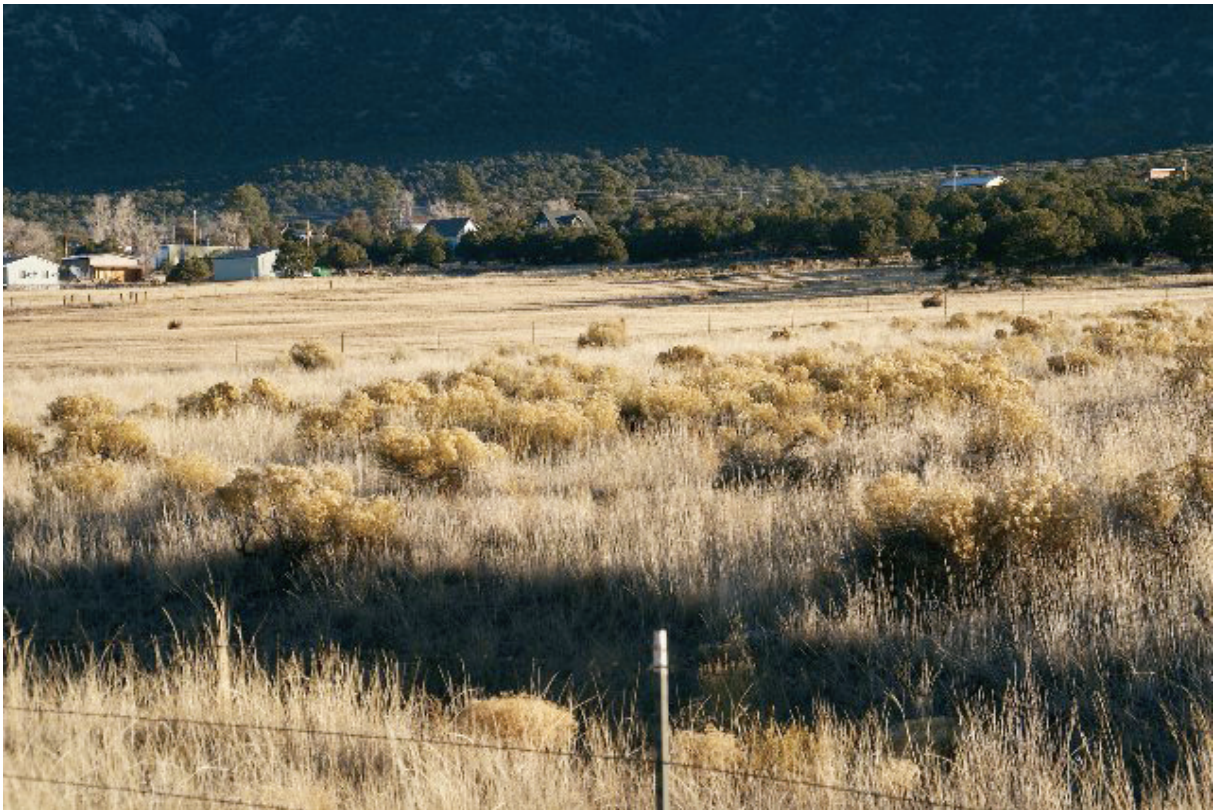
- Existing Drainage
- Proposed Drainage Goals







LANDSCAPE



Landscape Character

LANDSCAPE

Landscape Character

Information

The recommendations of this Master Plan are based on the following information:

- Observation of existing landscape conditions.
- Aerial photography showing distribution of plant zones.
- Discussion of plant ecology with community members.

Evaluation

The Town is characterized by three distinct zones of plant material:

- Piñon zones
- Chamisa zones – dominated by low brush and grasses
- Cottonwood/ juniper zones -- along North Crestone Creek and to a lesser extent, along Burnt Gulch

There are concerns for safety in cottonwood zone where large branches periodically and suddenly break.

Vision and Goals

- Maintain the visual character as it has developed in the three distinct landscape zones.
- Accomplish this with a mixture of native and compatible species of planting.
- Control noxious weeds, particularly those of introduced species.

Recommended Action

Future Planning Studies:

The Master Plan recommends that the Town develop a more complete understanding of its landscape zones and the measures that will be necessary to preserve their character.

A study of these issues should address:

- Determination of critical species in each landscape zone.
- Determination of what other species are compatible with the native plantings in each zone.
- Recommendations for integrating development and Town infrastructure into the existing natural landscape.

In accomplishing the above goals, this study should consider not only visual appearance, but also wildlife habitat, safety and durability. Landscape development goals need to be integrated with fire protection requirements as well.

Proposed Town Projects:

Effects on Town's projects are as follows:

- Landscape design for projects owned by the Town should support the goals described above.
- Public parks, trails and rights-of-way should be developed in a manner that is compatible with goals described above.
- Town projects should set an example of best practices for landscape development.

Regulatory Issues:

- Compatible planting throughout the Town based on landscape zone.
- Minimum disturbance of site when projects are constructed.
- Compatible plantings and/or native plantings within Town rights-of-way and within building setbacks.
- Control of noxious weeds.

Community Input:

- Education of community members about the character of landscape and how to maintain that character.
- Discussion and decision about how to encourage or regulate character of landscape within Crestone.



Fire Hazard

Fire Hazard

Information

Crestone is classified as a high fire hazard area. Measures that have been taken to mitigate fire hazard have included the following:

- Road construction.
- Where roads are developed, rights-of-way have been cleared and mitigated.
- A program of mitigating the perimeter boundaries of the Town has been underway since 2006.
- The community has a volunteer fire department which provides emergency response to fire events.

Crestone does not currently have a building code that regulates fire resistant construction.

Crestone is within the boundaries of the Northern Saguache County Fire Protection District (NSCFPD), which has a substation within Town limits. NSCFPD is an all-volunteer department, with the exception of one paid administrator, and there are nine volunteers on call out of the Crestone station. Response equipment in the station includes:

- 2001 GMC 4x4 Wildland / Quick response truck, 225-gallon skid tank with pump
- 1979 Ford L9000 water tender, 3,000 gallons water, 400 GPM PTO pump, pump and roll capability, with spray bars. Equipment carried 2,500-gallon portable tank and a portable pump capable of 590 GPM.
- 1984 Chevy 4x4 mini rescue/pumper, 300-gallon tank, 400 GPM PTO pump, and generator with scene lighting, and miscellaneous equipment.
- Other equipment: 2,500 and 1,500-gallon portable tanks, 150 GPM portable pump, six SCBA's with spare bottles, PPV ventilation fan, 24-foot extension ladder, 14-foot roof ladder, traffic control equipment and first responder jump kit.

The Town has recently improved its ISO rating to 8 with the addition of a new truck and is expected to move to a 7 when the construction of a municipal water system is completed in September 2009.

The Town budgets expenses related to fire mitigation efforts since the NSCFPD limits its operation to providing response services only. Properties in Town pay 7.480 mills in property tax to the NSCFPD, and the total tax revenue the district received from the Town was \$7,006 in 2008.

Evaluation

Crestone's strategy for fire safety relies on emergency response to fire events rather than an overall plan to reduce the risk and severity of fire events.

Vision and Goals

- Develop Town infrastructure, zoning ordinances, and building requirements in ways that reduce fire risk and fire severity.
- Participate in Fire Wise community program.

- Balance fire mitigation requirements with Crestone’s goals for preserving the natural character of the landscape within the Town.
- Collaborate with the United States Forest Service (USFS), Bureau of Land Management (BLM), National Park Service, National Fish and Wildlife, Baca Grande Property Owners Association (POA), and Saguache County.

Recommended Action

Future Planning Studies:

Development of Town infrastructure should consider fire risk including the following planning measures:

- Development of water system to include adequate water distribution and hydrants for fire suppression activities.
- Development of rights-of-way to provide adequate access for emergency response vehicles.
- Development of Town rights-of-way to reduce risk and severity of fire spread. Rights-of-way can serve as access and egress for emergency response equipment, and can also serve as fire control breaks within the Town.
- Rights-of-way development as fire breaks should be coordinated with the Town’s goals of greenway development and appropriate pedestrian and vehicular circulation throughout the Town.

Proposed Town Projects:

The following projects can reduce fire risk and severity:

- Water system maintenance including hydrants.
- Rights-of-way development.

Regulatory Issues:

- Overall site development to respect good practice for fire mitigation. This includes landscaping, storage, out buildings, building setback and availability of water on site.
- Construction in accordance with good fire resistance practices.

Community Input:

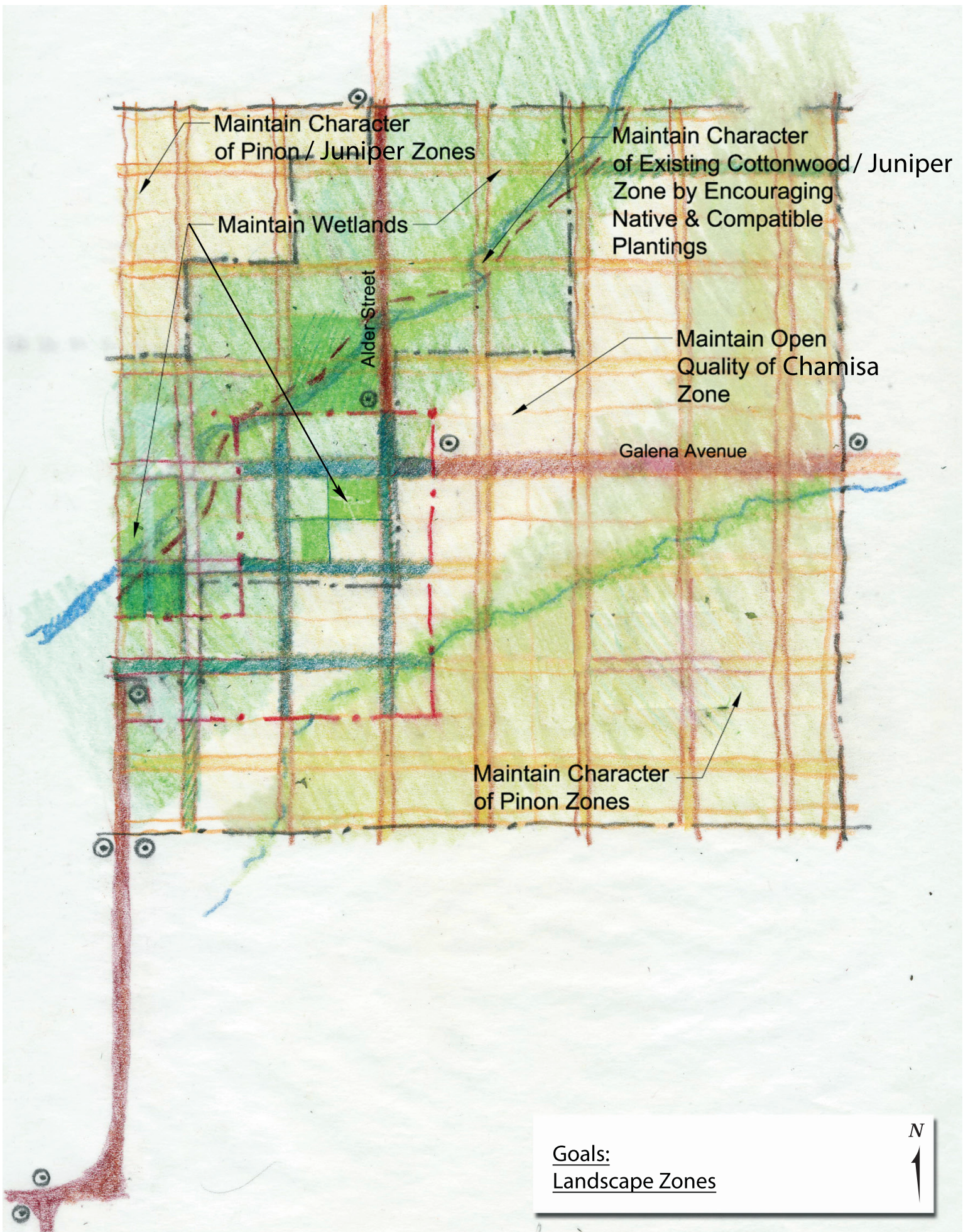
The full range of planning and infrastructure development will benefit from community participation.

