Presented by

Walsenburg Planning and Zoning Commission

David Roesch-Chairman
George Birrer-Co-Chair
James Eccher
Ron Eccher
Rick Jennings
Erin Jerant
Carol Pennington-Roesch

2015 Comprehensive Plan City of Walsenburg

City of Walsenburg
525 West Albert Street
Walsenburg, Colorado 81089
(719)738-1048

Mayor
James P. Eccher

City Council
Craig Lessar
Clint Boehler
Nick Vigil
Silvana Lind
Rick Jennings
Troy Reeves
Charles Montoya

City Administrator
David Johnston

City Clerk
Wanda Britt

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Please enjoy pictures of the beautiful surrounding areas.

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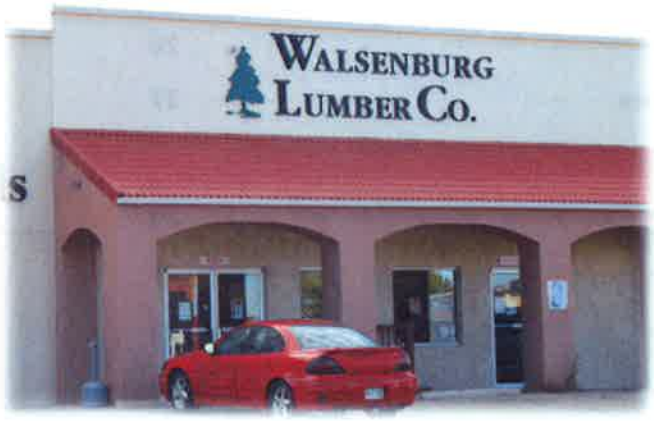


Acorn Truck Stop

Maria's Salon

Chapter 1 -Walsenburg Comprehensive Plan

I. PURPOSE OF THE COMPREHENSIVE PLAN

The City of Walsenburg Comprehensive Plan (hereinafter referred to as the Plan) is structured to provide Walsenburg with a strategic policy tool for guiding decisions concerning community image, economic development, growth, land use, transportation and recreation during the next ten years.

The Plan, although advisory, is the basis for regulatory measures inclusive of land use code updates and project review recommendations. The Plan should be useful when considering development proposals, updating subdivision and zoning regulations.

The Plan should be consulted by

- Mayor
- City Council
- City Administrator for City of Walsenburg
- Planning and Zoning Commission
- City and County Groups
- Residents
- Land Owners
- Project Applicants

II. PLAN COORDINATION

The Walsenburg Comprehensive Plan and its principles, strategies and actions provide an important planning tool for the City of Walsenburg. Per C.R.S. 31-23-206, (Appendix A) it is the duty of the Planning and Zoning Commission to make and adopt a master plan for the physical development of the municipality.

This document, the Walsenburg Comprehensive Plan, serves as Walsenburg's *master plan*. The Plan serves as the foundation for future intergovernmental agreements, capital improvement, programming, and detailed studies and programs. The Plan is also a community database and can be used as supporting documentation for pursuing grants for community development activities

The 2015 Comprehensive Plan project formally began at the Planning and Zoning Commission meeting held on April 9th, 2014 at City Hall... The first order of business was to introduce the project and actively engage the general public in the preparation of an updated Plan. A Plan Opinion Questionnaire was prepared and included with the May 2014 utility bills and subsequently to other community and area residents. The results of this questionnaire are included as Appendix B. It was decided that the previous plan should be evaluated before asking for City Council and other organizations for input.

The Plan is an ambitious vision for the future of Walsenburg. It is intentionally not based on current revenue projections, instead focusing on the possibilities for improving Walsenburg as a community. While strategic and action-oriented, there is a fiscal reality to be recognized: This Plan cannot be solely implemented by the City of Walsenburg.

The formation of partnerships is a core strategic theme woven through all six Plan elements. The success of the Walsenburg Comprehensive Plan is therefore strongly dependent upon the implementation of a variety of legislative, regulatory, technical, and financing mechanisms, requiring coordination and cooperation between public, private, and nonprofit sectors, both in and outside of Walsenburg.

The Walsenburg Comprehensive Plan is intentionally linked to numerous municipal planning tools, including the Three-Mile Area Plan, the annual budget for capital improvement programming, utility service policy, and zoning, subdivision and other development ordinances. Regional planning coordination tools include the Regional Transportation Plan, the Huerfano County-Las Animas County Housing Needs Assessment, and intergovernmental agreements.

Intergovernmental agreements (IGAs) are a valuable tool for managing land use as many issues that cross jurisdictional boundaries require mutual cooperation to resolve. Currently, there are accepted IGAs between Huerfano County and the City of Walsenburg that address land use issues. An intergovernmental agreement should address issues of cooperative interest, which may include such topics as comprehensive plan coordination, annexation, development review procedures, service and infrastructure standards, transportation planning, trails planning, and other matters of regional concern.

III. PLANNING AREAS

The Plan direction depicts three distinct planning areas: Stable Areas, Growth areas and Rural Areas.

A. STABLE AREAS

Stable areas are those areas within the incorporated boundaries of Walsenburg where the character of land use is stable or stability is desired. Stable areas include certain vacant parcels that are appropriate for infill development. Portions of a stable area may also need to reverse the process of decline through targeted redevelopment. Redevelopment within a stable area may involve the clearing and rebuilding of areas, the use or reuse of lands for new or different purposes, or rehabilitation of buildings for different uses. Development in stable areas is guided by City zoning, subdivision and related land use regulations.

B. GROWTH AREAS

Growth areas are those areas immediately adjacent to Walsenburg where urban services are available, or may become available, and annexation may be desirable. The use of land within a growth area is typically in the process of major change, primarily from a vacant or rural character to a more intensive urban use. Expansion of the City into a growth area is intended be consistent with the City of Walsenburg Three Mile Area Annexation Plan, as may be amended. Coordination of planning activities within a growth area with other public agencies, organizations and units of government is desirable. The majority of new development is expected to occur in a growth area.

C. RURAL AREAS

Rural Areas are those unincorporated areas adjacent to Stable Areas and Growth Areas. They are recommended for annexation or urban services when additional land is needed for the development of Walsenburg. Some areas designated as rural may never be suitable for development due to environmental constraints, the inability to efficiently provide urban services, and the desire by property owners to preserve a rural lifestyle.

III. PLAN ELEMENTS

Community planning for all three planning areas is guided by six planning principles:

A. COMMUNITY IMAGE- Promote a positive multi-cultural development

ECONOMIC DEVELOPMENT-Foster opportunities that create local jobs by attracting new industry and revitalizing the business district

B. **GROWTH**-Focus on areas where infrastructure and services are available or can be installed

C. **LAND USE**-Ensure compatible residential, commercial and industrial growth that respects the natural environment

D. **TRANSPORTATION**-Develop and maintain a safe, efficient multi-modal system

E. **RECREATION**-Provide year-round, multi-generational opportunities for activity

IV. ACTION ITEMS FOR EACH PLAN ELEMENT

A. COMMUNITY IMAGE

- Create a distinct community identity... *Timeframe: Short-Term*
- Develop a comprehensive branding strategy that honors the Spanish Peaks original moniker (Huajatolla), the original town name (Los Plazas de Leone) and other historic cultural attributes. *Timeframe: Short-Term*
- Inventory directional and business signs and ensure that the sign program compliments the theme/brand. *Timeframe: Mid-Term*
- Install landscaping, street lighting and other features that create a unique identity for Walsenburg. *Timeframe::Long-Term*
- Develop design guidelines that promote a consistent architectural theme. *Timeframe: Long-Term*
- Create a recycling center and household hazardous waste collection facility at the waste transfer station. *Timeframe: Short-Term*
- Incorporate the Spanish Peaks theme into the community branding strategy. *Timeframe: Short-Term*

- Fund a semi-annual (spring and fall) trash pick-up that allows disposition of household and yard waste. *Timeframe: Short-Term*

- Enforce property maintenance and nuisance codes. *Timeframe: On going*

- Review the City municipal code to strengthen property maintenance and nuisance provisions. *Timeframe: Short-Term*

- Hire a full time code enforcement officer. *Timeframe: Mid-Term*

B. ECONOMIC DEVELOPMENT

- Establish partnerships and work with other agencies to expand economic development opportunities

    - Southern Colorado Economic Development District on employee retention programs, business retention and expansion programs, *Timeframe: Short-Term*
    - Increase the use of SBA 504 loans. *Timeframe: Short-Term*
    - Southern Colorado Economic Development District to create a marketing plan to develop and attract potential markets (i.e., locals, pass through traffic, seasonal markets, 2nd homeowners, etc.). *Timeframe: Mid-Term*
    - Huerfano School District RE-1 to integrate workforce programs into the school system and increase job skills and graduation rates. *Timeframe: Mid-Term*
    - CSU Extension Office to administer hospitality/customer service training for front line employees in all business and especially in the tourism industry. *Timeframe: Long-Term*

- Attract new industries that provide local jobs with a livable wage. *Timeframe: On Going*

- Revitalize Walsenburg to retain and expand local retail, restaurant, tourism service and other businesses by working with established organizations and associations *Timeframe: On Going*

- Consolidate the offices of the Walsenburg Tourism Board, Walsenburg Historical Society, Chamber of Commerce and other tourism and economic development- related organizations and services at the historic train depot. *Timeframe: Mid-Term*

- Prepare a Walsenburg Streetscape Plan that provides for a variety of landscaping, street amenities, biking, walking, and tree replacement. *Timeframe: Mid-Term*

- Develop small farms to grow vegetables and fruit and sell locally to residents, the hospital, local schools, local grocery stores. *Timeframe: Short Term*

C. GROWTH-

- Work with the Colorado Department of Local Affairs to address existing deficiencies in infrastructure and to accommodate future growth.
  - Fund improvements to the existing wastewater collection system in Walsenburg. *Timeframe: On going*
  - Fund improvements to the existing water storage and distribution system in Walsenburg. *Timeframe: On going*
  - Fund a comprehensive drainage study to determine the extent of storm drainage issues and required improvements. *Timeframe: On going*

- Provide suitable land for office/industrial employment centers with access to I-25 along SH 69 and SH10. *Timeframe: On going*

- Work with property owners and/or developers to annex and zone environmentally unconstrained, serviceable land contiguous to the town for industrial development. *Timeframe: On going*

- Work with property owners and/or developers to attract industrial development with outdoor storage and\or high volume truck traffic needs at the SH 10/I-25 interchange. *Timeframe: On going*

- Work with property owners and/or developers to attract clean, "green" and/or other forms of light industrial development without outdoor storage or high volume truck traffic needs, north of SH 69 near I-25. *Timeframe: On going*

- Provide suitable land for commercial activity centers at the US 85/87 and I-25 highway interchanges. *Timeframe: On going*

- Zone land in Northlands with proximity to the I-25 interchange (north of Huajatolla Hills subdivision) for commercial development. *Timeframe: Short-Term*

- Work with property owners and/or developers to annex and zone environmentally unconstrained, serviceable land contiguous to the City for commercial development. *Timeframe: Mid-Term*

- Ensure that annexed lands can provide a positive community benefit. *Timeframe: On going*

- Update municipal code, as needed, to require the installation of infrastructure, improvement of roads, development of water storage and payment of utility fees, as a condition of annexation. *Timeframe: Short-Term*

- Update municipal code to require water and sewer service as a condition of annexation, with exceptions for existing developed areas with a fiscal impact study with petition for zoning within 90 days of annexation. *Timeframe: Short-Term*

- Use flood plains along the Cucharas River corridor, coal subsidence and undermined surface areas, steep slopes and other environmentally constrained lands for open space and buffering. *Timeframe: Short-Term*

- Update subdivision regulations to require mitigation for any development in an environmentally sensitive area. *Timeframe: Short-Term*

- Update subdivision regulations to encourage development on slopes of 15% and research areas in excess of 30% to ensure acceptability for development. *Timeframe: Short-Term*

- Update subdivision regulations to provide for open space land dedication. *Timeframe: Long term*

- Work with property owners and/or developers to dedicate environmentally sensitive lands for open space purposes as part of their overall plan for future development: *Timeframe: Long term*

D. LAND USE

- Create partnerships and work with other agencies to foster compatible land use.
  - Huerfano County to integrate the recommendations of the adopted Walsenburg Comprehensive Plan into the Huerfano County Land Use Guide. *Timeframe: On going*
  - Colorado Housing and Finance Authority, the Walsenburg Housing Authority, and local lending institutions to implement programs that lead to higher level of owner occupancy in residential neighborhoods. *Timeframe: Ongoing*

- Work with the Colorado Historical Society and local preservationists on historic site designations. *Timeframe: On going*

- Protect and stabilize existing residential neighborhoods. *Timeframe: On going*

- Review the zoning code to require buffering and screening between residential and non-residential uses. *Timeframe: Short-term*