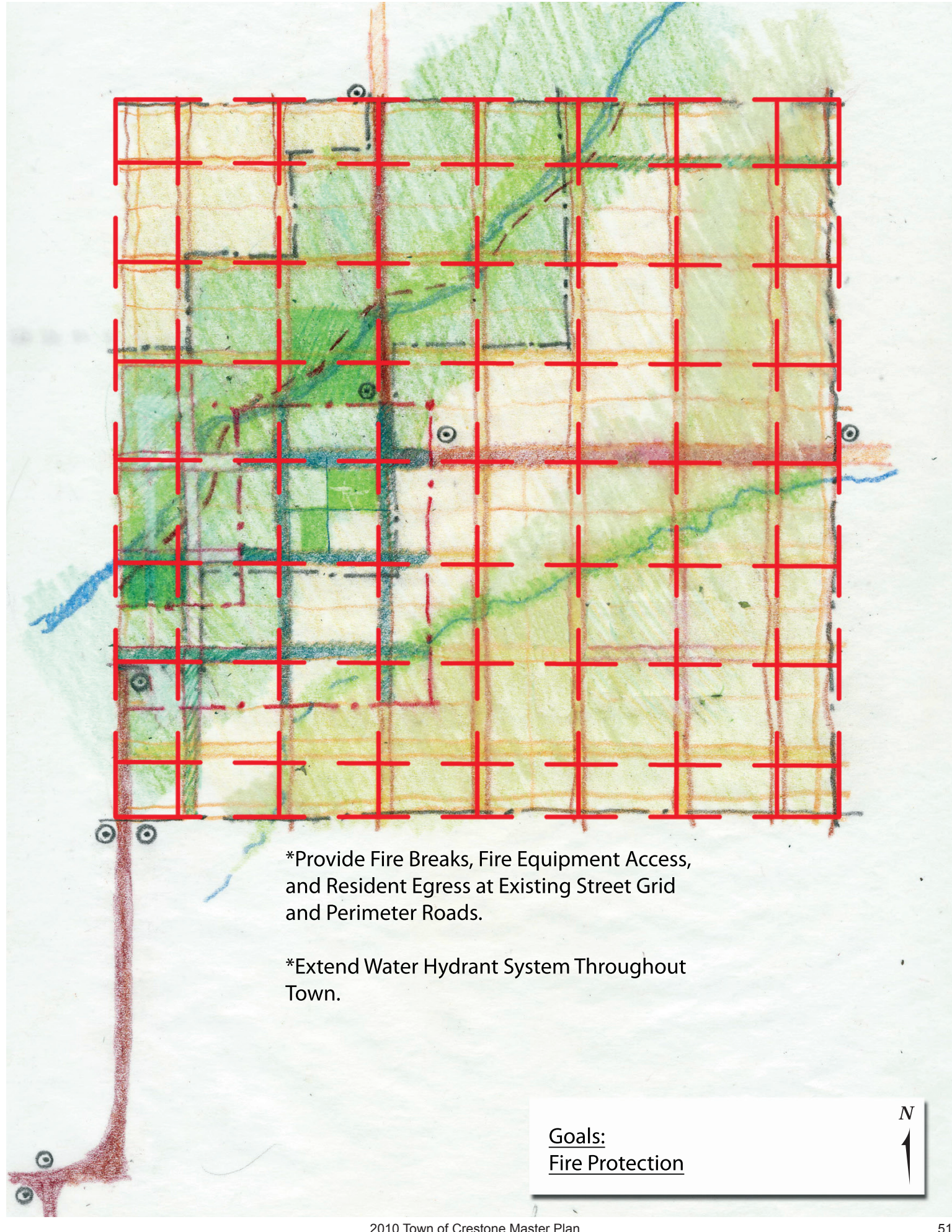
In addition, fire mitigation practices that effect individual property owners should be addressed by the community as a whole. These practices can be adopted through education and encouragement, though the community will need to decide whether some of these practices are important enough to be required by regulation.

List of Following Illustrations
Landscape

- Analysis: Existing Landscape Zones
- Goals: Landscape Zones
- Goals: Fire Protection







*Provide Fire Breaks, Fire Equipment Access, and Resident Egress at Existing Street Grid and Perimeter Roads.

*Extend Water Hydrant System Throughout Town.

Goals:
Fire Protection





STREETS & INFRASTRUCTURE



Public Streets & Rights-of-Way

STREETS and INFRASTRUCTURE

Public Streets and Rights-of-Way

Information

- The Town is platted in a regular grid system throughout.
- The street grid layout does not vary in response to topography.
- Not all streets and rights-of-way are yet developed.
- A small proportion of streets are paved.

Crestone maintains a total of 7.93 lane miles of streets, 2.34 miles of which are paved and 5.59 miles are unpaved. Another way of measuring is to convert these to “centerline” miles, which is roughly half of the lane-mile amount: 4 centerline miles.

In 2007, the Town received \$7,452 from the State Highway Users Tax Fund for street maintenance.

Evaluation

The existing street grid is important to the Town’s structure and can be developed to reinforce the community’s goals. These goals include the traditional goals of vehicular and emergency response access. In addition, the existing street grid can reinforce the Town’s goals for walking and equestrian trails, and public green space. The planning process should integrate rights-of-way development with the full range of Town planning goals, such as drainage, landscape development, fire mitigation and land use planning.

Planning should provide an appropriate level of detail so that property owners planning new construction will have an understanding of the type and character of rights-of-way and infrastructure that the Town will provide to their property.

The street grid does not account for natural topography or obstructions.

Vision and Goals

Develop the rights-of-way grid to reinforce the following goals:

- Maintain Town’s historic character and structure.
- Reinforce connectivity and community by developing and extending the rights-of-way throughout out the Town. Eliminate dead ends and cul-de-sacs or extend pedestrian access past these terminations.
- Provide pedestrian, bicycle, and horse access.
- Develop Town character that is distinct from surrounding unincorporated areas.
- Provide firebreaks, egress for residents and access for fire responders.

Where rights-of-way are not used for vehicle traffic, develop them as green space and trails.

Develop rights-of-way in a variety of configurations: two-way arterial streets, one-way residential streets, paths with limited vehicle access, and paths with no vehicular access.

Link rights-of-way pedestrian paths to:

- Trail systems outside of Town.
- Future trails within the Burnt Gulch and North Crestone Creek greenways.
- Future site of Crestone Charter School.

Coordinate rights-of-way development with zoning setbacks to encourage a native landscape character of shared common spaces.

Recommended Action

Future Planning Studies:

Plan rights-of-way development to include mix of functions: arterial, one-way, limited vehicle access, no vehicle access/trail. The range of configurations should support the Master Plan's overall vision and goals.

Proposed Town Projects:

- Construction of rights-of-way including paving, trails, landscape, signage, grading and flood control structures.
- Construction of utilities and drainage structures in coordination with above-grade rights-of-way features.

Regulatory Issues:

Develop a zoning ordinance that reinforces the green character of rights-of-way by encouraging or requiring:

- Native planting
- Setback requirements at street rights-of-way
- Setback requirements at alley rights-of-way
- Limitations on walls and fences

Community Input:

The above issues will require community input and review as details of rights-of-way design are developed. Community input will be helpful in developing the overall pattern of rights-of-way. In addition, community input will be helpful in developing a reasonable set of expectations and/or regulations that govern the development of private property served by the Town's infrastructure.



Trails Outside of Rights-of-Way

Information

- No public trails exist in Crestone.
- Trails are a part of the fabric of the Town, and currently all trails are on private property.
- There are two publicly used trails outside town limits that can be accessed from Crestone. Access to these trails and the trails themselves are not clearly marked.
- Additional trails may be developed southeast of the Town boundary in connection with the proposed Crestone Charter School.
- The property along North Crestone Creek and Burnt Gulch is privately owned

Evaluation

There is unrealized potential for trails within Crestone and access to trails outside the Town limits.

Vision and Goals

- Develop a trail in North Crestone Creek floodplain in coordination with property owners.
- Develop a trail in Burnt Gulch floodplain in coordination with property owners.
- Provide pedestrian, bicycle, and equestrian access from within the Town to public trails immediately outside the Town boundaries.
- Whenever possible, public trails will be oriented in public rights-of-way.

Recommended Action

This Master Plan recommends the following actions in support of the above goals

Future Planning Studies:

- Develop a plan that addresses paths of trails and easements required in the North Crestone Creek and Burnt Gulch drainage.
- In coordination with right-of-way planning, develop clear access to trails outside the Town boundaries.

Proposed Town Projects:

- Trail systems
- Signage
- Right-of-way development

Regulatory Issues:

- Coordinate proposed trail with site development practices within flood plains.
- Consider regulation of the site development practices.

Community Input:

The implementation details of the above recommendations will require public input. Discussion with landowners along North Crestone Creek and Burnt Gulch is essential to developing trails along these drainages.

The goal of these discussions is to develop an access plan that is mutually beneficial to the community members and the private citizens who own property along these drainages.

Coordination of trail linkage to the proposed Crestone Charter School site southeast of the existing Town boundary is important to developing an appropriate connection to the Town center, the school itself, and other areas that may be served by related trail system developed around the school.



Public Spaces

Public Spaces

Information

Crestone operates and maintains a community building and two parks. The Town's historic school building is used as a community center providing meeting space for community groups. Town revenue from business licenses is dedicated to the community building's maintenance. The Town also owns and operates the Town Park, which contains playground equipment, and Little Pearl Park, purchased in 2006, which is undeveloped to date.

The Town owns the park areas as shown on maps included in this section. The Town has potential plans for additional parkland to the south of town.

Evaluation

Though Crestone is surrounded by large tracts of public land, it has limited outdoor public space within Town limits.

The park space that exists provides focus to portions of the Town. On the other hand, there are some neighborhood areas that do not relate to any community-owned parkland or features.

Vision and Goals

- Maintain and develop existing parklands.
- Acquire and develop land adjacent to the Crestone Town Center building as open space. Consider acquiring more land in this area to create a larger town square/town park.
- Acquire and develop additional land to serve as a local neighborhood pocket park.
- As noted above, develop the following areas as greenways with pedestrian emphasis and trails:
 - Rights-of-way
 - Flood plains of North Crestone Creek and Burnt Gulch.

Recommended Action

Future Planning Studies:

- Additional parkland acquisition: select preferred locations of future parks and their relationship to neighborhood development and circulation throughout the Town.
- Park planning: planning of individual parks within the Town.
- Greenway development:
 - Design of greenways within the Town's rights-of-way and along the proposed trail system within the Burnt Gulch and North Crestone Creek drainages.

Proposed Town Projects:

The development of public spaces will have a significant effect on the overall planning of the Town because of its substantial impact on the development of rights-of-way and the overall circulation within the Town and its immediate surroundings.

This Master Plan recommends an integrated approach to public space planning that requires consideration of circulation, utilities, fire safety, and public spaces as a single integrated design. Unlike some communities where the roads are simply paved and the public spaces are isolated pocket parks, this Master Plan proposes that open space and circulation be integrated.

Regulatory Issues:

- Setback development and landscape standards in support of the above goals, particularly in flood plains and rights-of-way.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Design, implementation and details of the above recommendations.



Crestone Charter School

Crestone Charter School

Information

- Crestone Charter School is considering a location immediately south of the current Town boundary.
- The Town may acquire and annex this property and sell a portion of it to the Charter School.

Evaluation

Locating the Charter School close to Town creates the following opportunities:

- Joint use of school campus and facilities by Town and School.
- Development of a walk-to-school neighborhood, particularly in southeast Crestone and northeast Baca Grande neighborhoods.

Vision and Goals

- Cooperate with the Charter School to develop joint use of land and buildings as a school and community center.
- Cooperate with the Charter School to develop a walk-to-school/community center neighborhood in southeast Crestone/northeast Baca Grande.
- Develop paths to permit pedestrian, bicycle and horse access to the school/community center grounds from longer distances within and around the Town.
- Cooperate with Baca Grande residents and POA to develop foot/bike/horse paths that link those families to the school/community center.
- Develop a pedestrian link between the school/community center and the Town's business center.
- Balance the above with respect for privacy of residents near the proposed school/community center.

Recommended Action

Future Planning Studies:

- Coordinated planning of school and community center, including stakeholders from the Town, the School, the Baca Grande residents and the Baca Grande Property Owners Association (the POA)
- Right-of-way development within Town with appropriate mix of vehicle, foot, bicycle and horse access.
- Right-of-way designation and development within the annexed property with appropriate mix of vehicle, foot, bicycle and horse access.
- Appropriate land use within annexed property

Proposed Town Projects:

Annexation of the property to the Town will involve extension of rights-of-way, utilities and other related infrastructure. In addition, there is the potential of new rights-of-way extending to the annexed property directly from County Road T.

Consider construction of a community center on the annexed property in association with the Crestone Charter School.

Regulatory Issues:

Development of zoning requirements for the annexed property.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Implementation and details of the above recommendations.



Public Utilities

Public Utilities

Information

Historically, properties within the Town have been served by individual water wells. The Town owns the water rights to four municipal wells and is developing a water delivery and distribution system sponsored by a grant and loan from the Department of Local Affairs. The project is anticipated to be online in September 2009 and will result in a municipal water supply being available to a majority of developed properties in the Town.

The system has 44 paid taps, 24 of which are expected to connect to the new system initially. Each served property will pay a base fee plus a progressive fee above the base amount per month.

There are 33 households tapped on the sewer system that are not using the water system. Connection to the water system has been voluntary, and each of these 33 households is on an individual well.

Sewer

The Town owns and operates a wastewater collection system. Wastewater is transmitted to the adjacent Baca Grande Sewer District through a sewer interceptor, constructed in 2003, and treated at the District's treatment plant.

The Town's system has 69 taps, and connection to the system is mandatory within the sewer district.

All portions of the Town are served by electricity. Electrical lines are overhead.

All portions of the Town are served by voice/data cable. Data cable lines are overhead.

Evaluation

Public utilities will be an important determinant in the planning of Crestone and its future development. A well-developed utility system offers potential efficiencies of scale that are not necessarily available to individual property owners. The result of a developed public utilities system can be more economical development costs within the areas served by public utilities. In addition, a developed public utilities system allows construction at a greater density, which in turn encourages more sustainable, resource-efficient development.

Vision and Goals

- Provide sewer and water service throughout the Town.
- Provide below-grade electrical service throughout the Town.
- Provide below-grade voice/data service throughout the Town.

Recommended Action

Future Planning Studies:

- Rights-of-way design providing for all utilities including water, sewer, underground electrical and voice/data. Utility design should support the overall range of goals of this Master Plan.
- Consideration of opportunities for generation of energy based on renewable sources such as solar or wind.

Proposed Town Projects:

The goals set forth in this Master Plan call for an integrated design that considers utilities as part of a comprehensive infrastructure plan. Utility design should be integrated with the design of circulation, right-of-way, public parklands, greenways and fire protection strategies.