- Prepare a vacant land inventory that identifies residential lots available for infill development. *Timeframe: Short-term*
- Obtain information on grant programs to upgrade residential properties and renovate housing stock. *Timeframe: Mid-Term*
- Ensure that Walsenburg remains the central business district for Huerfano County. *Timeframe: On going*
- Review the zoning code to ensure it provides a clear delineation between commercial business district uses and commercial highway uses. *Timeframe: Short-term*
- Prepare an inventory of vacant and blighted properties as a first step in pursuing urban renewal programs. *Timeframe: Mid-term*
- Ensure that highway corridor commercial development provides a safe and visually appealing entrance to Walsenburg. *Timeframe: Short-term*
- Ensure that Industrial development is compatible with adjacent non-industrial land uses. *Timeframe: Short-term*
- Review the zoning and subdivision codes that require buffering and screening between industrial and non-industrial uses. *Timeframe: On going*
- Update and consolidate zoning, subdivision, floodplain, sign and other land development regulations to facilitate the accomplishment of growth, economic development and other land use strategies. *Timeframe: On going*
- Update zoning regulations to include planned unit development (PUD) that provides flexible site planning and preservation of open space. *Timeframe: On going*
- Adopt "dark sky" provisions to protect the night skies from light pollution and enhance economic development opportunities. *Timeframe: On going*

E. TRANSPORTATION

- Expand service to Trinidad and Pueblo, from Walsenburg by creating an express service for all Walsenburg citizens. *Timeframe: Mid Term*
- Create partnerships and work with other agencies to improve transportation circulation and safety.
  - South Central Regional Transportation to identify transit needs relevant to Walsenburg. *Timeframe: Mid Term*
  - SCCOG to change limited hours and days of service and no evening or weekend service. *Timeframe: Mid Term*
  - Colorado Department of Transportation to prioritize improvements for the I-25 interchanges, US 85/87, US 160, SH 10 and SH 69. *Timeframe: On going*
  - Colorado Department of Transportation to prioritize improvements for the I-25 interchanges. *Timeframe: On going*
  - Colorado Department of Transportation to install crosswalks, signage and signals where needed to improve pedestrian safety. *Timeframe: On going*

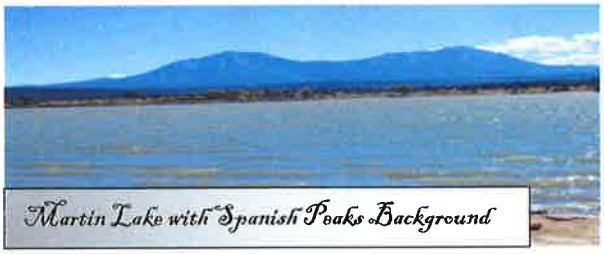
- Union Pacific Railroad and the Burlington Northern - Santa Fe Railroad to accommodate the growth in freight transport and determine options for improving rail crossing safety and/or relocating rail lines. *Timeframe: On going*
- Southern Colorado Council of Governments to expand transit service to Walsenburg. *Timeframe: On going*

- Identify and prioritize needs to improve transportation circulation and safety. *Timeframe: On going*
- Prepare a capital improvement program with transportation enhancements focused on upgrading existing streets. *Timeframe: On going*
- Improve the safety of pedestrian movements. *Timeframe: Short-term*
- Design and construct the continuation of Indiana from Polk and Grant. *Timeframe: Long-term*
- Expand the use of multiple modes of transportation. *Timeframe: Long Term*
- Inventory existing sidewalks and identify areas for maintenance improvements, needed connections and future extensions. *Timeframe: On going*
- Stripe arterial streets for bicycle lanes. *Timeframe: Short term*
- Provide bicycle racks at all public parks and buildings. *Timeframe: Mid–term*
- Determine the feasibility of a front range commuter rail station in Walsenburg *Timeframe: Long-Term*
- Investigate the long range need for a truck bypass of US 160 around Walsenburg, connecting to I-25. Truck travel along these two blocks of Main Street is congested, noisy and unsafe, involving very tight left turn movements at the signalized intersections of 5th Street and 7th Street. *Timeframe: Long Term*

F. RECREATION

- Create partnerships and work with other agencies to improve recreational opportunities for local residents and visitors.
  - Huerfano School District RE-1 to develop a comprehensive program for youth recreation activities and share recreational assets. *Timeframe: On going*
  - Huerfano County to improve Fiesta Park. *Timeframe: On going*
  - Huerfano County to extend a regional trail along the Cucharas River from Lathrop State Park to Walsenburg. *Timeframe: Long term*
  - Great Outdoors Colorado (GOCO) to plan, design and construct a multi-generation recreation center. *Timeframe: Long-term*

- Identify and prioritize needs to improve recreational opportunities. *Timeframe: Long-term*
- Inventory existing trails and identify areas for maintenance improvements, needed connections and future extensions. *Timeframe: On going*
- Improve tennis courts at Civic League Park and City Park. *Timeframe: On going*
- Work with property owners to provide easements and develop a local trail system along the irrigation ditches within Walsenburg. *Timeframe: Long-Term*
- Work with property owners to provide easements and develop a regional trail along the Cucharas River, with access from Fiesta Park. *Timeframe: On going*
- Include in the adopted resolution that the Plan meets the intent of HB 1006 by including background information on parks trails and recreation in Walsenburg and the surrounding area. *Timeframe: Long-Term*
- Provide a recreation element and an economic Development element with major strategies and specific action items that address recreation and tourism uses. *Timeframe: On going*



Martin Lake with Spanish Peaks Background

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Please enjoy more pictures of Walsenburg

V. TIME FRAME CHARTS

Time Frame Chart	On Going	Short Term	Mid Term	Long Term
A. Community Image	-Enforce property maintenance and nuisance codes	-Create a distinct community identity. -Develop a comprehensive branding strategy -Create a recycling center -Incorporate the Spanish Peaks theme -Fund a bi-annual special trash pickup. -Review the City municipal code	-Inventory directional and business signs -Hire a full time police code enforcement officer	-Install, landscaping, street lighting -Develop design guidelines
B. Economic Development	-Attract new industries that provide local jobs with a livable wage -Revitalize Walsenburg to retain and expand local business - Develop small farms to grow vegetables and fruit and sell locally.	-Work with Southern Colorado Economic Development District -Increase the use of SBA 504 loans	-Work with Southern Colorado Economic Development District -Work with Huerfano School District RE-1. - Consolidate the offices of organizations and services. -Prepare a Walsenburg Streetscape Plan.-	Work with CSU Extension Office
		--Update municipal code, as needed, to require the installation of infrastructure, improvement of roads, development of water storage and payment of utility fees, as a condition of annexation. -Update municipal code to require water and sewer service as a condition of annexation, -Use flood plains along the Cucharas River corridor, coal subsidence and undermined surface areas, steep slopes and other environmentally constrained lands for open space and buffering. - Update subdivision regulations to require mitigation for any development in an environmentally sensitive area. - Update subdivision regulations to require mitigation for any development in an environmentally sensitive area.		-Update subdivision regulations to provide for open space land dedication. -Work with property owners and/or developers to dedicate environmentally sensitive lands for open space purposes as part of their overall plan for future development

D. LAND USE	-Work with Huerfano County to integrate the recommendations of the adopted Walsenburg Comprehensive Plan into the Huerfano County Land Use Guide. -Work with Colorado Housing and Finance Authority, the Walsenburg Housing Authority, and local lending institutions to implement programs that lead to higher level of owner occupancy in residential neighborhoods. -Work with the Colorado Historical Society and local preservationists on historic site designations. -Protect and stabilize existing residential neighborhoods. -Ensure that Walsenburg remains the central business district for Huerfano County. -Review the zoning and subdivision codes that require buffering and screening between industrial and non-industrial uses. -Update zoning regulations to include planned unit development that provide flexible site planning and preservation of open space. -Adopt "dark sky" provisions to protect the night skies from light pollution and enhance economic development opportunities	-Review the zoning code to require buffering and screening between residential and non-residential uses. -Prepare a vacant land inventory that identifies residential lots available for infill development. -Review the zoning code to ensure it provides a clear delineation between commercial business district uses and commercial highway uses. -Ensure that highway corridor commercial development provides a safe and visually appealing entrance to Walsenburg. -Ensure that Industrial development is compatible with adjacent non-industrial land uses.	-Obtain information on grant programs to upgrade residential properties and renovate housing stock. -Prepare an inventory of vacant and blighted properties as a first step in pursuing urban renewal programs	
E. Transportation	-Work with Colorado Department of Transportation to prioritize improvements for the I-25 interchanges. -Union Pacific Railroad and the Burlington Northern - Santa Fe Railroad to accommodate the growth in freight	-Improve the safety of pedestrian movements. -Stripe arterial streets for bicycle lanes	-Provide bicycle racks at all public parks and buildings	-Design and construct the continuation of Indiana from Polk and Grant. -Expand the use of multiple modes of transportation. -Determine the feasibility of a front range commuter rail station in Walsenburg

E. Transportation	transport and determine options for improving rail crossing safety and/or relocating rail lines. -Identify and prioritize needs to improve transportation circulation and safety. -Prepare a capital improvement program with transportation enhancements focused on upgrading existing streets. -Inventory existing sidewalks and identify areas for maintenance improvements, needed connections and future extensions.			
F. Recreation	-Work with Huerfano School District RE-1 to develop a comprehensive program for youth recreation activities. -Work with Huerfano County to improve Fiesta Park. -Work with Huerfano County to extend a regional trail along the Cucharas River from Lathrop State Park to Walsenburg. -Work with Great Outdoors Colorado) to plan, design and construct a multi-generation recreation center. -Inventory existing trails and identify areas for maintenance improvements, needed connections and future extensions. -Improve tennis courts at Civic League Park and City Park. -Work with property owners to provide easements and develop a regional trail along the Cucharas River, with access from Fiesta Park. -Provide a recreation element and an economic development element with major strategies and specific action items that address recreation and tourism uses.			-Identify and prioritize needs to improve recreational opportunities. -Work with property owners to provide easements and develop a local trail system along the irrigation ditches within Walsenburg. -Include in the adopted resolution that the Plan meets the intent of HB 1006 by including background information on parks trails and recreation in Walsenburg and the surrounding area.

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Please enjoy pictures of some surrounding recreational areas.

Chapter 2-WALSENBURG CHARACTERISTICS

I. LOCATION-

The City of Walsenburg covers approximately four (4) square miles and is located in south-central Colorado, in the foothills of the Sangre De Cristo mountain range. A relatively compact community, Walsenburg is shaped by the topography of the Cucharas River valley, its mining and ranching heritage, and its access to Interstate 25 and US 160. The steep slopes of the hogback ridges on the north and south side of town provides a natural entry to a part of City known as Northlands. Prominent landmarks in the vicinity of Walsenburg include the Spanish Peaks to the southwest, Blanca Peak to the west, Greenhorn Mountain to the north, and Huerfano Butte to the northeast.

II. POPULATION-

The Walsenburg area was settled during the 1850's on a major trade route. It consisted of ranches, farms, and a small community along the Cucharas River known as La Plaza de Los Leones. Walsenburg was incorporated in 1874 and was named for Fred Walsen, a respected trader in the region who influenced the original platting of the town. Walsenburg's population experienced solid growth until the 1950's, and then gradually declined.

Historic Population: 1880 – 2013

2013	2965
2012	2971
2011	2947
2010	3068
2000	4182
1990	3300
1980	3945
1970	4329
1960	5071
1950	5596
1940	5855
1930	5503
1920	3565
1910	2423
1900	1033
1890	928
1880	377

III. ECONOMY

With the arrival of the Denver and Rio Grande Western railroad in 1876, coal mining became a booming local industry into the early twentieth century. The coal mining faded and now Walsenburg relies on the area's agricultural, recreational tourism and second home residential markets for its economy.

IV. CLIMATE

The climate within Walsenburg and the surrounding area is highly variable due to the area's varied terrain and altitudes. Temperatures are characteristic of a high altitude, dry continental climate. Walsenburg's warmest month is July with an average maximum temperature of 87.2 degrees Fahrenheit, while the coldest month is January with an average minimum temperature of 21.2 degrees Fahrenheit. The average annual total precipitation is 16.38 Inches, with average annual total snowfall of 85.4 inches.

V. GEOLOGY AND TOPOGRAPHY

Situated in the foothills of the Sangre de Cristo Mountains, Walsenburg's varied terrain includes the steep side slopes of the surrounding hogback ridges, the moderate relief found throughout the northern portion of the city, and the relatively flat bottomlands formed by the Cucharas River in the southern part of the city. Elevations range from 6160 feet above sea level at the Cucharas River to 6413 feet on the hogback near the water tank.

The Pierre Shale formation underlies most of the land within Walsenburg. This is a sedimentary deposit originating from a large inland sea that occurred during the Cretaceous Age. Most of the hills surrounding Walsenburg are underlain by the Vermejo formation, which originated as the marshy edges of an ancient inland sea and contain shale and sandstone. Extensive coal beds near Walsenburg were formed as sediments and organic matter from the marsh were gradually deposited over time.

Development on steep slopes can be hazardous due to the potential for stability problems, and can create aesthetic issues from road construction and grading. Roads and driveways built into steep slopes create large scars on the landscape that are difficult to mitigate. The thin soils over shale bedrock found in portions of Walsenburg are particularly hazardous when combined with steep topography.