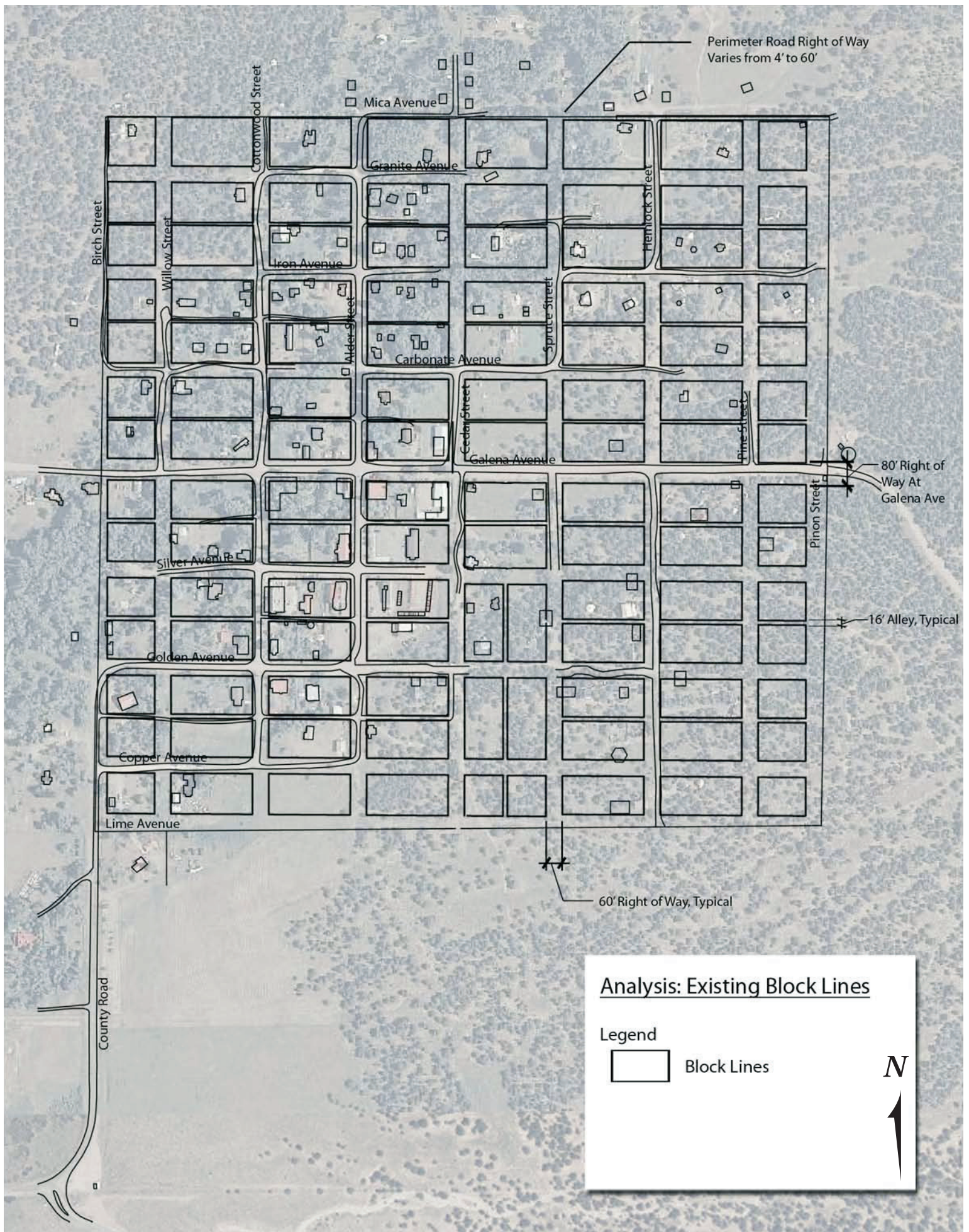
Community Input:

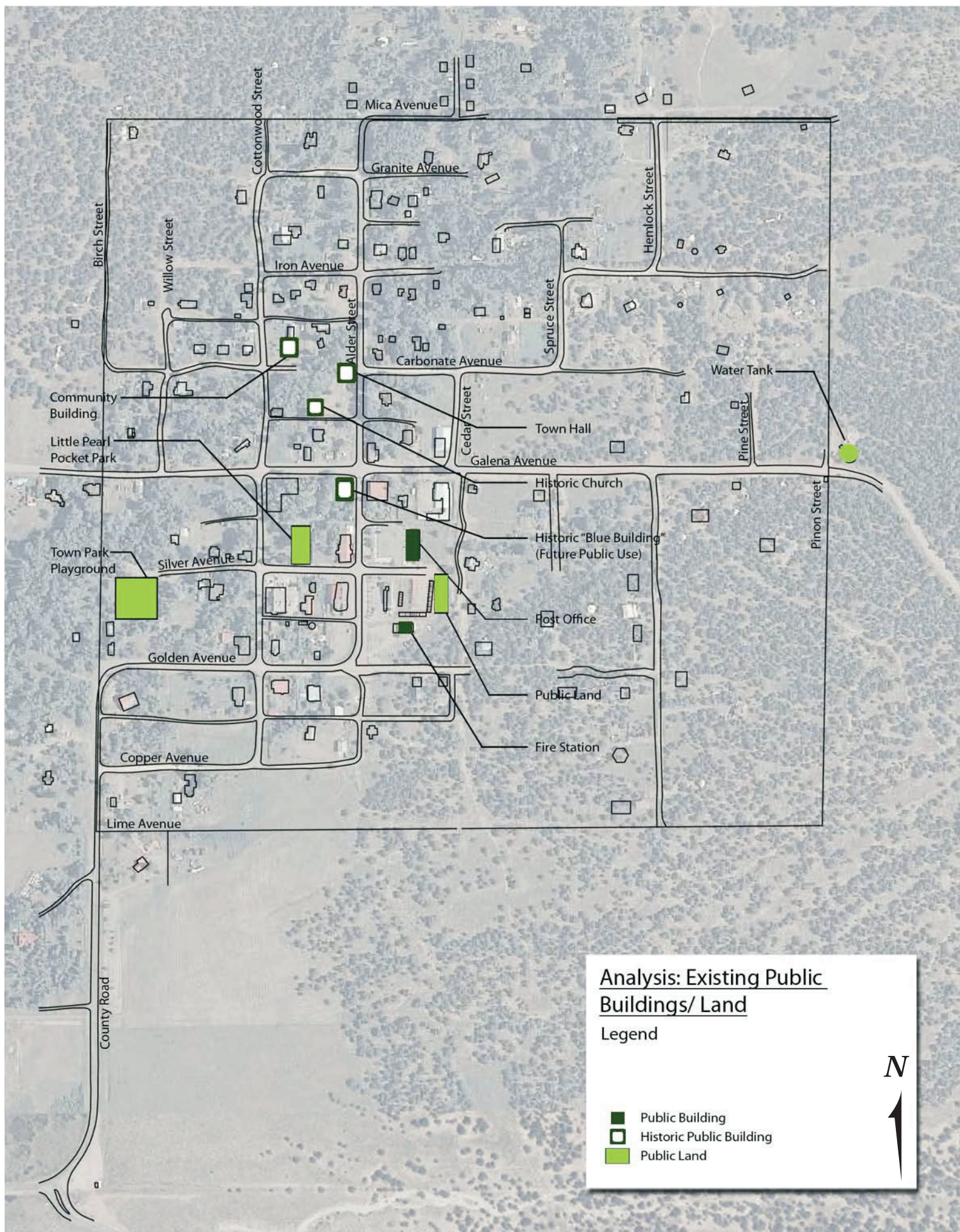
- Overall design of the Town's infrastructure in general, requires community input.

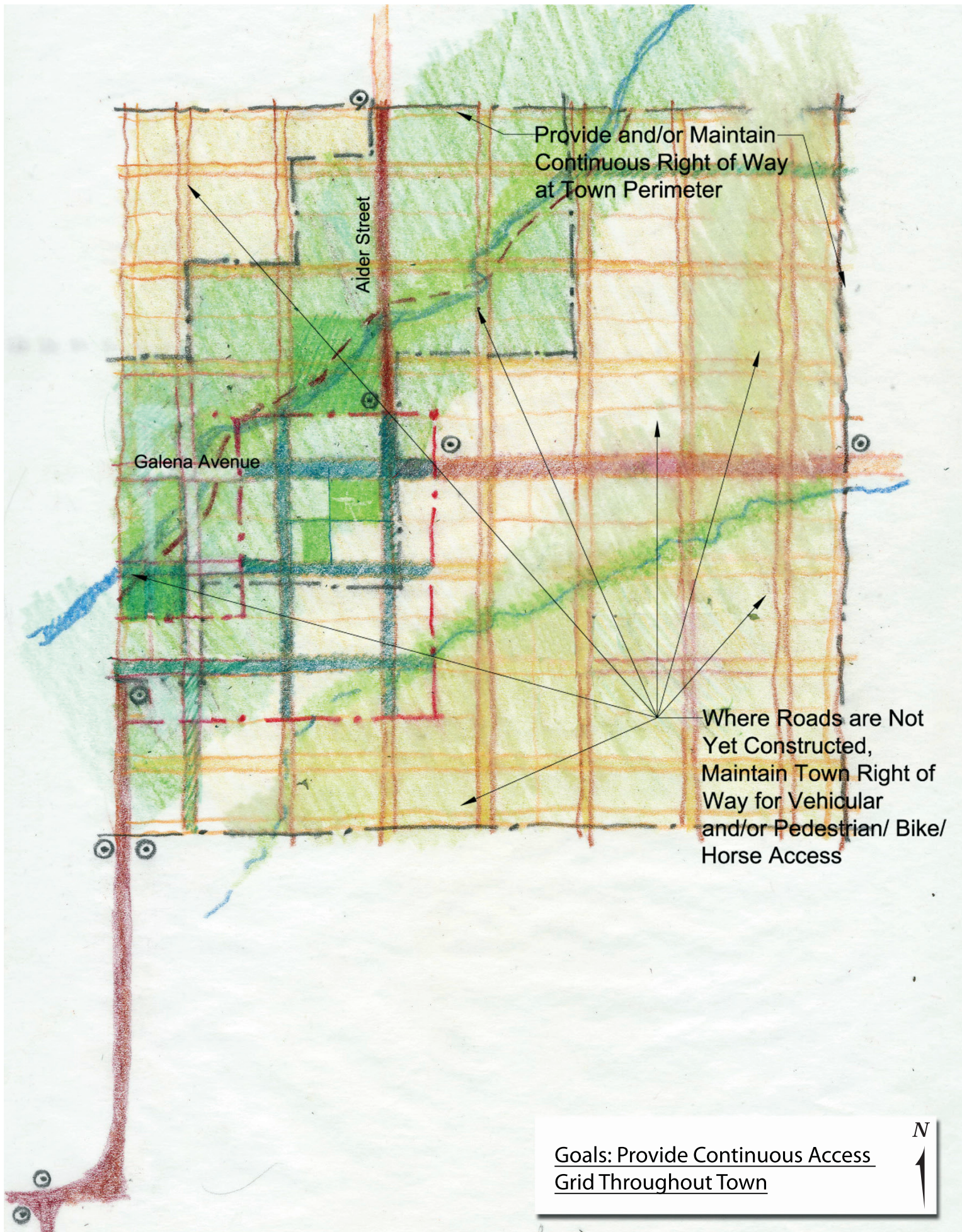
Should the Town decide to develop utility systems based on renewable energy, this is likely to require investment of time by community members and financial resources on the part of the Town.

List of Following Illustrations

- Existing Block Lines
- Existing Public Buildings/Land
- Goals: Provide Continuous Access Grid Throughout the Town
- Goals: Green Space As Community Focus

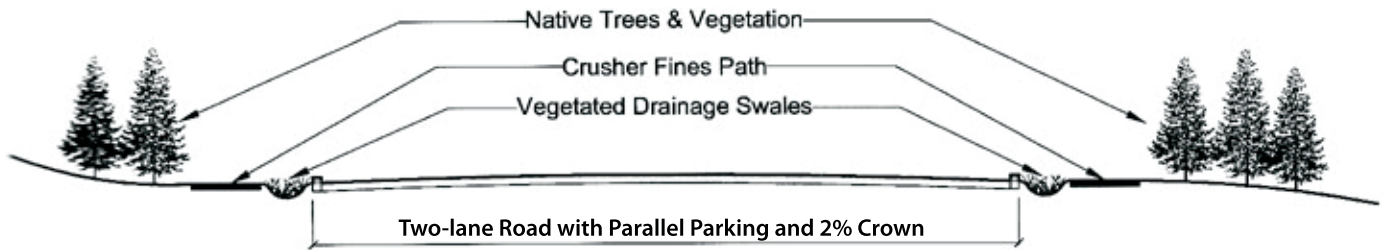




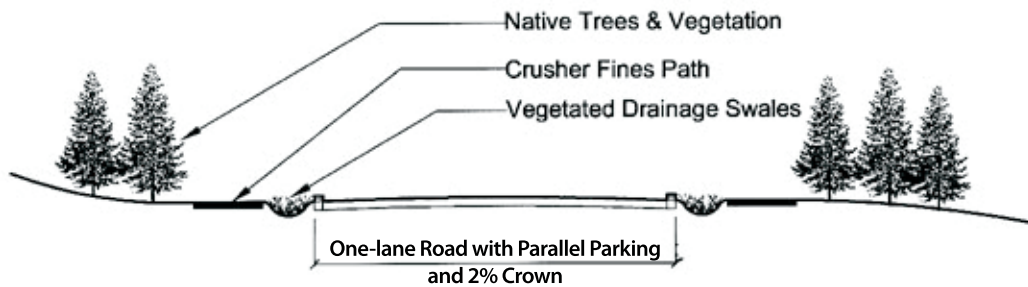


Goals: Provide Continuous Access
Grid Throughout Town

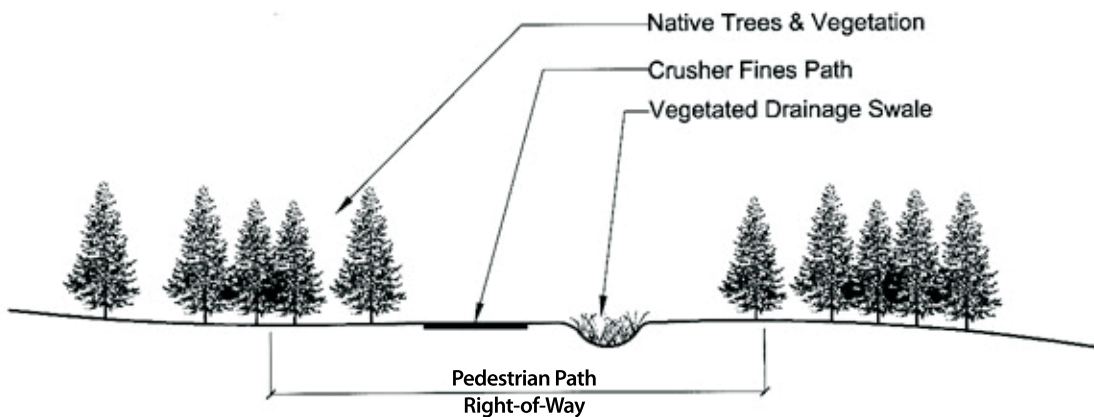
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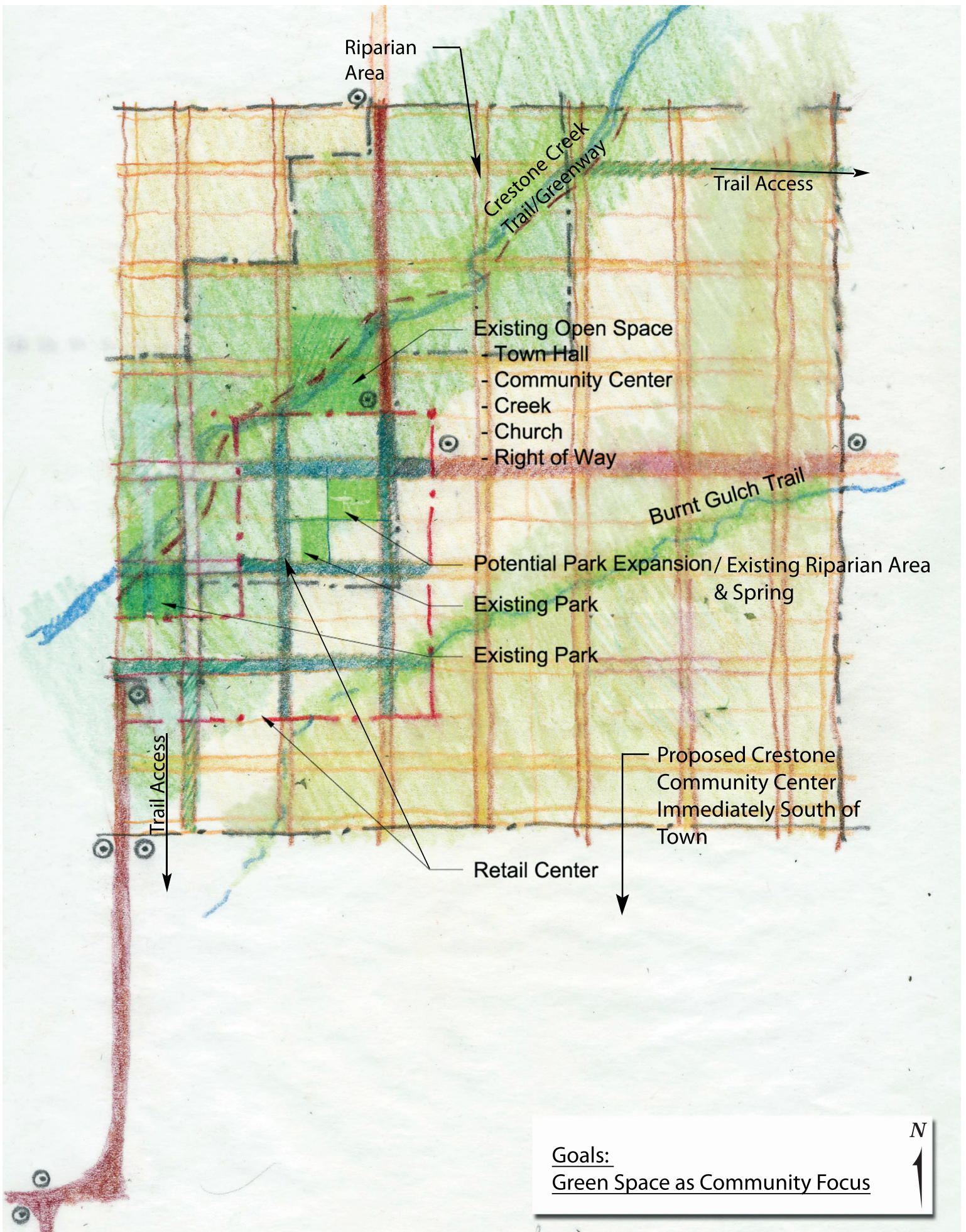
Two-Lane Arterial Right-of-Way



One-Lane Right-of-Way



Pedestrian Right-of-Way





GROWTH & CHANGE



General—Historic Preservation

GROWTH AND CHANGE

General -- Historic Preservation

Information

Crestone's historic period, which extended from the late 1800's into the early part of the 1900's, was characterized by a plan that included the following features:

The overall plan was platted in a rectangular grid that took little account of topography, drainages or other natural features.

The historic retail area and downtown were organized along Galena Street and related to the historic railroad depot. That historic depot is no longer standing and was located to the west of the current town boundary line.

Historically, residential areas were primarily organized along North Crestone Creek, though there were outlying homes and structures that did not follow this pattern.

There are some historic structures that remain from the period of Crestone's historic interest. These include both residential and commercial structures. The Crestone Town Center building at the corner of Galena and Alder streets, which is proposed for utilization by the Town of Crestone is one of those structures. In addition, there are a number of abandoned buildings on Galena Avenue from the historic period.

A number of historic public buildings, including the Town Hall, the Community Building (old schoolhouse) and the church immediately adjacent to the current Town Hall, are still present and functioning.

Over time, a shift in an overall organization of the Town was influenced by the following factors:

The railroad depot was abandoned. The main entry to the Town shifted to County Road T. Concurrent with that, automobile transportation came to be the dominant form of circulation to, from and within Crestone. Together those factors resulted in a shift of the business district away from its historic pedestrian-oriented configuration along Galena Avenue. Instead, the current commercial center of downtown Crestone is a loose aggregation of stores interspersed with automobile parking facilities.

Automobile access also allowed the development of larger houses on larger sites in outlying areas of the Town.

Evaluation

Town history makes a very important contribution to what the community values as Crestone's character.

Important elements of the Town's character include the following:

- Overall grid layout.
- Location of historic development along Galena Avenue and North Crestone Creek.
- Scale of historic development.
- Scale of individual buildings.
- Character and layout of buildings.
- Style of buildings.

There is concern that Crestone will gradually lose this character through erosion by future development. This can occur through demolition of existing historic buildings, but it can also occur as the result of new development overwhelming and obliterating the historic elements that give Crestone its character.

Vision and Goals

- Preserve historic buildings and infrastructure patterns in the North Crestone Creek drainage
- Preserve individual historic buildings of significance. Public buildings are particularly important as keystones to this effort.
- Encourage development that is compatible with historic scale character, especially in historic areas.
- Recognize importance of historic patterns to sustainability. These historic patterns emphasize density, pedestrian access, small building footprints, conservation and natural materials.
- Continue to encourage unique and individualistic design in a way that relates to Crestone's historic fabric.

Recommended Action

Future Planning Studies:

- Survey of historic buildings and features
- Designation of a historic mining district and individually significant historic buildings.
- More detailed studies of individual buildings important to history, particularly public buildings, such as the following:
 - Community Building
 - Town Hall
 - Crestone Town Center

Proposed Town Projects:

- Restoration of historic buildings, particularly public historic buildings
- Community Building
- Town Hall
- Crestone Town Center

Establish and define the Crestone Historic Mining District. Develop interpretative literature and signage in connection with the Mining District.

Regulatory Issues:

- Within historic areas, development scale and style that is compatible with Crestone historic character.
- Within areas adjacent to historic area, relate new development to nearby historic character.
- Continue to encourage unique and individualistic design, but help assure that it relates to the historic fabric of the Town.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Implementation and details of the above recommendations.
- Prioritization of rehabilitation efforts related to the Town's publicly owned historic buildings.



General Principles—Density & Building Lot Size

General Principles – Density and Building Lot size

Information

The Town's zoning map shows the following building lot sizes:

- Residential Low Density – 21,300 s.f.
- Residential Medium Density—10,650 s.f.
- Residential High Density – 7,100 s.f.
- Mobile Home – 10, 650 s.f.

One residence is permitted per building lot.

Minimum building lot sizes in the current zoning ordinance are larger than the building lot sizes from Crestone's historic mining period.

Town septic and well requirements limit the permitted density in areas that are not served by public sewer and water systems.

Evaluation

Large building lot sizes have a large impact on Town planning and sustainable design.

The following examples of sustainable design elements are more achievable if building lot size minimum requirements are reduced:

- Affordable rental housing
- Affordable housing for sale
- Diversity of use
- Diversity of housing types
- Walkable streets
- Compact development

Vision and Goals

- Where appropriate, permit multi-family housing development.
- Permit mixed-use development in the downtown commercial district, including second story residential.
- Encourage greater density in the area immediately around the commercial district.
- Slightly increase density in areas now zoned as residential low density and residential medium density.
- Allow grandmother apartments and/or accessory structures as a means of increasing density.
- Continue to encourage unique and individualistic design.

Recommended Action

Future Planning Studies:

- Revision of zoning ordinance to permit increased density patterns
- Design of infrastructure to support the increased density

Proposed Town Projects:

Both the design character and construction schedule for the following infrastructure elements will affect patterns of density:

- Water system
- Sewer system
- Electrical utilities
- Voice data utilities
- Right-of-way development

Regulatory Issues:

- Higher density of residential development by modification of the Town's zoning ordinance.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Implementation and details of the above recommendations.

The pattern of density has a strong impact on Crestone and its community members and will likely require education and discussion over an extended period of time.



Land Use—Downtown Retail / Commercial Areas

Land Use - Downtown Retail/Commercial Area

Information

The current zoning ordinance defines a proposed commercial zone. The zoning ordinance includes setback requirements, parking, and height limitations. The developed commercial area is similar to the area defined in zoning ordinance.

There is a significant flooding potential at the Crestone Town Center building, located at the intersection of Galena and Alder streets. Flooding occurs when Burnt Gulch overflows and runs down Galena Avenue. This causes flooding within the structures that are located at grade level. In response, newly built structures in the area have been constructed with raised sidewalks and entries above existing grade.

Planning Commission members have advised that there is a large potential market of customers who do not patronize downtown Crestone. These consist of the following:

- Residents of Town and the surrounding community who shop in Alamosa, a 45-minute drive away.
- Tourists visiting the adjacent Baca Grande area who do not perceive Crestone's downtown as part of their itinerary.

Evaluation

The Town desires a downtown area that is:

- Pedestrian friendly
- Perceived as a destination for local residents and tourists
- Integrated in terms of planning and use

There are significant challenges to accomplish the goal of a pedestrian friendly downtown:

- The Town is currently oriented to vehicular traffic.
- The commercial zone is not compact.
- The existing zoning ordinance mandates designs that do not support pedestrian orientation. The existing zoning ordinance tends to encourage setbacks, relatively large amounts of parking located in front of buildings, minimal streetscaping, and a general pattern of site development that fosters vehicular rather than pedestrian traffic.
- Some recent buildings constructed in Crestone, based on the requirements of the current zoning ordinance are in fact difficult for pedestrians to access.
- Flooding problems make it difficult for property owners to build at street level without danger of flood damage.
- There is no existing infrastructure such as sidewalks, crossings, or traffic calming to support pedestrian traffic.

The following items challenge the perception of Crestone as a unique shopping and commercial destination:

- The experience of shopping or doing business in Crestone is automobile-oriented. Though smaller than nearby competing business districts, it does not offer a unique pedestrian experience.

- Downtown Crestone is not visually defined as a distinct area with complementary uses, integrated infrastructure, or a sense of place.
- The idea of Crestone's downtown is not communicated to visitors by design features such as entry sequence, signage, distinct landscaping, or distinct streetscaping.

In short, Crestone's goal of defining itself as a distinct and desirable commercial alternative has not been realized.

Vision and Goals

Encourage a pedestrian friendly downtown:

- Develop Crestone as a whole in a way that encourages pedestrian, bicycle and horse traffic.
- Revise the zoning boundaries to designate a more compact commercial zone.
- Assure that the commercial district is comprised of streets that permit commercial use on both sides of the street.
- Revise the zoning ordinance to encourage design and construction that encourages pedestrian orientation of development.
- Address flooding problems that impact downtown.
- Develop infrastructure to support pedestrian traffic and calm vehicular traffic.

Recommended Action

Future Planning Studies:

- Revision of the zoning ordinance.
- Flood control.
- Downtown plan and design of downtown infrastructure.
- Signage and entry sequence design.

These are challenging design problems that will need to accommodate existing business and buildings while developing a new plan for Crestone's downtown.

Proposed Town Projects:

- Design and construct downtown infrastructure while simultaneously integrating existing buildings, parking and site development into the new direction proposed by this Master Plan.
- Design and construct flood mitigation.
- Relocate municipal functions to the Crestone Town Center building in the commercial district. Accomplish this in a way that sets an example of pedestrian-supportive development and active, integrated uses fronting on a downtown streetscape.
- Design signage and Town entry sequences that welcome arrivals by vehicle, bicycle and foot traffic.

Regulatory Issues:

Encourage or require (via Town zoning ordinance) that future design and construction in the commercial district support the Town goal of a pedestrian supportive downtown.