A slope analysis was conducted to identify areas constrained by steep slopes. Slopes over 15% are considered developmentally constrained. In Walsenburg, slopes exceeding 15% are primarily contained within the hogback that transects the northern portion of the community.

There is also the potential for mine subsidence due to the extensive underground coal mining that has occurred in the area. The primary area of concern is the 157 miles of mine tunnels underlying the western edge of Walsenburg. Future annexation and expansion of city limits should only occur in areas that either has not been mined or that have been reclaimed.

VI. FLOOD PLAINS

The FEMA Flood Insurance Map prepared in 1986 identifies the 100-year and 500-year floodplains within Walsenburg and the surrounding vicinity. The floodplains primarily follow the Cucharas River, the area below the North Walsenburg Flood Control Dam Overflow, and a small portion of Bear Creek as it crosses the southeastern portion of the city. (See Flood Plain Map-Appendix D)

Most of the 100-year floodplain area is relatively undeveloped. Exceptions to this are the area below the North Walsenburg Flood Control Dam Overflow and the area between 6th and 9th Streets in the southwest portion of the city. Additional development within the 100-year floodplain is not recommended, in order to minimize future damages and to prevent increases in downstream flood elevation.

VII. SOILS AND VEGETATION

There are three major categories of soil units in the Walsenburg area.

A. Well-drained loams.

B. Sandy loams found in the Cucharas River floodplain.

C. Soils with relatively shallow depths to bedrock.

Located between two major ecosystems, the Southern Rocky Mountains and the Eastern Plains, Walsenburg has both the piñon and juniper vegetation prevalent in the mountains and the open grasslands associated with the plains. The riparian corridor along the Cucharas River creates another major vegetation association. Numerous non-native species are also found within the area, particularly within Walsenburg's established neighborhoods.

The most serious constraint to development posed by soils is hydric soils in the sandy loams of the Cucharas River floodplain. Sandy loams have high water tables and are considered unsuitable for buildings or septic systems.

Soils with shallow bedrock are considered a development constraint, although development is possible if proper precautions are taken. Drilling into the bedrock to anchor foundations or excavation into the bedrock may be necessary. Precautions also need to be taken to drain water away from structures since bedrock generally does not absorb rainfall. The soils over shale or soft shale are the most difficult to develop due to potential movement or swelling of the shale.

VIII. WILDFIRE HAZARDS

Although there is currently no wildfire hazard mapping available specifically for Walsenburg, wildfire hazards are a concern, particularly in the undeveloped, vegetated areas within and immediately adjacent to city limits. The State Forester is available to work with developers to mitigate fire hazards in new developments. All new subdivisions, and new development in existing subdivisions, should be encouraged to consider wildfire hazards in their site planning.

IX. WATER RESOURCES AND QUALITY

The Cucharas River is the major drainage way for Walsenburg. The Cucharas River drains into the Huerfano River near the northeast corner of Huerfano County, which joins the Arkansas River further downstream in Pueblo County. The main source of runoff in the Arkansas River basin is snowmelt, with high runoff occurring from early June through July. Heavy rains in the warmer times of the year can also contribute some to this flow.

The portion of the Cucharas River from the Walsenburg public water supply to the outlet of Cucharas Reservoir has been identified as a water body for monitoring and evaluation by the Colorado Department of Public Health and Environment's Water Quality Control Division. Water bodies are identified for monitoring and evaluation where there is reason to suspect water quality problems or impairment.

This portion of the Cucharas River, along with Horseshoe Lake, is also listed with waters for which required controls are not stringent enough to meet federal water quality standards. Once listed, the Water Quality Control Division is required to prioritize these rivers and lakes based on the severity of pollution and other factors. Currently, the Cucharas River is deemed a low priority and Horseshoe Lake is considered a high priority.

X. AIR QUALITY

The air quality in Walsenburg is in accordance of the National Ambient Air Quality Standards. Problems could arise from portable sources, such as asphalt or batch plants that set up temporary operations and create emissions before the state can regulate them.

Dust from gravel and dirt roads which are not regulated by the state could also contribute to air quality problems. Fugitive dust is the chief nonpoint air quality problem, occurring predominantly outside city limits. Mitigation efforts, such as watering roads, can help reduce these problems.

XI. WILDLIFE RESOURCES

Walsenburg has a unique set of geographic conditions that create one of the most diverse wildlife populations in the state. The Colorado Division of Wildlife's Natural Diversity Information Source (NDIS) lists 259 bird species, 86 mammal species, 29 reptile species and 11 amphibian species found in Huerfano County.

Within Walsenburg, the riparian corridor along the Cucharas River provide the most diverse and productive habitat. A wide variety of bird species use these corridors, as well as mammals such as mule deer and black bear. The vegetated hillsides on the outskirts of town also provide key habitat. Preserving the riparian corridor and as much of the vegetated hillsides as possible will help protect wildlife populations.

Measures must be taken to protect the existing wild life for Walsenburg residents. Preserving the riparian corridor of the Cucharas River would be the most beneficial action to maintain a diverse wildlife population. It is also important to preserve the vegetated movement corridors that connect the Cucharas River to the undeveloped highlands surrounding the city. Efforts to preserve wildlife habitat such as using conservation easements will benefit the community as a whole by encouraging continued populations of both game and non-game species, with associated benefit to Walsenburg's tourist economy by allowing continued hunting and wildlife viewing.

XII. COMMUNITY INFRASTRUCTURE

Walsenburg's ability to accommodate future urban growth and development is dependent on available infrastructure and service capacity. A review of Walsenburg's infrastructure (roads, airports, water and sewer systems, etc.) and services (law enforcement, fire protection, library, recreation, etc.) is therefore important for understanding current and future development potential. Five major components are identified—transportation, utilities, emergency and medical services, community resources, and parks and recreation.

A. TRANSPORTATION

Regional and local mobility is accomplished primarily through a network of roadways. Four roadway classifications for Walsenburg are identified: highways/arterials, major collector, minor collector and local. Other transportation modes include air, rail, and transit.

1. Highways/Arterials

- Interstate Highway 25 (I-25) provides regional access to Walsenburg. Over 3.5 million vehicles a year travel into and through Walsenburg via I-25. Interstate 25 extends north to the Front Range cities of Pueblo, Colorado Springs, Denver and Fort Collins, and south through Trinidad to New Mexico.

- Two US highways and two state highways serve as Walsenburg's three principal arterial roadways: US Highway 85, US Highway 160, State Highway 10 and State Highway 69.

- US Highway 85 is the primary access into Walsenburg from I-25 at Exit 49 and Exit 52. Within Walsenburg, US 85 is named Walsen Avenue between Maple Street and 1st Street Main Street and then becomes 1st Street and 12th Street; and Riverside Avenue between 12th Street and Exit 49.

- US Highway 160 begins at its intersection with US 85/Main Street, extending west toward Alamosa and southwestern Colorado over La Veta Pass. Between Main Street and the western edge of the City US 160 is known as 7th Street.

- State Highway 10 enters Walsenburg from Exit 50 on I-25, becoming 5th Street until its terminus at Main Street. State Highway 10 provides an eastern route from Walsenburg to La Junta, Colorado, where it intersects with US Highway 50.

- State Highway 69 connects Walsenburg to Gardner and Westcliffe, Colorado, ultimately intersecting with US Highway 50 at Texas Creek and providing access to central Colorado.

- The RTP vision for the I-25 US 160 business corridors is primarily to maintain system quality as well as to improve safety and to increase mobility. Based on historic and projected population and employment levels, both passenger and freight traffic volumes are expected to increase in these corridors.

- One ongoing concern is the level of truck traffic travelling through downtown Walsenburg. The problem is especially acute on 5th Street/ State Highway 10, 7th Street/US Highway 160, and the portion of Main Street between 5th Street and 7th Street.

2. Major collector streets

Major collector streets funnel traffic from the highways/arterials to minor collector and local streets. Major collector streets include:

Route Name	From	To
Cedar Street	Main Street	Hendren Avenue
4th Street	Hendren Avenue	Hooper Avenue
5th Street	Hendren Avenue	Main Street
Hendren Avenue	Cedar Street	7th Street
Albert Avenue	5th Street	10th Street
Ideal Road	Riverside Drive	City Limits (CR 330)

3. **Minor Collector Streets** are distinguished from major collector streets by reduced traffic volume and more curb cuts. Minor collector streets include:

Route Name	From	To
Maple Street	Walsen Avenue	City Limits (CR 590)
Grand Street	Walsen Avenue	Hooper Avenue
Cedar Street	Hendren Avenue	Sproul Avenue
Pennsylvania Avenue	Hooper Avenue	Grant Avenue
Kansas Avenue	Hooper Avenue	Grant Avenue
4th Street	Sproul Avenue	Hendren Avenue
6th Street	Hendren Avenue	Russell Avenue
7th Street	Main Street	Russell Avenue
8th Street	Hendren Avenue	Russell Avenue
9th Street	Main Street	Russell Avenue
10th Street	Hendren Avenue	Russell Avenue
Champa Avenue	Maple Street	Montana Street
Willis Avenue	Spruce Street	Cedar Street
Hendren Avenue	7th Street	10th Street
Hooper Avenue	Grand Street	Kansas Avenue
Russell Avenue	Kansas Avenue	10th Street
Grant Avenue	Pennsylvania Avenue	Colorado Avenue

4. **Local Streets**

- A majority of these roads have rights-of-way ranging from 36 to 50 feet and are characterized by driveway cuts, on-street parking and parking in front yards. Several incomplete street connections; offset block patterns; dead ends and jogs exist due to the interruption of the grid pattern by the presence of the railroad and hilly terrain. A deficiency in pavements, curbs, gutters and sidewalks exist along Walsenburg's local streets.
  - Road Maintenance
    - Road maintenance is provided by the City's Streets and Alleys Department and consists of street sweeping; minor concrete and asphalt repairs; snow removal and sanding; sign upgrades, and general right-of-way maintenance.
    - The Streets and Alleys Department does not have the capability to provide major road repairs or street paving.
    - The Street and Alleys shop is located at 525 S. Albert Street next to City Hall
    - The Street and Alleys Department does not maintain city sidewalks. Sidewalks are the responsibility of property owners in Walsenburg.

5. **Spanish Peaks Airport**

- Also known as Johnson Field, is located 2.8 miles north of Walsenburg on CR 101. Spanish Peaks Airport provides general aviation services with a 4,900-foot hard surface runway and a 2,500-foot auxiliary runway.

6. Rail

- Burlington Northern Santa Fe (BNSF) shares track rights with the Union Pacific Railroad. The San Luis and Rio Grande purchased the LaVeta Pass route to Alamosa from the Union Pacific connection in Walsenburg.

- Amtrak provides passenger rail services in the region via a station in Trinidad (approximately 40 miles south of Walsenburg) with daily trains to Chicago and Los Angeles. One possibility for additional passenger train service exists with the proposed extension of the San Luis and Rio Grande tourist train from La Veta to Walsenburg.

- Multiple rail crossings in Walsenburg continue to raise safety and connectivity issues. Rail crossing upgrades should be considered in the near term to improve traffic flow and decrease the potential for crashes. A study was completed in May 2012 and was determined that 6th street and Russell Avenue could be permanently closed as traffic across these crossings is minimal.

7. Transit

- TNM&O/Greyhound Bus Lines stops in Walsenburg and provides intercity transit needs to Texas, New Mexico, and Oklahoma, with one bus to Denver and one bus to Albuquerque daily. Along with the TNM&O service, there are several bus companies that link trips from Texas and Mexico to Denver along the I-25 corridor.

- The South Central Council of Governments (SCCOG) serves as the lead agency for general public transportation services in Walsenburg. The agency provides door-to-door demand- responsive and subscription transportation services to senior citizens, people with disabilities, and the general public.

- Currently service is provided three days a week, but this is subject to change since the service is funding dependent. Service hours and fares also vary. The fares have been as low as $2.00, one way and as high as $4.00. Currently they provide Tuesday, Wednesday and Thursday, curb to curb service for doctor appointments in Pueblo. They have one full time driver and two part time drivers. One vehicle is available at the Walsenburg Senior Center to provide transportation from 9:00 a.m. to 2:30 p.m.

- The Rocky Mountain Head-start preschool program operates fixed-route transit service for Head Start children living in Walsenburg or five miles outside the city limits. The program has one full-time and four part-time drivers, with five vehicles in service on an average day.

B. Utilities

Utility infrastructure consists of drainage, water, sewer, natural gas electricity, and telecommunications

1. Drainage

- Walsenburg's storm drainage system is primarily designed to direct flows into drainage ways and avoid flooding. Local streets north of the No. 4 Ditch serve as drainage conduits, with storm sewer pipes in Albert Avenue and 2nd Street augmenting the system. In a similar fashion, large storm sewer conduits in Hendren Avenue and Main Street bring storm water flows south of the No. 4 Ditch to the Cucharas River.

- The North Walsenburg Flood Control Project resulted in the construction of a flood-control dam and diversion facilities to prevent flood damage to northwest Walsenburg. The dam, located just outside City limits west of Welton Avenue, controls runoff for a .62 square mile area.