The features of a pedestrian-friendly downtown are discussed in detail in many separately published works. Some of these features are summarized as follows:

- Taller (2 or 3 story buildings) with no setbacks.
- Multiple uses: retail on street level with office or residential on upper levels.
- Generous sidewalks that include pedestrian supportive features such as benches, landscaping and signage.
- Parallel parking along sidewalks.
- Minimal additional parking on building lots with parking located at the rear of buildings.
- Bicycle parking.
- Narrow vehicular zone with clear pedestrian crossings.

Continue to encourage unique and individualistic design in a way that relates to the needs of the commercial district as a whole. The input of downtown business owners is of particular importance.

Community Input:

- Implementation and details of the above recommendations.
- Revisions to the zoning ordinance.
- Development of a downtown plan.



Land Use—North Crestone Creek Cottonwood Area

Land Use - North Crestone Creek Cottonwood Area

Information

- The North Crestone Creek area is dominated by cottonwoods and located in the North Crestone Creek drainage.
- Community members perceive this area as a neighborhood with the characteristics of a historic area, and in fact, it is the oldest historic area within Crestone.

Evaluation

The North Crestone Creek area has the potential of being developed as a densely grained neighborhood that relates to the historic character of Crestone's mining era. The current zoning ordinance does not support this direction.

Vision and Goals

- Define a North Crestone Creek zoning area that relates to the following:
 - The inter-related set of buildings from Crestone's period of historic interest.
 - Landscape character dominated by a combination of cottonwoods and junipers.
- Within this North Crestone Creek area, encourage development that has the following characteristics:
 - Rights-of-way characterized by permitted on-street parking, landscaped sidewalks, and narrow drive lanes.
 - Minimum lot sizes as small as 50' width.
 - Front setback similar to historic setbacks (around 25').
 - Back yards.
 - Multiple units permitted on single lots (one larger unit, another smaller rental or guest unit).
 - Medium and small houses permitted.
 - Front porches.
 - Overall shape and character of houses similar to historic houses: one or two stories with gable roofs.

Recommended Action

Future Planning Studies:

- Right-of-way design
- Modification of the zoning ordinance in support of the above goals.
- Inclusion of design standards within the zoning ordinance

Proposed Town Projects:

- Construction of rights-of-way in support of the proposed neighborhood design.
- Construction of adequate utilities to support the proposed density.

Regulatory Issues:

Achievement of the goals outlined above will require modification of the existing zoning ordinance to allow, encourage, or require future development in accord with the direction set forth in this master plan.

Community Input:

- Community measures or potential regulations related to the goals of this section. Of particular importance are modifications to the Town's zoning ordinance.
- Design of rights-of-way and infrastructure.
- Street and trail development pattern.
- Implementation and details of the above recommendations.



Land Use—South/Southeast Crestone

Land Use – South/Southeast Crestone

Information

This area is defined as the area south of Galena Avenue, including the Cottonwood zone of North Crestone Creek but not including the commercial district.

- Crestone Charter School is proposing a location immediately south of Crestone.
- A portion of South Crestone is now zoned at the highest density permitted.
- The area is largely undeveloped. Many lots are vacant. Most rights-of-way have no constructed roads.

Evaluation

The Town has an opportunity to set a direction for this area.

Vision and Goals

- Continue development of this area as residential neighborhood.
- Develop strong foot/bike/horse pathways through the neighborhood and as connectors to:
 - The proposed Charter School/ community center.
 - The Town commercial district.
 - Trails in Burnt Gulch and to the south of Crestone.
- Permit and encourage compact residential development.
 - Permit duplex units or grandmother/guest houses.
 - Permit multi-family development.

Recommended Action

Future Planning Studies:

- Zoning
- Right-of-way design and construction
- Coordinated design of community center/school

Proposed Town Projects:

- Rights-of-way construction, including roads, trails, utilities, landscaping and signage.
- Construction of community center.
- Public open space acquisition and development.

Regulatory Issues:

- Modify the zoning ordinance in support of the above goals.

Community Input:

- Discussion of potential regulations related to the goals of this section - in particular the Town's zoning ordinance.
- Design of rights-of-way and infrastructure.
- Street and trail development pattern.
- Implementation and details of the above recommendations.



Land Use—Northeast Crestone

Land Use – Northeast Crestone

Information

The property in this section of Town is largely owned in larger parcels. Some of the structures that have given Crestone its reputation for unique architecture are located in this area.

Evaluation

This area of town exemplifies traits that some residents consider important to maintaining Crestone's unique character: informal, individualistic, and unique.

Vision and Goals

- Integrate northeast Crestone with the overall planning goals for Crestone:
 - Rights-of-way development including road access as well as common use foot trails.
 - Land use density.
- Recognize that northeast Crestone has a unique history within the Town. Consider that contribution when developing land use regulations.

Recommended Action

Future Planning Studies:

- Zoning, particularly related to density of use.
- Right-of-way design and construction

Proposed Town Projects:

- Right-of-way construction
- Public open space acquisition and development.

Regulatory Issues:

Modify the zoning ordinance in support of the above goals.

Community Input:

- Discussion of community measures or potential regulations related to the goals of this section.
- Implementation and details of the above recommendations.



Land Use—Hume Bischoff Annexation

Land Use - Hume Bischoff Annexation

Information

The Hume Bischoff property was annexed in 2005 and is zoned rural residential. Under the terms of the annexation agreement, the property is classified as two private 20-acre parcels which cannot be subdivided.

Evaluation

No change is proposed for this parcel.

Vision and Goals

No change is proposed for this parcel.

Recommended Action

No change is proposed for this parcel.



Oil & Gas

Oil, Gas and Mineral Extraction

Information

- Saguache County has developed oil and gas regulations as part of its zoning ordinance.
- Crestone opposes mineral extraction development in its 3 and 5 mile areas of jurisdiction.

Evaluation

The Town opposes oil, gas and mineral extraction development. Planning is based on success in preventing this development within areas that might impact the Town.

Vision and Goals

- Prevent oil, gas and mineral extraction development in areas that impact the Town.
- Do not permit mineral extraction development within Town limits.

Recommended Action

Future Planning Studies:

- Develop information to persuade regulatory agencies to prohibit oil, gas and mineral extraction in areas that might impact the Town.

Proposed Town Projects:

Crestone has no plans to build infrastructure to support oil, gas and mineral extraction.

Regulatory Issues:

- County oil and gas regulations also apply within town limits.

Community Input:

- Education of the community about oil, gas and mineral extraction issues.
- Development of public advocacy for limitations to mineral gas and oil extraction.



Recreation, Culture & Tourism

Recreation, Culture and Tourism

Information

Tourist destinations for Crestone are:

- Mountain-oriented recreation that requires access through the Town.
- Spiritual tourism at the adjacent Baca Grande spiritual centers.
- Special events in Crestone.
- Access to natural building sites.
- The historic Old Spanish Trail

There is limited heritage tourism. Town business owners believe that there is potential for increased tourism and more sales to tourists than are now realized.

Evaluation

There is potential for growth of Crestone's tourism economy by:

- Attracting existing tourist traffic to Crestone's commercial center.
- Developing Crestone itself as a tourist destination.
- Developing the Old Spanish Trail as a heritage destination/cultural resource.

Vision and Goals

Many of the goals set forth elsewhere in this Master Plan will also serve to support tourist development in Crestone. Examples include the following:

- Compact community with a unique character that sets it apart from surrounding development.
- Preservation of historic neighborhoods and structures.
- Compact and well-defined commercial district with pedestrian orientation.
- Signage and entry sequence that communicates interest and draws tourists to the commercial district.
- Support for alternative building community.

Recommended Action

Future Planning Studies:

Future planning studies should consider tourism as one of the goals in developing design solutions.

Proposed Town Projects:

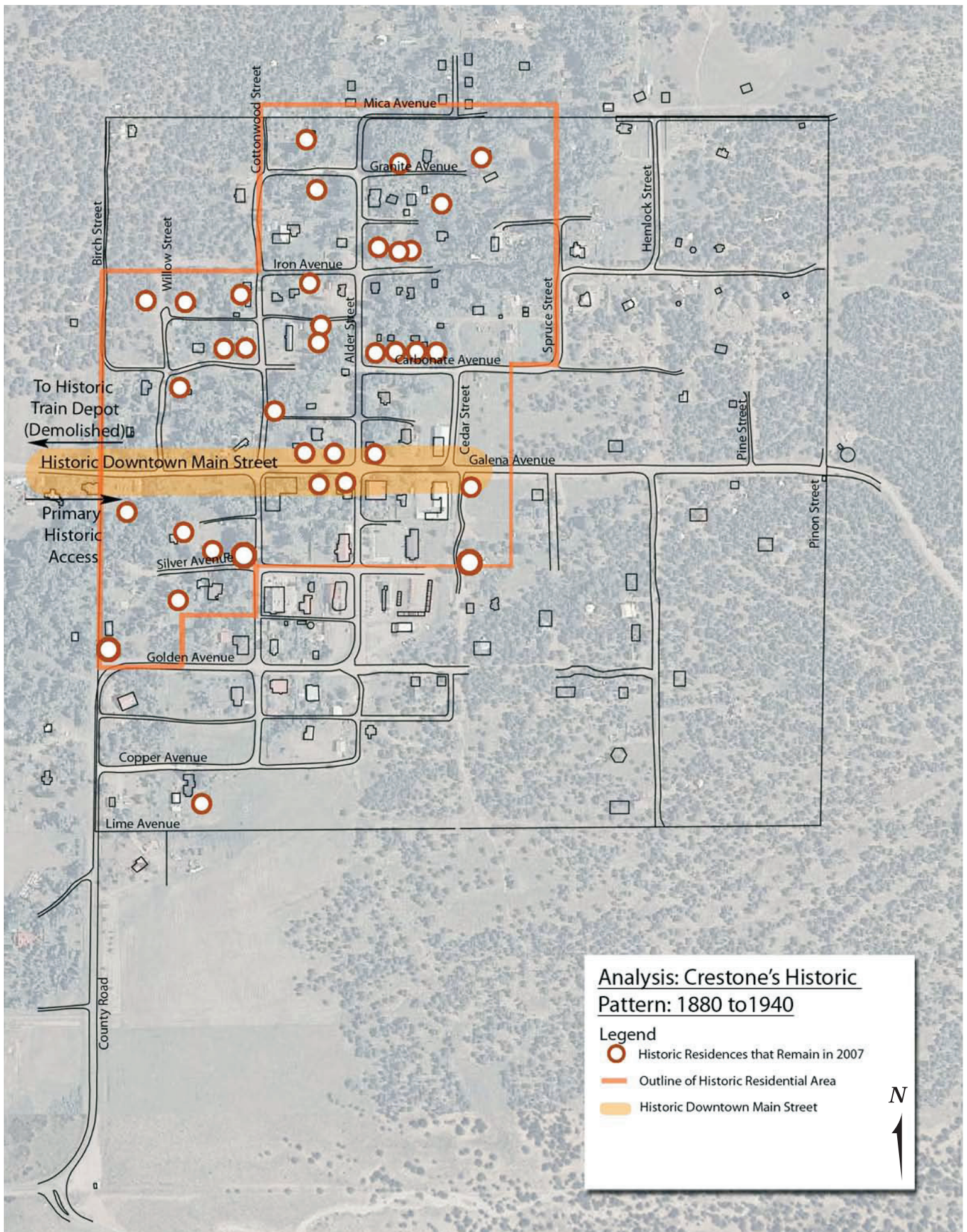
The entire range of Town projects can potentially support tourism.

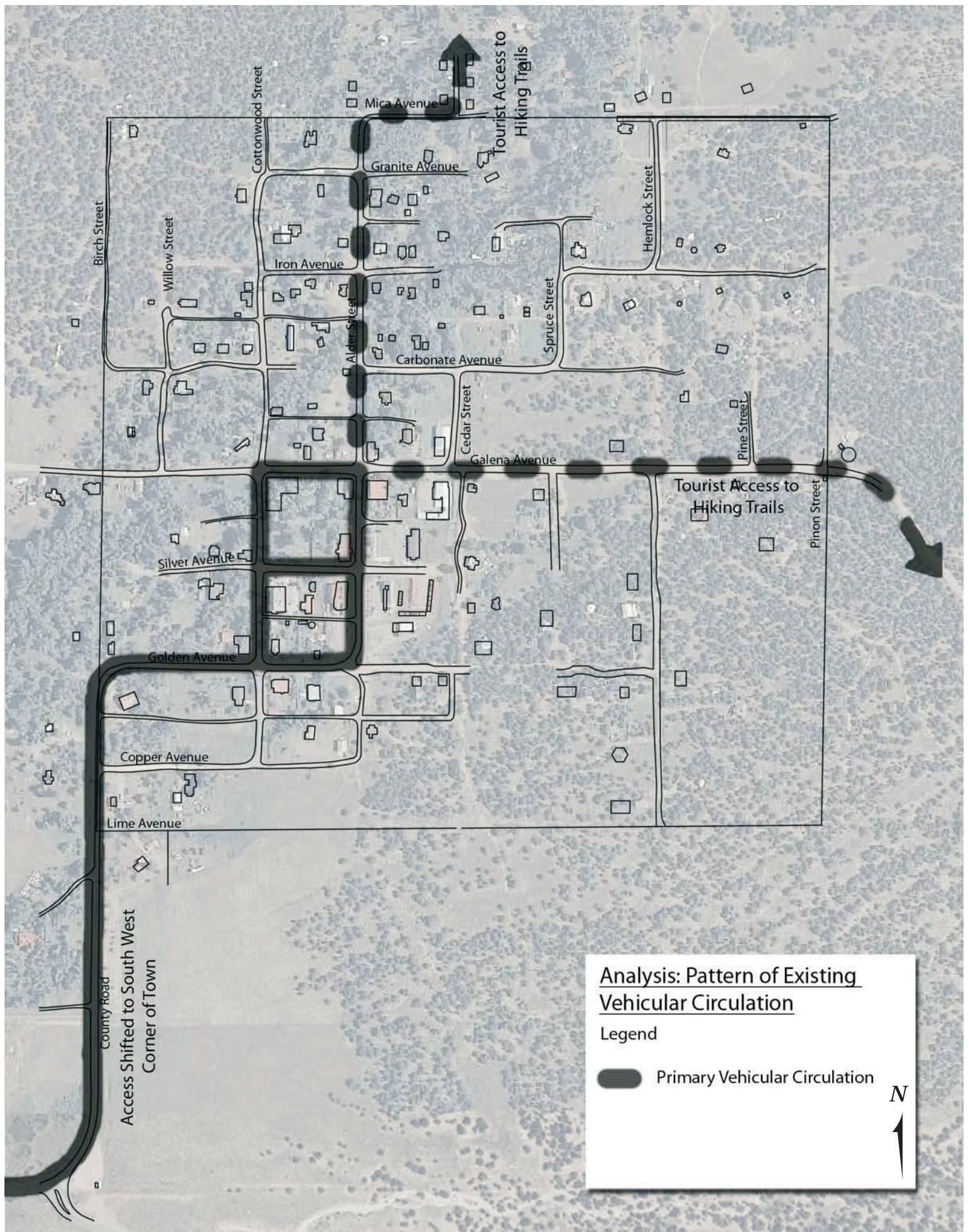
Regulatory Issues:

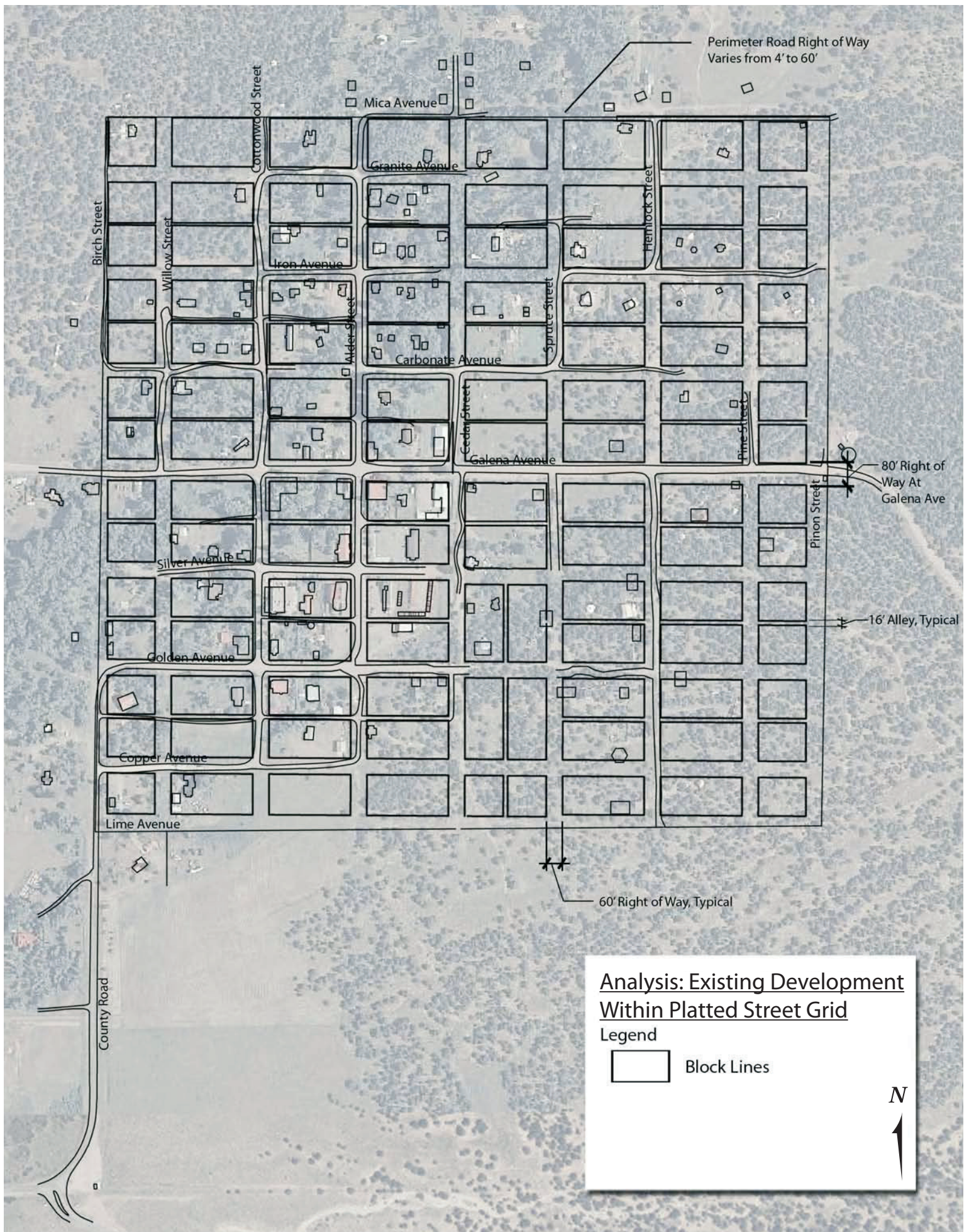
There are regulatory issues that are related specifically to tourism. Regulations can help encourage tourism if those regulations foster qualities that contribute to the unique character of Crestone.

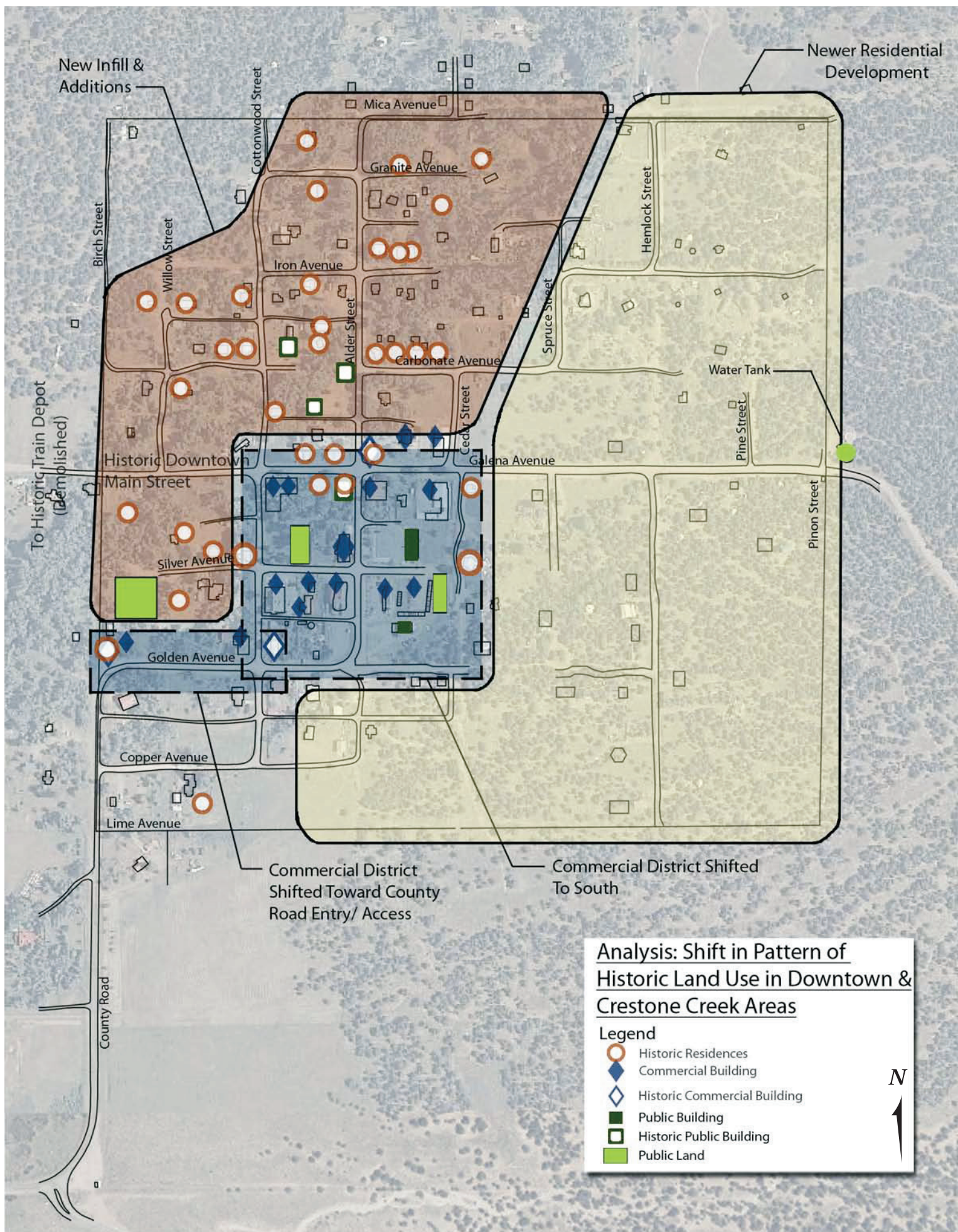
List of the Following Illustrations:

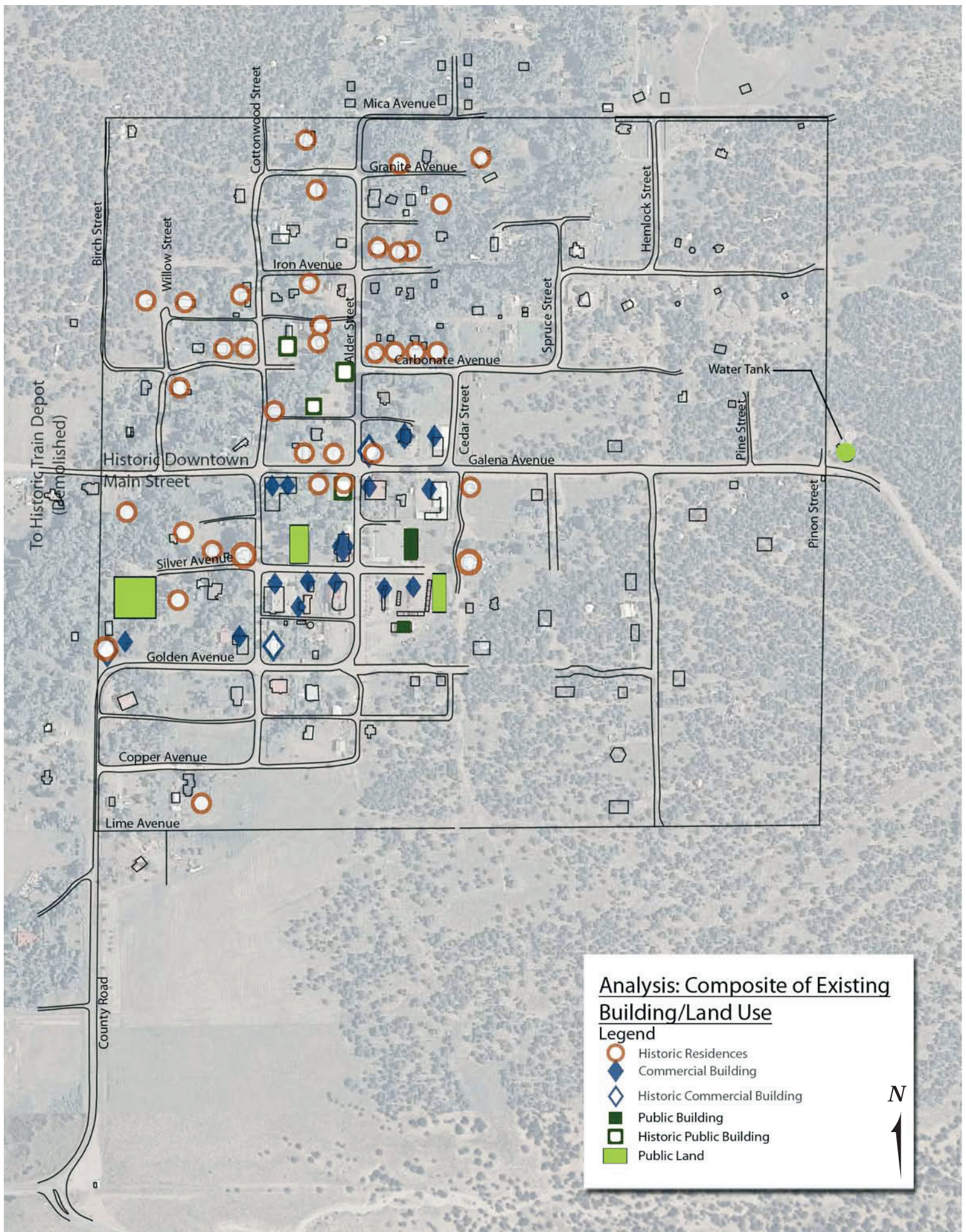
- Crestone's Historic Pattern
- Pattern of Existing Vehicular Circulation
- Existing Development Within Platted Street Grid
- Pattern of Existing Building/Land Use
- Composite of Existing Building/Land Use
- Existing Zoning
- Existing Sewer District
- Goals: Landscape Use Planning
- Goals: Business Support