- The addition of curbs and gutters on local streets would facilitate storm drainage, yet may impact the system downstream.

2. Water

- The City of Walsenburg provides water service within its service area, which includes the city limits and a portion of the unincorporated developed area outside of Walsenburg. The service area extends east to the Corsentino Dairy on State Highway 10, west to the new water treatment facility at Walsenburg Reservoir, north to Exit 52 and northwest to the Toltec area (via a privately-owned water main)..

- The City owns senior water rights in the Cucharas River, and has purchased agricultural land for water rights east of I-25 along State Highway 10.

- Wahatoya Lake and Diagre Lake located near La Veta have a water storage capacity of 209 acre-feet and 173 acre-feet, respectively. These two adjacent lakes are supplied by water diverted from the Cucharas River at a head gate near the Grandote Peaks Golf Club.

- Two 12-inch transmission lines bring water from Wahatoya Lake and Diagre Lake to Walsenburg Reservoir, located approximately 3 miles west of Walsenburg on US 160. Walsenburg Reservoir, also known as City Lake, has approximately 411 acre-feet of water storage capacity. A new 20- inch transmission line has been proposed to replace the two 12-inch water mains over the next several years.

- Located in Lathrop State Park just north of Walsenburg Reservoir, Horseshoe Reservoir (Lake Miriam) with 2149 acre feet of storage capacity, and Martin Reservoir (Lake Oehm) at 3033 acre feet provide ancillary water storage. if needed, Coler Ditch can also be used to transport water from the Cucharas River into Martin Reservoir.

- The Walsenburg Treatment Plant, constructed in 2002 and located adjacent to Walsenburg Reservoir, has a design capacity of 6.0 million gallons per day. Treated water is stored at the water treatment plant in a 1.5 million gallon tank. From the plant, treated water is delivered to Walsenburg via two transmission pipelines.

- Treated water is also stored in an elevated tank located on the Capital Hill with a capacity of 1.5 million gallons. The plan for the Capital Hill tank is replacement or refurbishment in the near future.

3. Sewer

- Wastewater flows by gravity via variable diameter vitreous clay pipes as well as PVC pipes of various diameters to a 12-inch trunk line on the east side of Walsenburg that runs directly to the City's wastewater treatment plant. There are currently 5 lift stations within the wastewater collection system. The existing sewage collection system in the city is in poor condition and needs replacement.

- The City of Walsenburg Wastewater Treatment Plant was constructed in 1966 and was originally an activated sludge type disposal plant. A new waste water treatment plant with an approximate capacity of .75 MGD was completed in 2012. The wastewater treatment plant is located east of the now empty correctional facility and is east of I-25.

4. Natural Gas

- Walsenburg's gas distribution system is municipally owned, with natural gas currently supplied by National Public Gas Company. Walsenburg's original gas pipeline infrastructure was constructed in 1968 and is comprised of 36 miles of both steel and polyethylene pipeline ranging from two to eight inches in diameter, serving residential and commercial properties.

5. Electricity and Telecommunications

- Electric power is now provided to Walsenburg by the San Isabel Electric Association at a substation located west of town, next to the City's former power plant.

- A fiber optic network and high speed Internet service is available through private providers.

C. EMERGENCY SERVICES

- Law enforcement in Walsenburg is accomplished through the cooperative actions of three agencies: The City of Walsenburg Police Department, the Huerfano County Sheriff's Department, and the Colorado State Patrol with a station at Lathrop State Park. The Walsenburg Police Department also hosts dispatch, handling calls for the City police department, County sheriff's office, La Veta Marshall, area fire districts and EMT's.

- The Huerfano Fire Protection District provides fire services to Walsenburg under an intergovernmental agreement adopted in 2002. The all-volunteer fire department provides fire suppression services based out of a fire station located on Main Street and one station fully equipped station in the Navajo sub-division which is located 7.5 west of Walsenburg.

- The EMT facility is located at 326 Main Street. The service is owned by the County and is comprised of 4 vehicles that service the entire county of Huerfano

D. MEDICAL SERVICES

- Walsenburg is served by the Spanish Peaks Regional Health Center, located three miles west of Walsenburg on US 160. Medical facilities at the Spanish Peaks Regional Health Center include Spanish Peaks Hospital, Spanish Peaks Family Clinic, and the Colorado State Veterans Nursing Home.

- Spanish Peaks Hospital is a critical access hospital operated by the Huerfano County Hospital District. The hospital has 25 acute care beds and a 24-hour Level IV trauma emergency care center. Medical services include diagnostic imaging, a full-service clinical laboratory, cardiopulmonary and neurological diagnosis and therapy, physical, occupational, and speech therapy, surgical services, and a variety of outpatient specialty clinics.

- Spanish Peaks Family Clinic provides complete diagnostic and treatment services and programs of outpatient health care. There is also a dialysis clinic, a specialty clinic and a mobile MRI facility.

- Colorado State Veterans Nursing Home is a 120-bed long term care facility with a special care unit for Alzheimer's and dementia residents. Both the Spanish Peaks Family Clinic and the Colorado State Veterans Nursing Home are located adjacent to Spanish Peaks Hospital.

- Spanish Peaks Outreach Clinic at 129 Kansas Avenue primarily provides screening services and care for women who become pregnant through our Title X Family Planning grant and through Women's Well Connection for Women ages 4r0-64. They have recently become a WISEWOMAN SITE doing risk assessments for heart disease and Type II diabetes. They provide colonoscopies to eligible people. They do prevention program for children as well as providing well child checks, vaccinations and sports physicals.

  Other programs include: Children's dentistry, adult denture care, parenting classes, Bright Beginnings-early literacy, mental health counseling, Heart Healthy Solutions-Free Heart Risk Assessments, supervised visitation and Medicaid and CHP+ Enrollment.

  They also provide space for the following services: Nurse Family Partnership, Midwife Services, GED Classes, Karate, Zumba, Music Lessons, Tae Kwon Do and LiveWell.

- Spanish Peaks Behavioral Health Center, located at 926 Russell Avenue, is equipped to deal with local residents with mental health issues.

- Southern Colorado Development and Disability Services located at 330 W. 9th Street, operate two homes for the developmentally disabled. The two homes are located at 820 S Willis and 309 Elder Street.

E. COMMUNITY RESOURCES

1. Civic Facilities

- Walsenburg City Hall, located at 525 South Albert Avenue, houses municipal administrative offices and the police department.

- Historic Huerfano County Courthouse is located at the intersection of Main Street and 5th Street at 401 Main Street. The courthouse contains Huerfano County's administrative offices and court facilities.

- Walsenburg Mining Museum is located adjacent to the County Courthouse in the old County Jail building.

- Huerfano County operates the Huerfano Community Center, located at 928 Russell Avenue, on the corner of Russell Avenue and 9th Street adjacent to Fiesta Park. The Huerfano Community Center includes a gymnasium, meeting rooms, and office space for CSU Cooperative Job Services.

- Spanish Peaks Library District is currently located on the first floor of the former Huerfano County High School at 415 Walsen Avenue. The library opened at this location in June 2009. The Spanish Peaks Library, a member of the Colorado Library Consortium, has a children's reading program and computers for Internet use.

- Sangre de Cristo Youth Services, located at 513 Main Street provides youth services Monday, Wednesday and Friday 9 a.m. to 4 p.m. Their current programs include C.R.E.W., a program for girls focusing on life skills, self-esteem and positive life choices; J.B.A.M. a program for boys focusing on life skills and project based activities; Work Ethics; Youth Trek which teaches survival skills and outdoor exploration; Roots Garden Project; Peace Jam which teaches leadership skills and community awareness.

- LiveWell, located in the basement of Spanish Peaks Outreach promotes Healthy Eating and Active Living.

2. EDUCATIONAL FACILITIES

- Educational facilities in Walsenburg are operated by Huerfano School District RE-1. The Huerfano School District RE-1 Administration Office is located at 201 East 5th Street in Walsenburg.

- Peakview School's enrollment is approximately 332 students, preschool through sixth grade.

- John Mall Junior/Senior High School's enrollment is approximately 129 students, seventh grade through twelfth grade. Peakview is located at 375 W. Pine. John Mall is located at 335 W. Pine Street.

- Learning Academy, affiliated with the School District is located 12 W Hwy 160, (formerly the Lathrop Youth Camp) and is adjacent to Spanish Peaks Hospital. The land is owned by the City of Walsenburg but negotiations are underway for the Learning Academy to purchase the land. The buildings are owned by the State of Colorado. The Program is for at risk students and teaches food culinary, electrical and carpentry skills depending on the needs of the students. Enrollment varies but they have had as many as 50 students at the same time.

- The Rocky Mountain Head-Start program is located at the north end of Peakview School. Currently there are 40 children in the program. The Head-Start program is from 8:00 am to 2:00 p.m., Monday through-Thursday. It was founded in 1965 and has been at Peakview since 2002.

F. RECREATION

Recreational opportunities include surrounding public lands, state and local parks, and county trails.

1. Community Parks

- Fiesta Park once served as the County Fairgrounds and rodeo area. The 20 acre site now hosts a baseball field and a softball field with lights, a horseshoe pit a picnic area and playground. Fiesta Park is located at 928 Russell which is adjacent to the Huerfano Community Center and, with principal access from Russell Street.

- City Park, located at 700 West 7th Street (US Highway 160) includes a skateboard park, picnic pavilion, a new playground and restroom facilities.

City Park Playground

- Walsenburg Wild Waters is an outdoor aquatic center opened in 2007. It is located at City Park which is 701 W. Seventh Street. The Aquatic Park has four different pools, two water slides and interactive water features including fountains, sprays, and dumping buckets. The aquatic center also has dressing rooms, a snack bar and a visitor center. Constructed with more than $420,000 in Colorado Lottery funds, the Walsenburg Wild Waters Aquatic Park won the 2007 Starburst Community Award for excellence in the use of lottery proceeds.

- Civic League Park is located at 101 S. Hendren Street and is actually two parks, split by Hendren Avenue. On the west side of Hendren Avenue is a basketball court indoor handball courts and tennis court. On the east side of Hendren Avenue is a playground,
- picnic facilities, and restrooms.

- Heritage Park is located 401 Main Street across from the Courthouse. The historic train depot located at Heritage Park serves as the offices of the Chamber of Commerce. The potential exists to consolidate the offices of the Walsenburg Tourism Board and Walsenburg Historical Society at the depot.

- Miners Park also known as the Pocket Park located at the corner of Main and 6th street is awaiting construction pending grant approval.

2. Other Recreational Venues

- In addition to five community parks, the Huerfano School District RE-1 has playgrounds at its schools and has improved land on the northwest side of Walsenburg, just outside of City limits, for a sports complex that can augment community recreation needs.

- The sports complex, with access from Maple Street/CR 590, will include an eight lane running track, a lite artificial surface activity field designed to accommodate football and soccer, a restroom/concession building, seating capacity for over 2000 spectators and a parking lot designed for 100 vehicles.

- Lathrop State Park, located three miles west of Walsenburg off US 160 is a 1500-acre state park managed by the Colorado Department of Natural Resources Division of Parks and Outdoor Recreation. The State Park, annually hosts approximately 225,000 visitors.

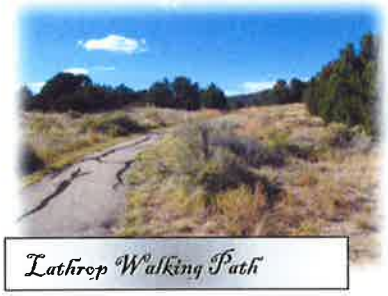
- The Walsenburg Golf Club, located at the eastern edge of Lathrop State Park, is a public course that offers a nine-hole golf course, and a restaurant.

Golf Cart Course

- Trails

  - **Lathrop State Park offers an abundance of trails,**

  - Walsenburg has one County-owned regional trail that extends from the western edge of town to the Walsenburg Golf Club. Future plans include extending this trail from Lathrop State Park into Spanish Peaks Subdivision Filing Number 2 to US 160.



Lathrop Walking Path

- CDOT seeks to improve non-motorized transportation access to recreation areas, inclusive of developing a continuous bike/pedestrian trail along the Highway of Legends Scenic and Historic Byway (State Highway 12), and connection of this trail loop to Walsenburg.

XX. SOLID WASTE

Trash service is provided by private contractors within Walsenburg. However, the City provides an annual spring and fall pickup, commonly called Leaf and Limb, for a fee of $20.00 from residential properties.,

The City sold 3.5 acres of land to the Huerfano County for around $17,500, for construction of a solid waste transfer station, located at Industrial Park Drive, south of the currently inactivate correctional facility. The transfer station was completed in 2008. Hours of operation are Tuesday, Wednesday and Saturday 9:00 a.m. to 3:00 p.m. The cost is $2.50 per bag, regardless of size, for household trash. The only unpaid recycles taken at the transfer station are tires and steel.

XXI LAND USE CATEGORIES

A. Rural

For purposes of the Walsenburg Comprehensive Plan, the unincorporated areas of Huerfano County outside of the Walsenburg corporate limits are classified as "rural" on the Land Use map. The portion of this unincorporated rural area that is adjacent to Walsenburg municipal boundaries is also guided by the Walsenburg Three Mile Plan for Annexation, adopted in 2003.

Land use within these unincorporated areas is also guided by the Huerfano County Comprehensive Plan, adopted in 1999.

The immediate unincorporated land to the east of I-25 is considered an Urbanizing Growth Center by Huerfano County. Within the Urban Growth Center, the County has broadly identified Commercial Service Growth areas, Industrial Activity Areas, and Recreational Activity Areas. The corridors extending into Walsenburg from I-25 are Commercial – Service Growth areas, while the industrial land east of I-25 between the north and south interchanges is designated as an Industrial Activity Area. Lathrop State Park is considered a Recreational Activity Area.

B. Agricultural

The agricultural area shown on the Land Use map, consisting of approximately 304 acres, extends south of the Cucharas River and the Riverside Drive alignment east to I-25, straddling both sides of the highway. Except for a cemetery, most of this land is vacant or not currently used for agricultural purposes.

C. Residential

Walsenburg's residential neighborhoods are platted on a disjointed grid pattern, accounting for the town's varied topography. Housing consists of single family homes, duplexes, apartments and manufactured housing.

A housing assessment conducted in 2005 notes that Walsenburg "has seen very little new residential construction, and visually appears to be suffering from disinvestment". The age of Walsenburg's residential housing is a significant concern, with the majority of the housing stock over 50 years old. Problems associated with an aging housing stock include poor energy efficiency, costly repairs, and difficulty qualifying for home improvements.

Affordable rental housing units comprise approximately 30 percent of Walsenburg's rental housing stock. The Walsenburg Housing Authority owns 151 rental units, restricted for use by individuals earning less than 50% average monthly income. In addition, Spanish Peaks Apartments in Walsenburg has 30 units restricted for use by individuals earning less than 60% average monthly income. Section 8 Rental Assistance vouchers are also available from the Walsenburg Housing Authority.

D. Commercial Business District

The Commercial Business District is situated along Main Street, between 1st Street and 8th Street, and then extending west to the end of 7th Street. This is Walsenburg's commercial and cultural core, a short, intact series of historic downtown blocks serving local residents and tourists.

Safeway

The Commercial Business District has an eclectic character, a mix of older, architecturally significant buildings with more recent commercial properties. The two blocks between the historic Huerfano County Courthouse and 7th Street along Main Street are lined with wide sidewalks, street trees and other streetscape elements which provide a pleasant pedestrian environment.

E. National and State Registry of Historic Places

The following structures in or nearby Walsenburg are listed on the State and/ or National Registry of Historic Places.

- Fox Theater
  715 Main St.
  State Register 11/9/1994, 5HF.1160

  Though originally constructed in 1917 as the Star, the Fox Inter-mountain chain purchased and remodeled the building in 1941 and gave this mainstay of community entertainment a modern Art Deco appearance. (ca. 2000 photograph.)

- Huerfano County Courthouse & Jail
  401 Main St.
  National Register 4/23/1973, 5HF.654

  Designed by Pueblo architect C.A. Henderson, the two-story courthouse was built in 1904. The adjacent two-story building utilized as the jail dates from the 1890s. Both have walls of heavy stone, steeply pitched hipped roofs, and facades with prominent square towers. Romanesque Revival detailing is further expressed in the arched window openings at the second story level of the courthouse. (ca. 2000 photograph.)

- Huerfano County High School
  415 Walsen Ave.
  State Register 9/14/2005, National Register 11/2/2005, 5HF.2183

  The 1920 building (also known as Walsenburg Middle School) served the community for over 80 years as the center of middle and upper-level public school education. The building is the work of the noted Colorado architectural firm of Isaac Hamilton Rapp and William Mason Rapp. It is one of the few surviving public schools designed by the Rapp brothers. The high school is one of only two of the firm's numerous southern Colorado projects to employ the Collegiate Gothic style. Although Walsenburg has six other buildings designed by this prolific firm, this is the town's only example of the Collegiate Gothic style

- Maitland Arroyo Bridge
  Colo. Hwy. 69, Walsenburg vicinity
  National Register 10/15/2002, 5HF.1897

  Constructed in 1940, the Colorado Department of Highways designed the 123-foot long timber stringer bridge that includes six 20-foot long spans. As one of the largest vehicular structures built by the Great Depression era Works Progress Administration, the intact bridge is noteworthy for its multiple spans and stone masonry abutments. Listed under Highway Bridges in Colorado Multiple Property Submission.

- Montoya Ranch
  West of Walsenburg

  Montoya Ranch is significant for its association for ethnic heritage/Hispanic, exploration/settlement, agriculture, and commerce. Additionally, it is important as a rare example of an early Hispano residence and a good example of Spanish Colonial architecture modified to a Territorial Adobe type building. Local tradition holds that the Montoya family originally built the ranch as a community defense facility, possibly under the leadership of Pablo Antonio Garcia, during the time that conflicts with Native Americans were common in the region. The second owners, the Louise Faris family, were Lebanese immigrants who operated the post office and a general store along with raising sheep, fruit, and vegetables. The property may broaden our understanding of Hispano history and the largely undocumented history of Lebanese immigration to Colorado.

- St. Mary School, Convent, Rectory & Church
  121 and 201 E. 7th St. and 726 Russell St.
  State Register 9/10/2003, 5HF.2162

  The school, convent and rectory possess the distinctive characteristics of Mission Revival, a style not well represented in Walsenburg. These three buildings form a collection of the best-preserved examples of the style in town. The complex, which includes the extensively altered church, contributed to the social history of Walsenburg. (*Source History Colorado*)

F. Commercial Highway

Commercial Highway areas flank the Commercial Business District and extend to the town entrance on US 160. In contrast to the historic, pedestrian-oriented street pattern found in the Commercial Business District along Main Street., 7th Street/US 160 west of Main Street has sidewalks on both sides of the street all the way to the end of 7th street which is the end of the city limits A shorter stretch of highway commercial development extends along Walsen Avenue between Maple Street and Elm Street.

G. Industrial

Walsenburg has three industrial areas, one each flanking the Central Business District along the railroad and one east of I-25 adjacent to the now closed correctional facility.

H. Institutional

Institutional uses are primarily concentrated in two areas. Local government facilities comprised of the County Courthouse, Mining Museum, County Jail, and Walsenburg City Hall envelop the northeast side of the Commercial Business District. Further north are the Huerfano School District RE-1 campus and an adjacent cemetery located between Spruce and Pine Street west of Walsen Avenue. Scattered institutional uses include churches of various denominations, and several public and quasi-public buildings such as the Huerfano County Community Center on Russell Avenue.

CHAPTER 3- MONITORING AND UPDATING

The first Comprehensive plan for Walsenburg was completed in June 1973 and a second in 2008. The Walsenburg Planning and Zoning Commission has gathered information from these reports, the general public and town organizations to create a new Plan that will be released in 2015.

To be effective, a comprehensive plan must be actively used by local officials, and the community. It is not intended to be solely a reference document or considered a one-time study of the city. This Plan should be present at every Planning Commission and City Council meeting, with copies prominently displayed at City Hall, County Courthouse, and public library. To be a "living document", the strategies and actions within the Plan will be evaluated by the Planning and Zoning Commission at least once annually and the entire Plan will be considered for public review and update no later than five years from its adoption.

We wish to thank the Downtown Revitalization Group, specifically Gaye Davis for her invaluable questions and editing. We wish also to thank LiveWell, Cindy Campbell and Direct O.N.E., Edie Flanagin and Brian Rosino for their input. We hope many other Walsenburg organizations will come forward next year as they discover the value of this Plan.

We look forward to working with all organizations and intergovernmental agencies to make this Plan a working document for the City of Walsenburg.

The Walsenburg Planning and Zoning Commission

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APPENDIX A-STATE STATUES

The Plan is prepared in accordance with state statutes that authorize the City of Walsenburg Planning and Zoning Commission to develop a plan for its physical development. CRS. 31-23-206; CRS. 31-23-207 and CRS. 31-23-208. Upon adoption of the comprehensive plan, the summary of modifications was incorporated into this Plan document. A copy of the Adoption Resolution is included as Appendix C.

CRS 31-23-206. Master plan.

(1) It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the commission's judgment bear relation to the planning of such municipality. The master plan of a municipality shall be an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan. Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall, after consideration of each of the following, where applicable or appropriate, show the commission's recommendations for the development of said municipality and outlying areas, including:

(a) The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

(b) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section, "military installation" shall have the same meaning as specified in section 29-20-105.6 (2) (b), C.R.S.

(c) The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities; two years following receipt of notification from the department to adopt a master plan.

(c) Once a municipality is identified as being subject to the requirements of this subsection (4), the municipality shall at all times thereafter remain subject to the requirements of this subsection

(4), regardless of whether it continues to meet the criteria specified in paragraph (a) of this subsection (4).

(2) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the municipality shall indicate how it intends to provide for the recreational and tourism needs of residents of the municipality and visitors to the municipality through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

(3) The master plan of any municipality adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.

(4) Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the municipality pursuant to section 34-1-304, C.R.S.

Source: L. 75: Entire title R&RE, p. 1147, 1, effective July 1. **L. 79:** (1)(d) amended, p. 1162, 10, effective January 1, 1980. **L. 97:** (3) added, p. 414, 2, effective April 24. **L. 2000:** (1) amended, p. 874, 2, effective August 2. **L. 2001, 2nd Ex. Sess.:** (4) and (5) added, p. 22, 2, effective January 8, 2002. **L. 2002:** (5) amended, p. 1036, 84, effective June 1. **L. 2005:** (6) added, p. 223, 3, effective August 8. **L. 2007:** IP(1) and (3) amended and (7) added, p. 613, 2, effective August 3. **L. 2010:** (1)(b) and (6) amended, (HB 10-1205), Ch. 242, p. 1078, 3, effective August 11. **L. 2012:** IP(1) and (1)(k)(II) amended, (HB 12-1317), Ch. 248, p. 1206, 13, effective June 4.

Editor's note: This section is similar to former 31-23-106 as it existed prior to 1975.

ANNOTATION

Law reviews. For comment, "Regionalism or Parochialism: The Land Use Planner's Dilemma", see 48 U. Colo. L. Rev. 575 (1977). For note, "The Permissible Scope of Compulsory Requirements for Land Development in Colorado", see 54 U. Colo. L. Rev. 447 (1983). For article, "Growth Management: Recent Developments in Municipal Annexation and Master Plans", see 31 Colo. Law. 61 (March 2002).

City in advisory role. There is nothing in this section and 31-23-209 which indicates a legislative intent to broaden a city's authority. They place ultimate governmental authority in matters pertaining to land use in unincorporated areas in the county. In effect, a city is given only an advisory role. Robinson v. City of Boulder, 190 Colo. 357, 547 P.2d 228 (1976).

Standing of owner of property outside territory of authority to challenge rezoning. An owner of property adjacent to property being rezoned but not within the territory of the zoning authority has standing to challenge the rezoning. Bd. of County Commissioners v. City of Thornton, 629 P.2d 605 (Colo. 1981).

Sections 31-23-206 through 31-23-208 do not apply to rezoning or to a zoning change to a particular area. Coates v. City of Cripple Creek, 865 P.2d 924 (Colo. App. 1993).

Applied in Margolis v. District Court, 638 P.2d 297 (Colo. 1981).

CRS 31-23-207. Purposes in view.

In the preparation of such plan, the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality, with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.

Source: L. 75: Entire title R&RE, p. 1147, 1, effective July 1. **L. 79:** Entire section amended, p. 1163, 11, effective January 1, 1980. **L. 97:** Entire section amended, p. 414, 3, effective April 24.

Editor's note: This section is similar to former 31-23-107 as it existed prior to 1975.

ANNOTATION

Law reviews. For comment, "Regionalism or Parochialism: The Land Use Planner's Dilemma", see 48 U. Colo. L. Rev. 575 (1977). For note, "The Permissible Scope of Compulsory Requirements for Land Development in Colorado", see 54 U. Colo. L. Rev. 447 (1983).

Sections 31-23-206 through 31-23-208 do not apply to rezoning or to a zoning change to a particular area. Coates v. City of Cripple Creek, 865 P.2d 924 (Colo. App. 1993).

Applied in Margolis v. District Court, 638 P.2d 297 (Colo. 1981).

CRS 31-23-208. Procedure of commission.

The commission may adopt the plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan (said parts corresponding with major geographical sections or divisions of the municipality or with functional subdivisions of the subject matter of the plan) and may adopt any amendment or extension thereof or addition thereto. Before the adoption of the plan or any such part, amendment, extension, or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected. The adoption of the plan, any part, amendment, extension, or addition shall be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the chairman or secretary of the commission. An attested copy of the plan or part thereof shall be certified to each governmental body of the territory affected and, after the approval by each body, shall be filed with the county clerk and recorder of each county wherein the territory is located.

Source: L. 75: Entire title R&RE, p. 1148, 1, effective July 1.