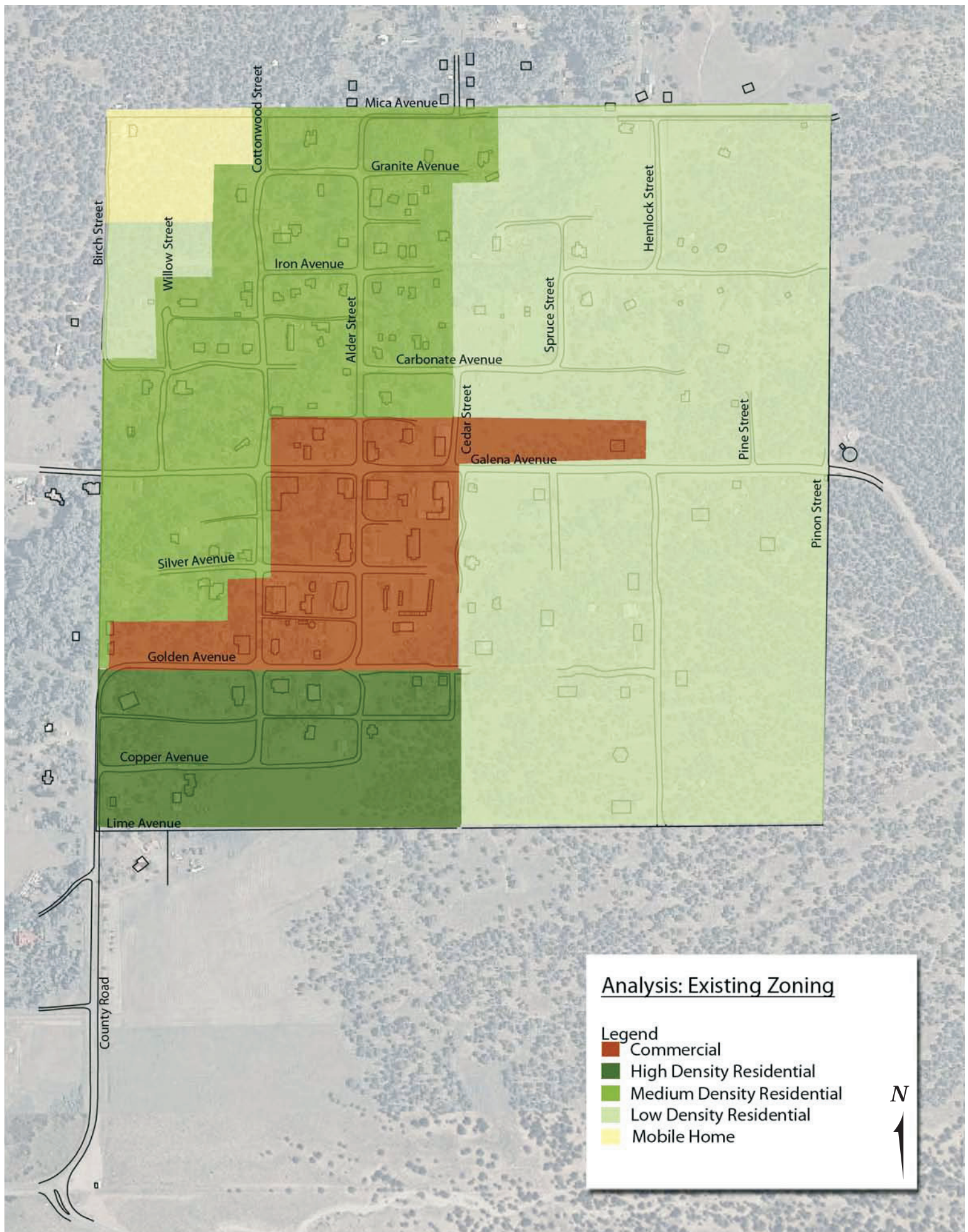


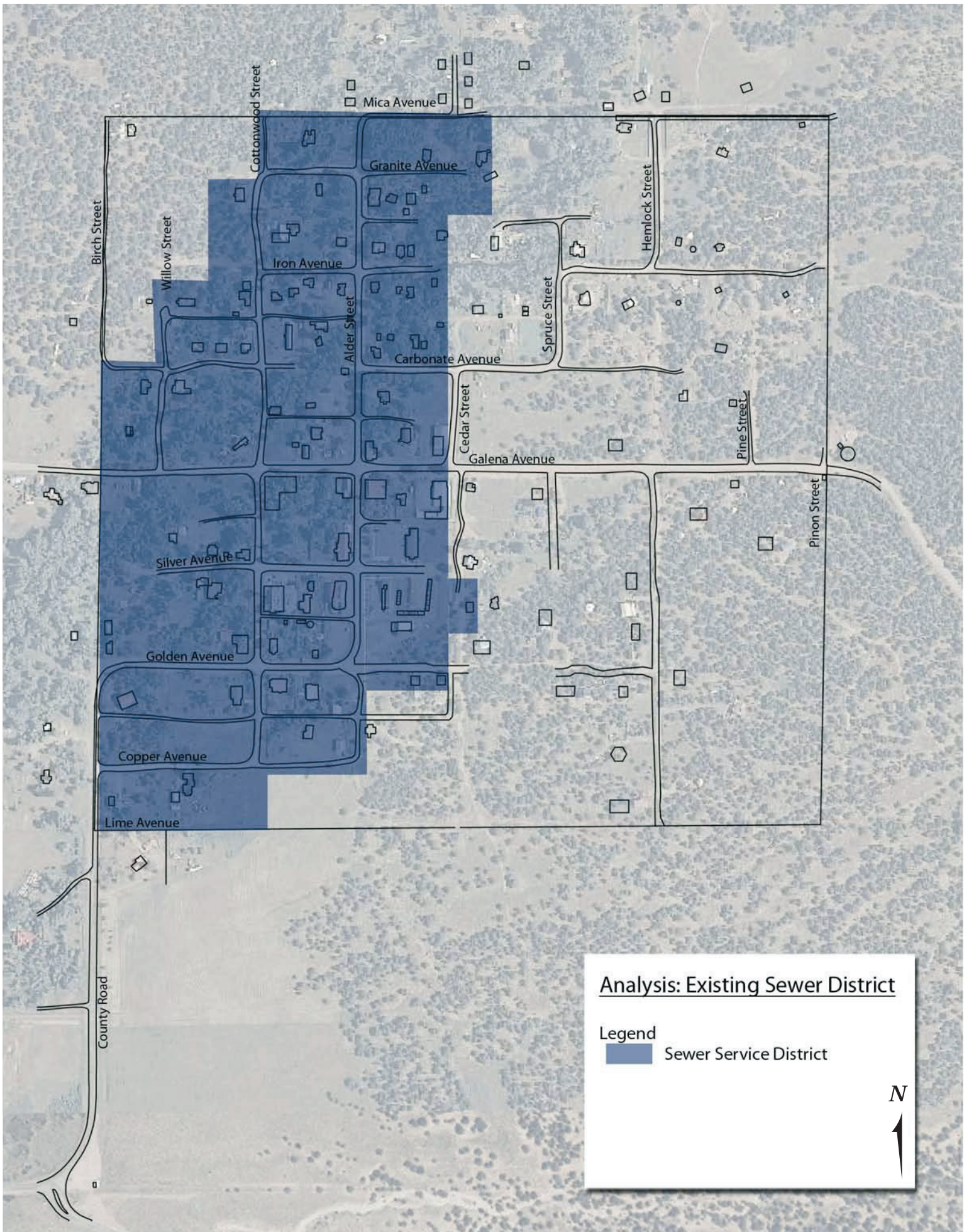




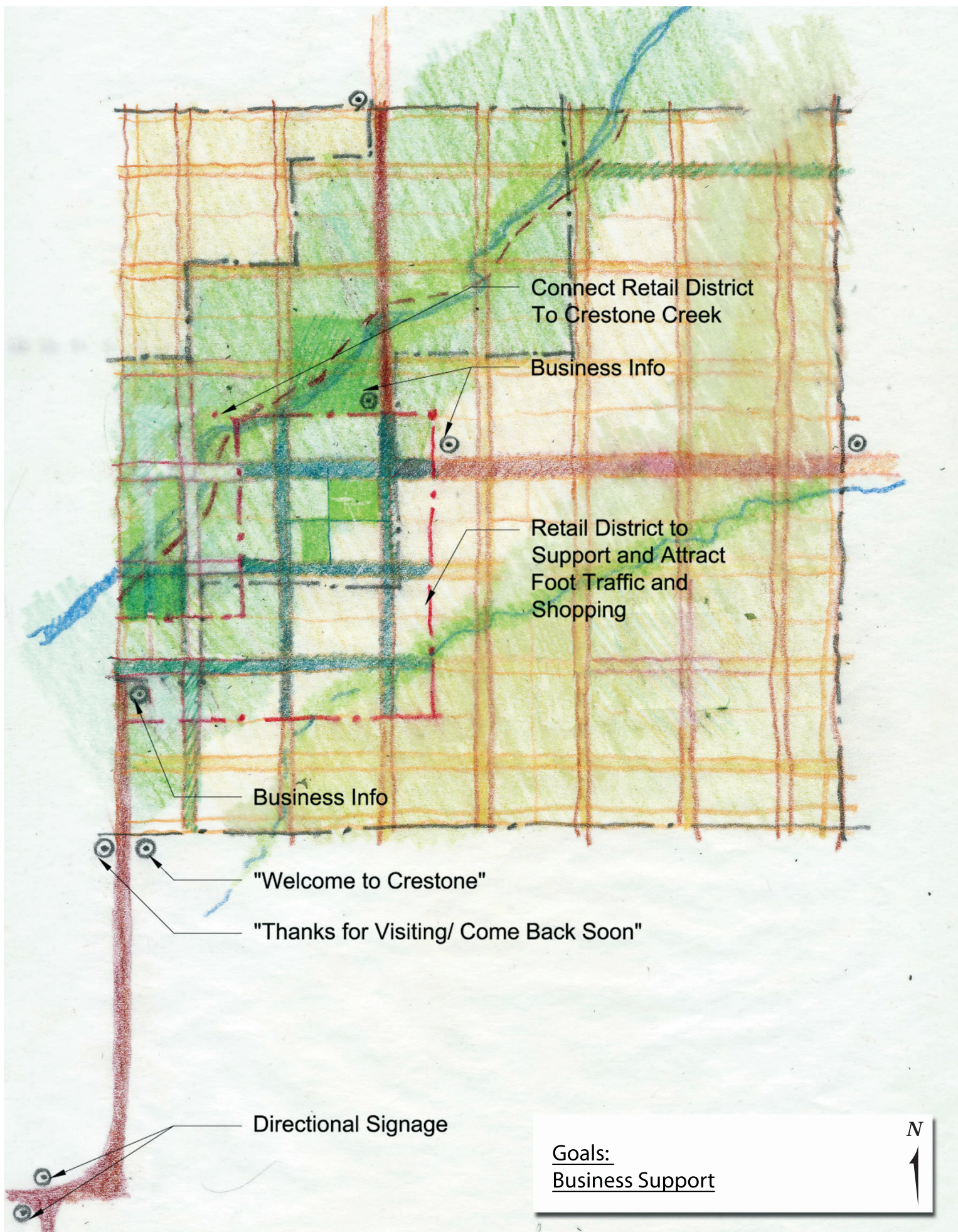














PRIORITIES & PROJECTS

PRIORITIZED RECOMMENDATIONS

This section provides and summarizes categories of the Master Plan action recommendations, including:

- Items that are important to assure the physical integrity of the Town.
- Items that help assure the overall goals of the Town by balancing development patterns that are shifting the Town away from those goals. These are time critical because each passing year makes accomplishing these goals more difficult.
- Items that will help reinforce the Town's goals, but are not time critical.

Note that these projects are not likely to be accomplished in order of priority. For example, the flooding of North Crestone Creek is of high priority, but may take time due to regulatory issues. Funding may be available to construct some projects sooner.

Items that are important to assure the physical integrity of the Town:

- North Crestone Creek flood control
- Burnt Gulch flood control
- Fire lanes and fire mitigation

Items that help assure the overall goals of the Town/ time critical:

- Land acquisition
 - o Park land acquisition
 - o Charter School land acquisition
- Planning and regulation
 - o Downtown plan
 - o Zoning Ordinance revision to comply with the Goals of the Master Plan
- Construction
 - o Sewer system expansion
 - o Water system expansion
 - o Retail area infrastructure development

Items that will help reinforce the Town's goals, but are not time critical:

- Rehabilitation of Crestone Town Center Building
- Rehabilitation of Town Hall
- Rehabilitation of Community Center
- Parks improvement
- Signage
- Hiking trails within town



REFERENCES

The following documents are sources of additional information related to this master plan:

Crestone- Baca Sub-Area Comprehensive Plan, Saguache County Colorado.

Prepared by Leland Consulting Group, HOH Associates Inc. Gorsuch Kirgis: Dec. 1995
Crestone Annexation of the Baca Grande.

Prepared by Policy Research Associates, Dec. 2008.

Hydroelectric Feasibility Study for Crestone, Colorado.

Prepared by Dynamic Water Solutions, Inc. Colorado State University: May 7, 2008.

Drainage Design for the Town of Crestone.

Prepared by Triton Engineering. Colorado State University, Fort Collins, CO: May 1, 2008.

Socio- Economic Profile: Crestone, Colorado.

Prepared by Economic Profile System Community/ Foresee Consulting, Inc. April 24, 2008.

Preliminary Engineering Report, Stormwater Drainage Study for the Crestone Commercial Area,

Crestone, Colorado. Prepared by Davis Engineering Service, Inc. Alamosa, CO, Aug 15, 2005.

Saguache County Development Code, Adopted April 4, 1988. Amended Nov 4 2008.

Zoning Regulation of Crestone, Colorado. Adopted Aug 14, 2006.

Town of Crestone (and Neighbors) Master Planning Survey. Survey created by Crestone Planning

Commission; Initial survey results are reported, interpreted by Diana Laughlin. Colorado State University Extension; created Sept 2007.



APPENDIX



Leadership in Energy & Environmental Design for Neighborhood Development LEED ND

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR NEIGHBORHOOD DEVELOPMENT LEED ND

This appendix of the Master Plan proposes an additional analytical viewpoint for Crestone based on the standard: Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND). The Master Plan does not recommend adoption of LEED ND criteria. However, the ideas set forth in LEED ND may in some cases provide insight into issues that impact the Crestone community.

- LEED ND is a consensus-based standard. Its goal is the design of neighborhood development based on principals of sustainable design. As a consensus document, it is based on the work of professionals and citizens who are concerned with sustainable design.
- LEED ND looks at a full range of sustainability issues.