Editor's note: This section is similar to former 31-23-108 as it existed prior to 1975.

ANNOTATION

Sections 31-23-206 through 31-23-208 do not apply to rezoning or to a zoning change to a particular area. Coates v. City of Cripple Creek, 865 P.2d 924 (Colo. App. 1993).

Corinas Mexican Restaurant

APPENDIX B- FINAL RESULTS OF PUBLIC QUESTIONNAIRE

Question 1

Check all that apply

Reside in Walsenburg	99
Walsenburg property owner	90
Retired	45
Work In Walsenburg	38
Huerfano County property owner	37
Walsenburg business owner	16
Reside outside Walsenburg but in Huerfano Cou	10
Seasonal resident only in Walsenburg	5
Seasonal resident only in Huerfano County	2
Disabled	1

Question 3

Why do you purchase items out of town?

Items are not available in /Huerfano County	106
Costs are higher in Walsenburg /Huerfano Cour	80
Prefer the variety in larger cities.	61
Prefer the quality in larger cities.	35
Businesses close at 5:00 p.m.	4
Like to get away for a day	1

Question 2

Rate the following 15 items as to most important. 1 being the most important 15 being the least

Replies **Ranking numbers 1-15**

Rate the following as to most important	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Attract new businesses	50	6	3	7	12	8	8	4	6	5	1	2	3	3	3
Upgrade and/or replace the old sewer lines	39	11	8	8	9	7	8	6	3	9	1	1	0	1	3
Supporting existing businesses	25	11	7	12	8	5	7	7	6	5	4	4	4	4	5
Attract educational opportunities	25	7	3	3	10	9	6	11	8	9	4	6	1	5	7
Improve the attractiveness of downtown Walsenburg	24	12	5	9	11	3	3	4	4	6	3	10	2	11	1
Create youth enrichment programs	21	2	6	7	6	9	5	5	5	4	7	5	13	7	4
Upgrade or replace the raw water and finished water lines	19	21	7	4	8	8	5	6	5	6	2	2	1	0	5
Provide greater safety/security by more Police visibility	19	10	7	5	3	8	6	4	7	8	3	2	2	8	18
Improve parking in business and residential areas	15	2	2	3	7	3	3	4	8	21	6	2	5	4	10
Provide spring and fall special trash/junk pickup days	14	1	8	7	14	3	8	5	5	12	6	9	3	4	9
Improve the attractiveness of downtown Walsenburg business	14	9	13	1	10	7	7	6	2	11	6	1	8	8	6
Improve the drainage system	12	3	16	4	5	6	9	11	6	9	5	2	5	4	7
Extend public trails along the river and ditches	9	6	4	4	3	2	2	2	3	4	7	14	12	6	26
Add/improve parks and playgrounds	5	3	8	5	12	0	6	10	0	14	8	9	10	6	9
Upgrade and maintain the dams	2	2	4	14	8	7	5	3	10	8	4	11	2	6	9

Question 4

If there were more businesses what would you utilize?	
Clothing Store/Department Store/Men's	25
Stores such as Alco, Walmart, Kmart, Target	20
Restaurants w lower prices and better food/Steak House/Nice place for lunch	18
Shoe Store	8
Drug Store/Walgreens	5
Health Food Stores/Vitamin Cottage/Whole Foods	5
Recreation Place for adults and kids	5
Appliances, appliance repair, rental	4
Landscaping/Good nursery/Garden Center	4
Lowe's/Home Depot/Hardware	4
Stores, warehouse such as Costco, Sam's	4
Dry Cleaners	3
Grocery Stores	3
Manicure and Pedicure (No Hair)	3
Restaurants-Fast food with longer hours	3
Auto Parts	2
Auto Sales	2
Gym/Rec Center/Fitness Center	2
Home Improvement/Lowes/Home Depot	2
Household goods	2
Jiffy Lube	2
Manufacturing/Industry	2
Shopping Mall/Mini Mall	2
Small Shops	2
Swimming Pool	2
Bakery	1
Barber	1
Book Store	1
Brewery	1
Building Supplies	1
Candy Store	1
Car Wash	1
Casinos	1
Clean retail Shops	1
Clinics	1
Company that makes and sells Colorado made products	1
Dump or Landfill	1
Dunkin Donuts/Starbucks	1
Fabrics	1
Farmers Market	1
Furniture	1
Galleries	1
Gambling	1
Hardware	1
Ice cream	1
ID and License Facility	1
Laundromats	1
Music Venues	1
Old Historic Buildings	1
Optometrist	1
Pet Supply Store	1
Pharmacy	1
Recycling w pickup	1
Rental Equipment	1
Shoe Repair	1
Small Engine Repair	1
Thrift Store	1
Tractor Supply	1
Variety Stores-Regional like Big R	1
Vet Service	1
Wholesale Suppliers	1

Question 5

What are the three most important issues facing Walsenburg and suggestions for accomplishing (suggestions indented)							
Growth and Jobs	**57**	**6**	**8**	**Law Enforcement**	**13**	**3**	**1**
Get sewer in Northlands installed				Hire or elect better leadership			
Attract more antique dealers				Eliminate favoritism			
Attract more retired people				Bring back foot patrols			
Be more aggressive in pursing business				Enforce the noise ordinance			
Businesses that bring in tourists				Enforce the speed signs			
Lower housing costs				Offer better pay			
Improve shopping opportunities				Eliminate police disrespect for citizens			
Make business handicap accessible				**Jobs for youth**	**8**	**0**	**0**
Clean up City	**39**	**7**	**11**	**Noise Abatement**	**6**	**2**	**0**
Bring back the land fill				Bypass for truck traffic on I60			
Convert empty lots to parking lots				Eliminate train horns			
Demolish burned out and condemned property				Reroute trains			
Enforce Ordinances				**Eliminate Welfare Mentality**	**6**	**1**	**1**
Get citizens to respect ordinances				Require a drug test prior to doling out $$$			
Make owners responsible				Stronger standards for availability			
Mandatory Trash County wide				**Create tourism environment**	**5**	**2**	**1**
Offer recycling				Hold winter events			
Pursue grant monies for clean up				Rock shops			
Remove blind spots				Gold panning			
Repair city lights				Put billboards on I25 and I60			
Set up volunteers to upkeep vacant lots				Offer paddle boats/kayaks			
Street and ally repair				Hold fishing tournaments			
Ensure that fire hydrants work				Create tourism for bike riders			
Upgrade infrastructure	**21**	**3**	**1**	**Improve Educational Opportunities**	**4**	**3**	**3**
Raise taxes				A summer youth program			
Eliminate Drug Alcohol Problems	**17**	**4**	**5**	Offer a trade school			
City Council	**15**	**0**	**3**	Classes on teen pregnancy			
Lower taxes				Teach trades in high school			
Eliminate wards				**Create recreation for Kids**	**3**	**2**	**3**
Act more quickly				Arcade			
Make better decisions				Roller-skating			
Eliminate members stuck in the past				Playgrounds			
Operate General Fund in open				Music Lessons			
Balance housing costs to match economy				Gym			
Stop wreckless spending by City Council				Swimming			
Tax residents outside city limits				**Create a retirement community**	**3**	**1**	**2**
High Prices for Utilities	**14**	**5**	**2**	Create a senior citizens center			
Know that repairs have been made.				Improve cultural activities			
Lower costs of utilities and deposits				Offer Xeriscaping seminars			
Conserve				Add more parks			
Bring in Additional People				Offer affordable housing			
				Clean up Rivers/Waterways	**1**	**2**	**0**
				Hire high school kids at minimum wage			

Question 6

What is the one thing you like most about Walsenburg	
Small town/Size	25
People	18
Location/Golfing/Outdoor Aspect/ Hunting/ Fishing/ Recreation/ Lakes/ Open Spaces	17
Quiet /Peaceful	10
Weather/Climate	10
Family/Friends/My Home	8
Crime rate low	3
No Traffic/No Freeways	3
Cost of Living	2
Nice Area	2
Air quality	1
Clean	1
Parades and Tourist Attractions	1
Real Estate Prices	1
Seasons	1

Question 7

What is the one thing you like least about Walsenburg	
People: rudeness/ bullying/ prejudice/ no one cares/ negative attitude/ lazy/ gossip/ complacency/ ignorance/ community spirit is dying	18
Drugs/Alcohol	15
Welfare Community	15
No jobs	11
Noise-Trains /Boom Boxes/Motor Cycle/Jake Brakes	10
City Government: Corrupt/Doesn't seem interested in changing, improving/Inability to recognize needed changes/Lack of Leadership/No foresight/ No forward thinking.	5
Economy	4
Trashy yards/Derelict houses/Run down look/Junk Cars/Vacant Buildings	4
Utilities too high/Too many taxes/High cost of goods/Costs rise, income does not	4
Not enough extra curricular activities for kids and adults	3
Too quiet	3
Cops: Where are they?/Cops harassing and speeding	2
Lack of shopping	1
Remoteness to other towns	1
Schools	1
Wind	1

Question 8

If you could change one thing what would you change?	
Bring in industry to create jobs	20
Eliminate trash, trashy yards, derelict houses	20
Change image from welfare mentality	8
Reduce drug and alcohol use	6
Change community attitudes	3
Finish Northlands	3
Offer better education	3
Provide a better police force	3
Stop train noise	3
Eliminate city government corruption and greed	2
Stop taxing food-Pueblo does not	2
Change the name of Walsenburg	1
Create better street lighting	1
Create bypass for trucks	1
Create Draconian ordinances and enforce them	1
Create more youth programs	1
Enforce curfew	1
Enforce stronger sentences for offenders	1
Improve conditions of city streets	1
Reduce dust by tarring all streets	1
Reestablish car licenses and registration at Court House	1
Reinstate Rodeos	1

Question 9

Add'l Suggestion for Walsenburg short term or long term	
Attract more business to create jobs	16
Clean up the town	14
Offer activities for kids/keep out gang violence	8
Change the way city council operates	5
Promote town as a retirement area	5
Capitalize on recreational opportunities	3
Continue and increase festivals and city gatherings	3
Stop train noise	3
Background checks for all employees	1
Change mentality from takers to givers	1
Create 1/2 cent sales tax to attract new business	1
Create a pedestrian mall on Main Street	1
Establish a homeless shelter	1
Have more and better bike routes and walking trails	1
Improve parking situation downtown	1
Lower property tax	1
Lower utility costs	1
Make the town handicap accessible	1
Make town look like an old fashioned mining town	1
Offer better educational opportunities	1
Open casino close to I 25	1
Reduce cost of utilities	1
Reinstate recycling	1
Replace aging water and sewer lines	1
Reroute trucks around city	1
Revamp the police department	1
Stop catering to special groups	1
Stop cutting city employees and their wages	1
Use our tax money wisely	1
Zero drug tolerance	1

APPENDIX C-ADOPTION RESOLUTION

City of Walsenburg, Colorado
Planning and Zoning Commission

Resolution Number 2015 R-01

A Resolution Adopting the City of Walsenburg Comprehensive Plan

WHEREAS, the City of Walsenburg, Colorado, acting through its Planning and Zoning Commission is empowered pursuant to Section 31-23-201, et seq., CRS to make and adopt a comprehensive plan, and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the City of Walsenburg Comprehensive Plan on April 9, 2014; and

WHEREAS. The Planning and Zoning Commission believes it in the best interest of the City that the City of Walsenburg Comprehensive Plan be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WALSENBURG, COLORADO:

The City of Walsenburg Comprehensive Plan, dated the 23rd day of February, 2015 is hereby adopted.

The City of Walsenburg Comprehensive Plan as adopted hereby, expressly includes maps and a summary of modifications, intended by the Planning and Zoning Commission to form the whole of the City of Walsenburg Comprehensive Plan, all of which materials are to integrated and incorporated within the plan document itself, and which plan document is hereby declared to be the adopted Plan.

That the action of the Planning and Zoning Commission adopting the City of Walsenburg Comprehensive Plan shall be recorded on the City of Walsenburg Comprehensive Plan by the identifying signature of the Secretary of the Commission.

A copy of this Resolution shall be attached to each copy of the City of Walsenburg Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

That an attested copy of the City of Walsenburg Comprehensive Plan shall be certified to the City of Walsenburg City Council and filed with the Huerfano County Clerk and Recorder pursuant to Section 31-23-208 C.R.S.

MOVED , SECONDED AND ADOPTED ON THE 23rd DAY OF FEBRUARY 2015 BY THE AFFIRMATIVE VOTES OF NOT LESS AND A MAJORITY OF THE ENTIRE MEMBERSHIP OF THE COMMISSION, BY A VOTE OF 4 AYES AND 0 NOS.