LEED ND challenges Crestone as a community to consider which sustainable strategies are appropriate as principles for Town planning.

Included in this section are a series of charts showing the three major divisions of LEED ND. The charts indicate a recap of the Planning Commission's evaluation for each sustainable design practice within the divisions of the LEED ND standard.

Each credit is charted as follows:

Adopt:

- "Yes" designation means standard is recommended as an appropriate consideration for Town planning.
- "No" designation means that standard is not recommended.

This appendix also includes a set of drawings showing planning concepts for the Town as they relate to LEED ND.

	Is this desirable? Yes/No	Should this be regulated by ordinance? Yes/no
Smart Location & Linkage		
SLL Prerequisite 1: Smart Location Encourage development within and near existing communities or public transportation infrastructure. Reduce vehicle trips and miles traveled and support walking as a transportation choice.	Yes	Zoning
SLL Prerequisite 2: Proximity to Water and Wastewater Infrastructure Encourage new development within and near existing communities in order to reduce multiple environmental impacts caused by sprawl. Conserve natural and financial resources required for construction and maintenance of infrastructure.	Yes	Yes
SLL Prerequisite 3: Imperiled Species and Ecological Communities Protect imperiled species and ecological communities.	Yes	No
SLL Prerequisite 4: Wetland and Water Body Conservation Conserve water quality, natural hydrology and habitat and preserve biodiversity through conservation of water bodies or wetlands.	Yes	Yes
SLL Prerequisite 5: Agricultural Land Conservation Preserve irreplaceable agricultural resources by protecting prime and unique farmland and forest lands from development.	Yes	No, 3-mi IGA
SLL Prerequisite 6: Floodplain Avoidance Protect life and property, promote open space and habitat conservation, and enhance water quality and natural hydrological systems.	Yes	No
		No
SLL Credit 1: Brownfields Redevelopment Encourage the reuse of land by developing sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.	n/a	No
		No
SLL Credit 2: High Priority Brownfields Redevelopment Encourage the cleanup of contaminated brownfields sites in areas targeted for redevelopment.	n/a	No
SLL Credit 3: Preferred Locations Encourage development within existing communities and developed places to reduce multiple environmental harms associated with sprawl. Reduce development pressure beyond the limits of existing development. Conserve natural and financial resources required for construction and maintenance of infrastructure.	Yes	maybe
SLL Credit 4: Reduced Automobile Dependence Encourage development in locations that exhibit superior performance in providing transportation choices or otherwise reducing motor vehicle use.	Yes	No
SLL Credit 5: Bicycle Network To promote bicycling and transportation efficiency.	Yes	No

	Is this desirable? Yes/No	Should this be regulated by ordinance? Yes/no
SLL Credit 6: Housing and Jobs Proximity Encourage balanced communities with a diversity of uses and employment opportunities. Reduce energy consumption and pollution from motor vehicles by providing opportunities for shorter vehicle trips and/or use of alternative modes of transportation.	Yes	No
SLL Credit 7: School Proximity Promote public health through physical activity by facilitating walking to school. Promote community interaction and engagement.	Yes	No
SLL Credit 8: Steep Slope Protection Minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.	Yes	Maybe
SLL Credit 9: Site Design for Habitat or Wetland Conservation Conserve native wildlife habitat, wetlands and water bodies.	Yes	Yes
SLL Credit 10: Restoration of Habitat or Wetlands Restore wildlife habitat and wetlands that have been harmed by previous human activities.	Yes	n/a
SLL Credit 11: Conservation Management of Habitat or Wetlands Conserve native wildlife habitat, wetlands and water bodies.	Yes	n/a
Neighborhood Pattern & Design		
NPD Prerequisite 1: Open Community Promote communities that are physically connected to each other. Foster community and connectedness beyond the development.	Yes	No
NPD Prerequisite 2: Compact Development Conserve land. Promote livability, transportation efficiency, and walkability.	Yes	Yes
NPD Credit 1: Compact Development Conserve land. Promote community livability, transportation efficiency, and walkability.	Yes	Yes
NPD Credit 2: Diversity of Uses Promote community livability, transportation efficiency, and walkability.	Yes	Yes
NPD Credit 3: Diversity of Housing Types To enable citizens from a wide range of economic levels and age groups to live within a community.	Yes	Yes
NPD Credit 4: Affordable Rental Housing To enable citizens from a wide range of economic levels and age groups to live within a community.	Yes	No

	Is this desirable? Yes/No	Should this be regulated by ordinance? Yes/no
NPD Credit 5: Affordable For-Sale Housing To enable citizens from a wide range of economic levels and age groups to live within a community.	Yes	Maybe
NPD Credit 6: Reduced Parking Footprint Design parking to increase the pedestrian orientation of projects and to minimize the adverse environmental effects of parking facilities.	Yes	Yes
NPD Credit 7: Walkable Streets Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity.	Yes	Maybe
NPD Credit 9: Transit Facilities Encourage transit use and reduce driving by creating safe and comfortable transit facilities.	Yes	n/a
NPD Credit 10: Transportation Demand Management Reduce energy consumption and pollution from motor vehicles by encouraging use of public transit.	Yes	n/a
NPD Credit 12: Access to Public Spaces To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.	Yes	No
NPD Credit 13: Access to Active Spaces To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.	Yes	No
NPD Credit 14: Universal Accessibility Enable the widest spectrum of people, regardless of age or ability, to more easily participate in their community life by increasing the proportion of areas that are usable by people of diverse abilities.	Yes	No
NPD Credit 15: Community Outreach and Involvement To encourage community participation in the project design and planning and involve the people who live in a community in deciding how it should be improved or how it should change over time.	Yes	No
NPD Credit 16: Local Food Production Promote community-based and local food production to minimize the environmental impacts from transporting food long distances and increase direct access to fresh foods.	Yes	No
Green Construction & Technology		
GCT Prerequisite 1: Construction Activity Pollution Prevention Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.	Yes	Maybe

	Is this desirable? Yes/No	Should this be regulated by ordinance? Yes/no
GCT Credit 1: LEED Certified Green Buildings Encourage the design and construction of buildings to utilize green building practices.	Yes	no
GCT Credit 2: Energy Efficiency in Buildings Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.	Yes	No
GCT Credit 3: Reduced Water Use Minimize water use in buildings and for landscape irrigation to reduce the impact to natural water resources and reduce the burden on municipal water supply and wastewater systems.	Yes	Yes
GCT Credit 4: Building Reuse and Adaptive Reuse Extend the life cycle of existing building stock, conserve resources, reduce waste, and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	Yes	No
GCT Credit 5: Reuse of Historic Buildings Encourage use of historic buildings in a manner that preserves their historic materials and character.	Yes	No
GCT Credit 6: Minimize Site Disturbance Through Site Design Preserve existing tree canopy, native vegetation and pervious surfaces while encouraging high density, smart growth communities.	Yes	Yes
GCT Credit 7: Minimize Site Disturbance During Construction Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.	Yes	Yes
GCT Credit 8: Contaminant Reduction in Brownfields Remediation Encourage brownfields cleanup methods that reduce contaminant volume or toxicity and thereby minimize long-term remediation or monitoring burdens.	N/a	no
GCT Credit 9: Stormwater Management Reduce adverse impacts on water resources by mimicking the natural hydrology of the region on the project site, including groundwater recharge. Reduce pollutant loadings from stormwater discharges, Reduce peak flow rates to minimize stream channel erosion, and maintain or restore chemical, physical, and biological integrity of downstream waterways.	Yes	Yes
GCT Credit 10: Heat Island Reduction Reduce heat islands to minimize impact on microclimate and human and wildlife habitat.	Yes	No
GCT Credit 11: Solar Orientation Achieve enhanced energy efficiency by creating the optimum conditions for the use of passive and active solar strategies.	Yes	Yes

	Is this desirable? Yes/No	Should this be regulated by ordinance? Yes/no
GCT Credit 12: On-Site Energy Generation Reduce air, water, and land pollution from energy consumption and production by increasing the efficiency of the power delivery system. Increase the reliability of power.	Yes	No
GCT Credit 13: On-Site Renewable Energy Sources Encourage on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.	Yes	No
GCT Credit 14: District Heating & Cooling Reduce air, water, and land pollution resulting from energy consumption in buildings by employing energy efficient district technologies.	Yes	no
GCT Credit 15: Infrastructure Energy Efficiency Reduce air, water, and land pollution from energy consumption.	Yes	no
GCT Credit 16: Wastewater Management Reduce pollution from wastewater and encourage water reuse.	Yes	no
GCT Credit 17: Recycled Content in Infrastructure Use recycled materials to reduce the environmental impact of extraction and processing of virgin materials.	Yes	no
GCT Credit 18: Construction Waste Management Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.	Yes	No
GCT Credit 19: Comprehensive Waste Management Reduce the waste hauled to and disposed of in landfills. Promote proper disposal of office and household hazardous waste streams.	Yes	Yes
GCT Credit 20: Light Pollution Reduction Minimize light trespass from site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.	Yes	Yes

List of the following illustrations:

- Concepts: LEED ND Smart Location and Linkages
- Concepts: LEED ND Neighborhood Pattern and Design
- Concepts: LEED ND Green Construction and Technology

Leadership in Energy and Environmental Design

Development
Within Existing
Communities

Wetland & Waterway
Conservation, Flood
Plain Avoidance

Protect
Ecological
Communities

Alder Street

Galena Avenue

Housing and Jobs
Proximity

Row/ Grid:
Bicycle Network

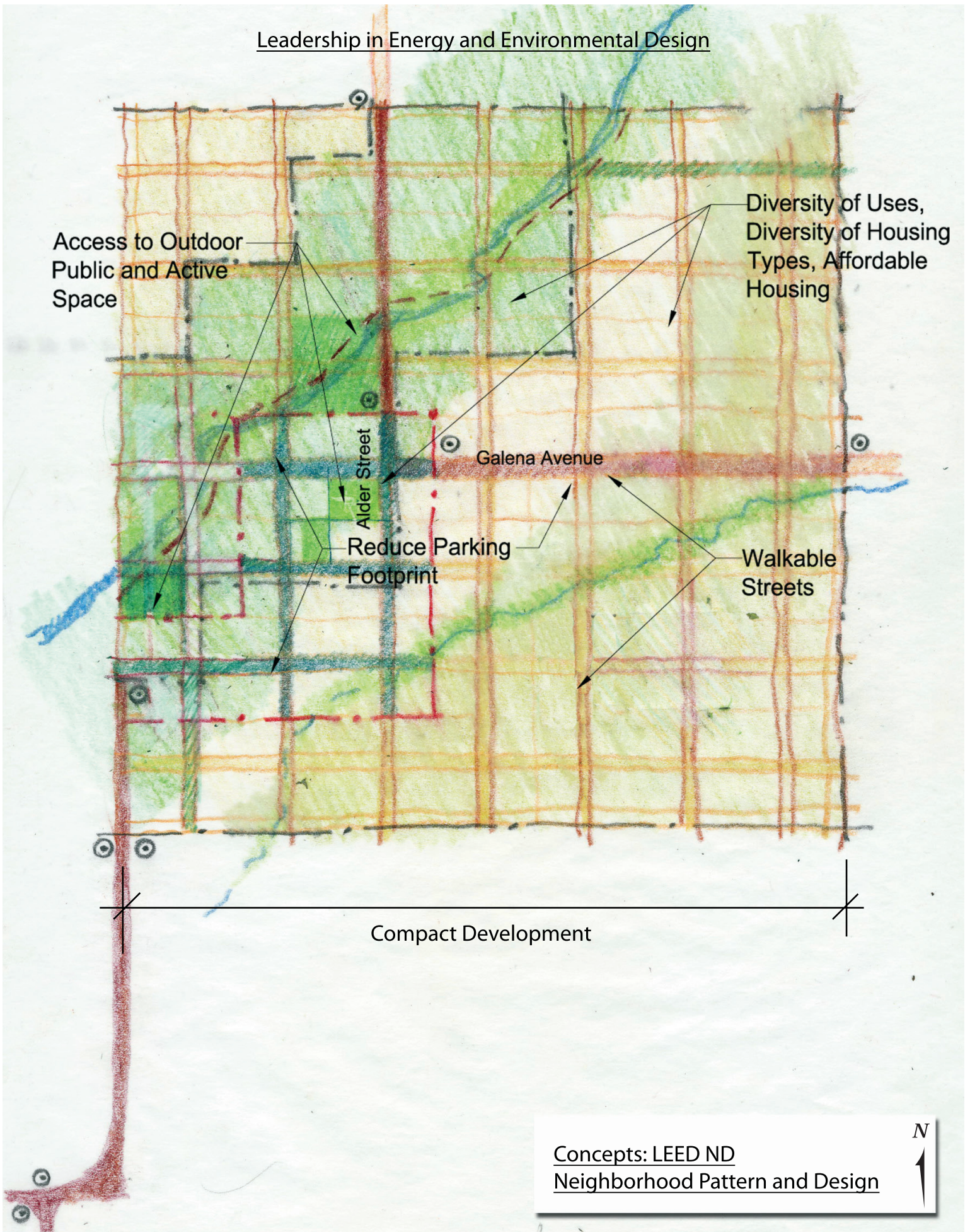
Potential School
Proximity

Concepts: LEED ND
Smart Location and Linkages

N



Leadership in Energy and Environmental Design



Leadership in Energy and Environmental Design

Building Reuse and
Adaptive Reuse,
Reuse Historic
Buildings

Galena Avenue

Alder Street

Stormwater
Management
Using Natural
Hydrology

Concepts: LEED ND

Green Construction and Technology

N





THANK YOU

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This Master Plan shall be adopted pursuant to the provisions of CRS 31-23-206.

Adopted by the Planning Commission of the Town of Crestone, Colorado this 3rd day of September, 2010

Chairman

ATTEST:

Town Clerk