By David J. Roesch ATTEST: By Carol Pennington-Roesch
David Roesch, Chairman Carol Pennington-Roesch, Secretary to the Commission

RECEIVED, APPROVED AND ADOPTED PURSUANT TO SECTION 31-23-208, C.R,S.
CITY COUNCIL CITY OF WALSENBURG, COLORADO
By James P. Eccher
James P. Eccher, Mayor

ATTEST: By Wanda A. Britt Date 02-23-2015
Wanda Britt, City Clerk

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Please enjoy more pictures of Walsenburg

United Church of Walsenburg

St. Marys Church

Best Western Motel

Appendix D-Maps

- **Flood Plain Plates 6, 7, 8**
- **Environmental Conditions**
- **Infrastructure**
- **Land Use**
- **Plan Direction**

1st National Bank

A Block of Antique Shops

Parkview School

Community Bank

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Please enjoy more pictures of Walsenburg

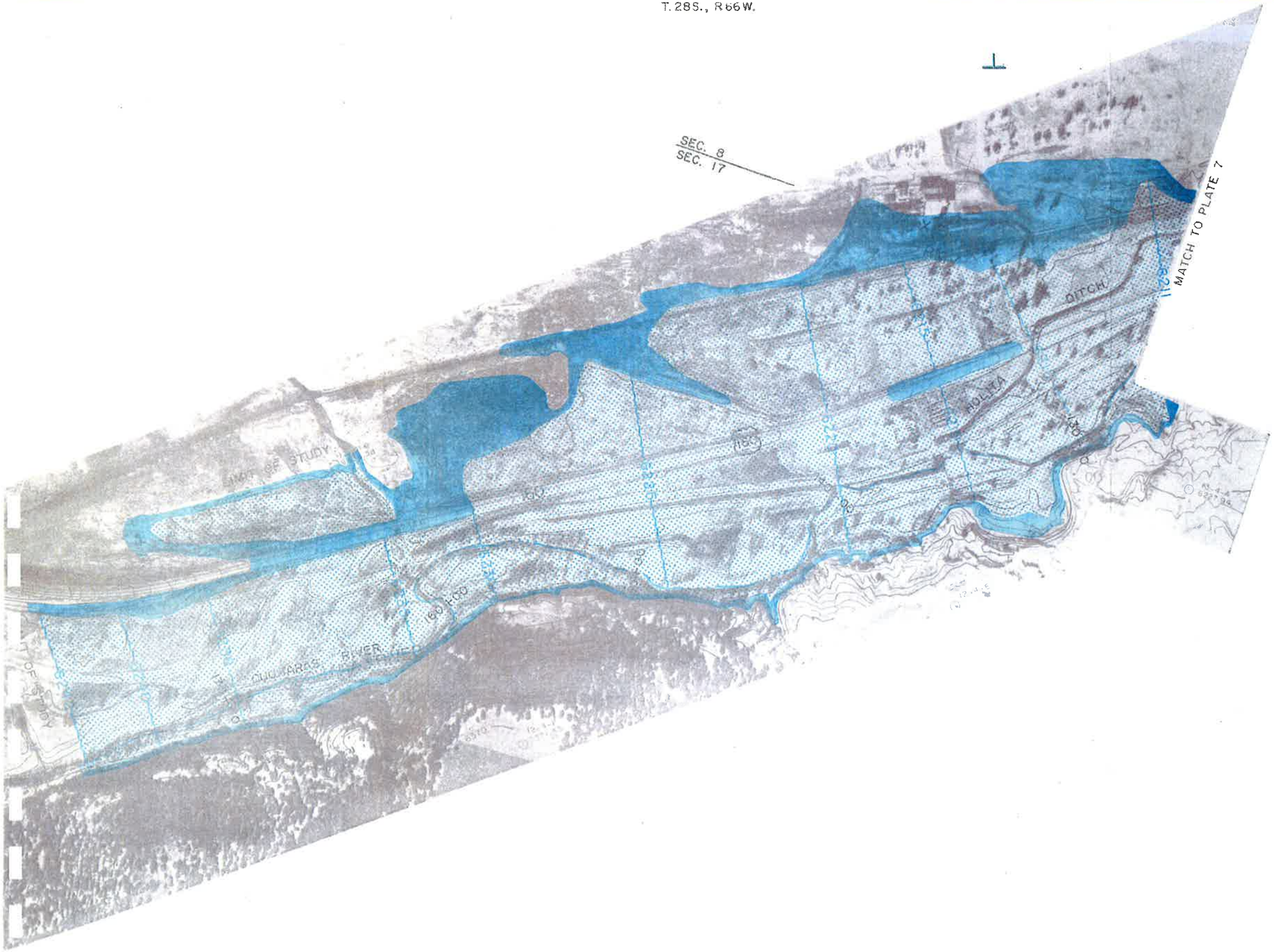
Camping at Lathrop

Camping at Lathrop

Walsenburg Picnic Pavilion

Golf Course Restaurant

T. 28S., R66W.



LEGEND

FLOOD PLAIN LIMITS

100-YR FLOOD

500-YR FLOOD

100-YR FLOOD ELEVATION

10+00 STATION IN FEET

6900 GROUND ELEVATION IN FEET MEAN SEA LEVEL DATUM

NOTES

1. LIMITS OF FLOOD PLAINS MAY VARY FROM ACTUAL LOCATIONS ON GROUND AS EXPLAINED IN THE REPORT.
2. BASE MAP FROM AERIAL PHOTOGRAPHS TAKEN ON NOVEMBER 12, 1975.
3. CONTOUR INTERVAL 2 FEET.

N

TOPOGRAPHY ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

AERIAL PHOTOGRAPHY BY SCHARF AND ASSOCIATES, DENVER, COLORADO

CONTROL, TOPOGRAPHY, DRAFTING AND REPRODUCTION BY NELSON, HALEY, PATTERSON, & QUIRK, INC., GREELEY, COLORADO

TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM 6" F.L. VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON NOVEMBER 12, 1975

PHOTO BASE MAP ENLARGED FROM 6" F.L. VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON NOVEMBER 12, 1975

DEPARTMENT OF THE ARMY
ALBUQUERQUE DISTRICT. CORP OF ENGINEERS
ALBUQUERQUE. NEW MEXICO

FLOODED AREAS

CUCHARAS RIVER
WALSENBURG
HUERFANO COUNTY, COLORADO

SCALE 0 400 800 1200 FEET

JULY 1977

ENVIRONMENTAL NHPQ CONSULTANTS

PLATE 6

MATCH TO PLATE 4

T. 28S., R. 66W.

MATCH TO PLATE 8

TO PLATE 5

LEGEND

FLOOD PLAIN LIMITS

100-YR FLOOD

500-YR FLOOD

100-YR FLOOD ELEVATION

10 + 00 STATION IN FEET

~6900~ GROUND ELEVATION IN FEET MEAN SEA LEVEL DATUM

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DEPARTMENT OF THE ARMY
ALBUQUERQUE DISTRICT. CORP OF ENGINEERS
ALBUQUERQUE. NEW MEXICO

FLOODED AREAS

CUCHARAS RIVER

WALSENBURG

HUERFANO COUNTY, COLORADO

SCALE 0 400 800 1200 FEET

JULY 1977

ENVIRONMENTAL NHPQ CONSULTANTS

PLATE 7

LEGEND

FLOOD PLAIN LIMITS

100-YR FLOOD

500-YR FLOOD

100-YR FLOOD ELEVATION

10+00 STATION IN FEET

~6900~ GROUND ELEVATION IN FEET MEAN SEA LEVEL DATUM

NOTES

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TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM 6" F.L. VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON NOVEMBER 12, 1975

PHOTO BASE MAP ENLARGED FROM 6" F.L. VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON NOVEMBER 12, 1975

DEPARTMENT OF THE ARMY
ALBUQUERQUE DISTRICT, CORP OF ENGINEERS
ALBUQUERQUE, NEW MEXICO

FLOODED AREAS

CUCHARAS RIVER & BEAR CREEK
WALSENBURG
HUERFANO COUNTY, COLORADO

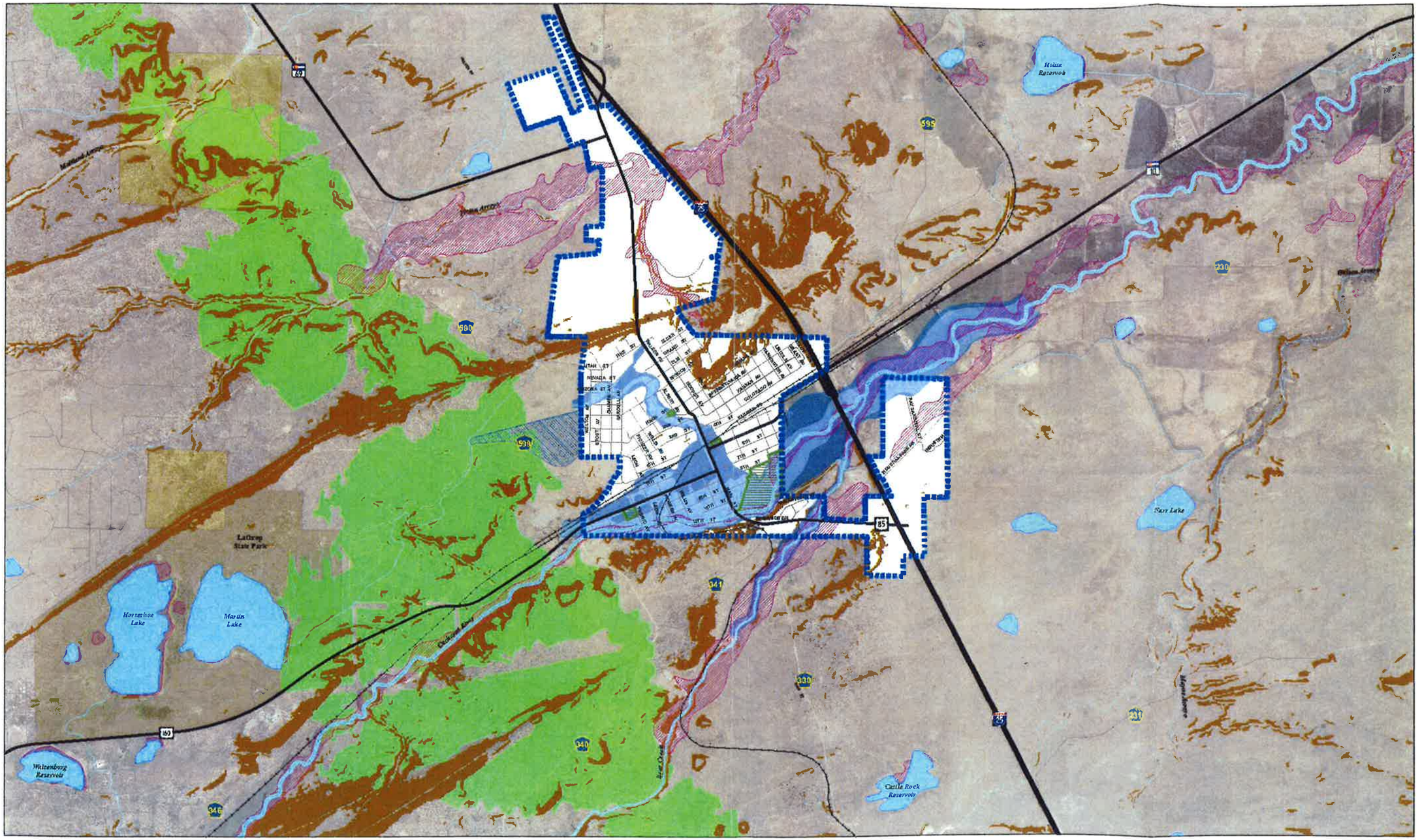
SCALE 0 400 800 FEET 1200

JULY 1977

ENVIRONMENTAL NHPQ CONSULTANTS

PLATE 8

Environmental Conditions



Environmental Conditions Map

Walsenburg

PLAN

HNTB

Walsenburg Comprehensive Plan

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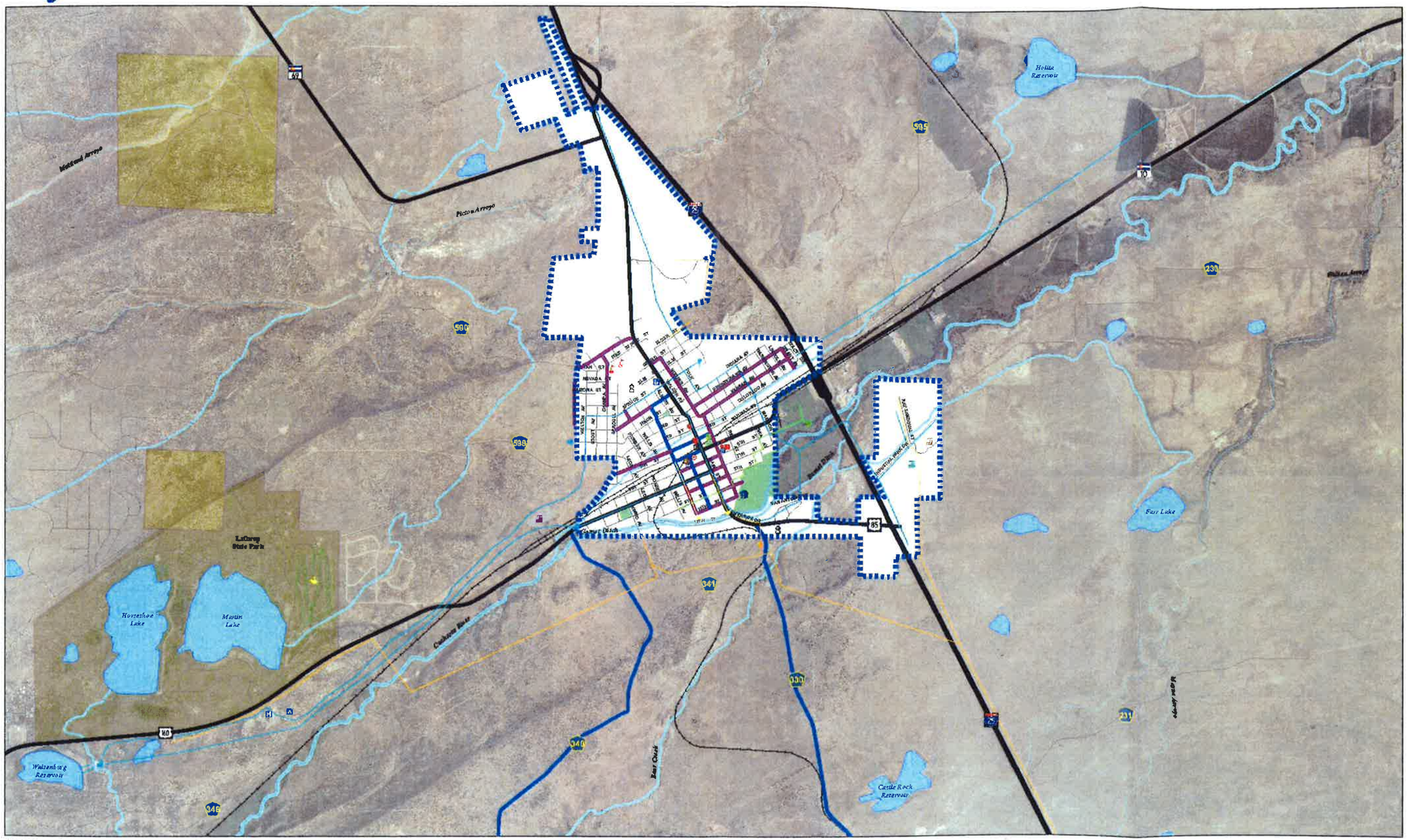
0 0.5 1 Miles

N

Revised September 23, 2008

Infrastructure



Walsenburg

PLAN

HNTB

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0 0.5 1 Miles

N

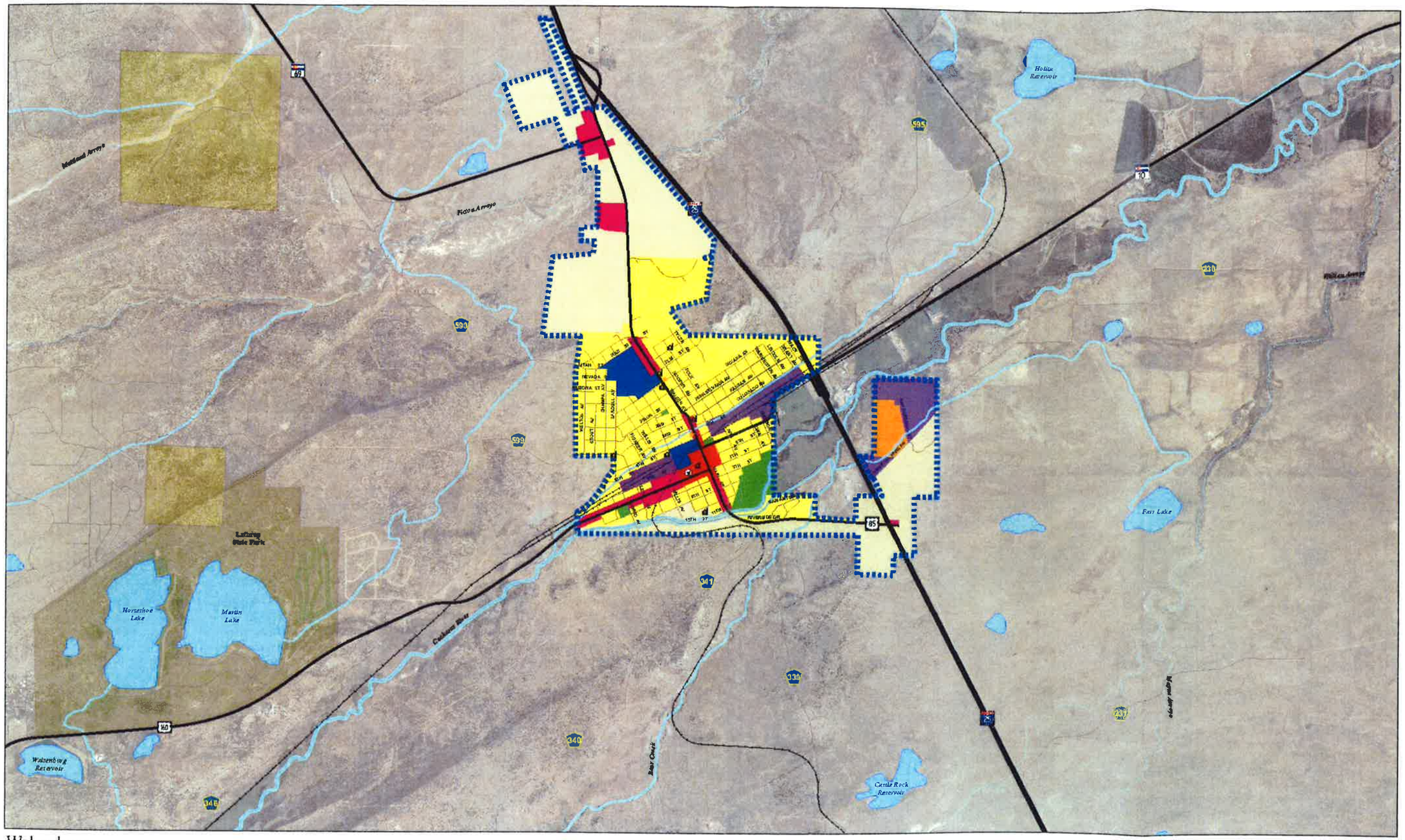
Revised September 19, 2008

Legend

- Major Natural Gas Main
- Major Water Supply Main
- Major Storm Sewer
- Major Sanitary Sewer
- Local Park
- State Park
- State Land Board
- Museum
- Cemetery
- Chamber of Commerce
- City Hall
- Community Center
- County Court House
- Fire Station
- Former Youth Camp
- Golf Course
- Hospital
- Library
- Police Station
- Post Office
- Power Plant
- School
- Sheriff Department
- Solid Waste Transfer Station
- Waste Water Treatment Facility
- Water Tower
- Water Treatment Facility
- Interstate 25
- US or State Highway
- County Road
- CDOT Major Collector
- CDOT Minor Collector
- Local Road
- Railroad
- River
- Creek, Ditch, Unknown
- Arroyo
- Lake
- Walsenburg City Boundary

Infrastructure Map

Land Use



Land Use Map

Walsenburg

PLAN

HNTB

Walsenburg Comprehensive Plan

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0 0.5 1 Miles

N

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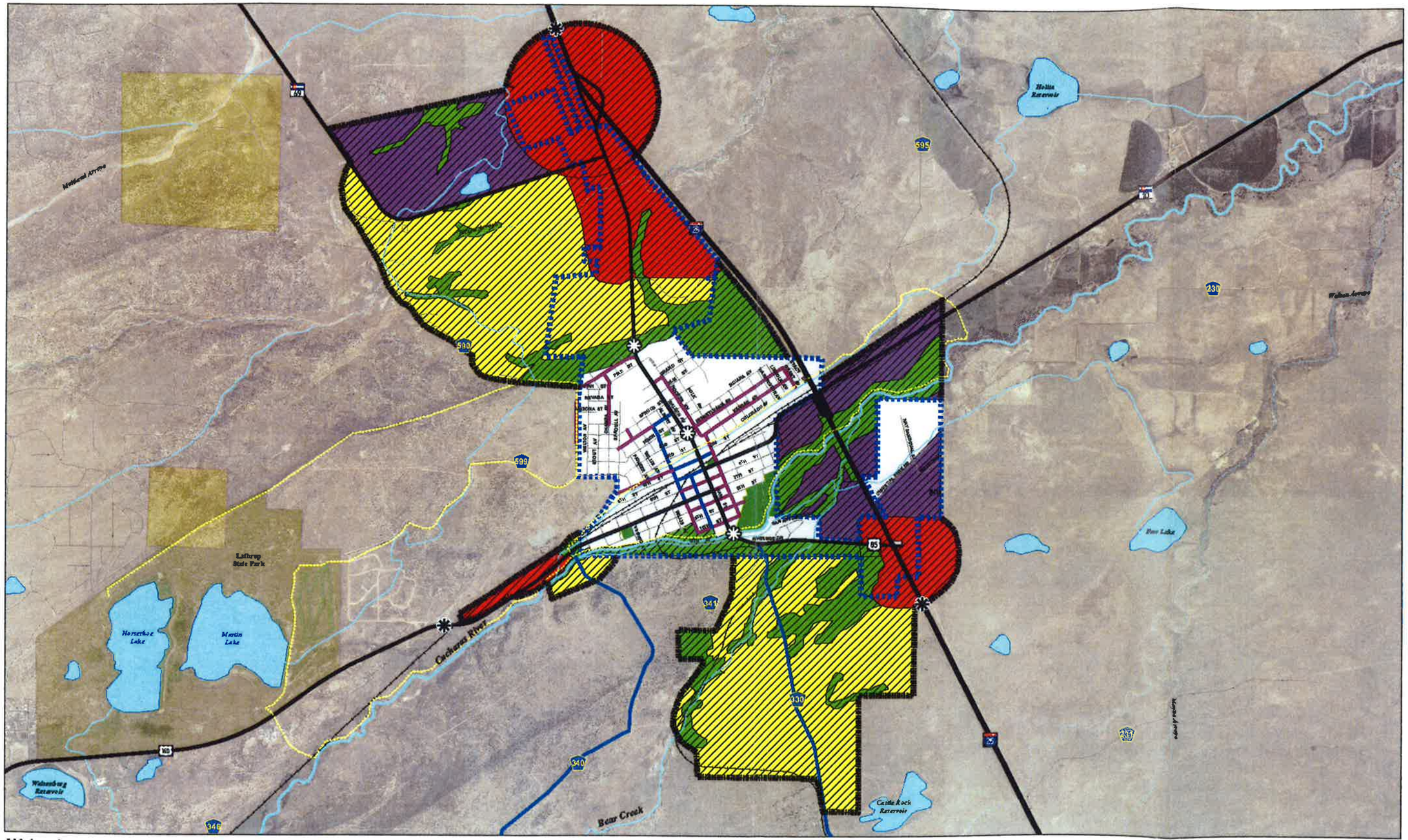
Legend

- Residential
- Central Business District
- Highway Commercial
- Industrial
- Institutional
- Correctional Facility
- Agricultural
- Rural
- Church
- Grocery Store
- Historic
- Local Park
- State Park
- State Land Board
- River
- Creek, Ditch, Unknown Arroyo
- Interstate 25
- US or State Highway
- County Road
- Local Road
- Railroad
- Lake
- Walsenburg City Boundary

Plan Direction



Walsenburg

PLAN

HNTB

Walsenburg Comprehensive Plan

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0 0.5 1 Miles

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Revised September 23, 2008

Plan Direction Map

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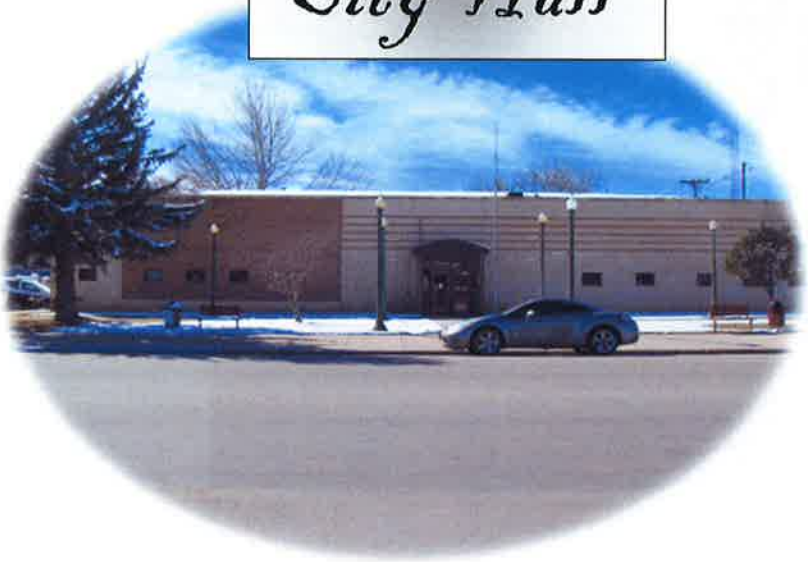
Please enjoy trains that have come through Walsenburg

City Hall



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