


Town of Baca Grande

November 7 2022



Legal Actions

Petition to incorporate as a town Add label ☆

 **Desiree Marceau** Jun 2
to dmartinezbgpoa, Lisa ▾ ↩ ⋮

Good morning Diego,

We want to let you know that a petition to incorporate as a town has been circulated and the minimum required signatures has been collected. In recognition of your role as president of the POA board we are reaching out to invite you to join the conversation. Many of us in the community have been very impressed with how you have conducted yourself so far as the POA board president. It's clear that you care about the community and have the desire to improve circumstances for everyone and to end the dysfunctional behavior that has defined the POA. As such we hope that you would be interested in becoming a charter commissioner to assist in forming a town government should the majority of residents in the Baca Grande vote in favor of such a move. We also hope that at the appropriate time you will also facilitate the vote among the membership for the transfer of POA assets to the town and help those duties move smoothly and in a timely manner. We would like to meet with you to further discuss all of the above. Thanks for your time and consideration.

Desiree and Lisa

Ms. Marceau,

As you know, Moeller Graf represents the Baca Grande Property Owners Association. The Association received the attached Notice. The Notice offers a copy of the Petition. Please email me a copy of the Petition and the Exhibits. As I am not requesting physical copies, I do not believe payment of \$4.75 is necessary. I look forward to receiving copies. Thank you.

**Christian
Webert**

Attorney



phone: (720) 279-2568
toll free: 1-877-279-4499

Hi Lisa-

Thank you for your request to appear at the September 15th Board of Directors Meeting. To be consistent with your decision to postpone the general meeting pertaining to a township, the Board has also decided to table this request for the time being.

We'd also like to suggest, when the time is appropriate and agreeable, that this topic be considered for a longer special Community meeting. This format will provide more equitable time for Members to discuss and ask questions versus a Board meeting where Member Forums tend to be limited due to time constraints.

We look forward to continuing discussions with you on this topic and remain open to organizing meetings when the timing is appropriate.

Kindly, LeRoy, on behalf of the Association's Board of Directors.

Hi LeRoy,

I Understand. It's not really a Board meeting topic. But it is a topic for a Membership meeting.

It also occurs to me that there is already a "longer, special, Community meeting" scheduled. The Annual Membership meeting.

As you have indicated, discussions will continue. Oct 14th may be the perfect timing.

Lisa

Why Become a Town

“NOTHING WILL CHANGE UNLESS BACA GRANDE BECOMES A TOWN”

- For the past 30 years, the POA has been unable to solve and fund the unmet Baca community needs
- The Crestone/Baca Sub Area Master Plan put steps in place for our community that the county is not implementing
- The county and POA both recognize there are engineering defects in our roads but have not addressed fixing these issues
- Becoming a town provides the only path which fixes the Baca's problems

Why Become a Town

Background

- The Baca has an estimated full-time population of 1,236
- In 2021 and 2022 the POA hired Integrated Land Services to prepare new maps of the Baca Grande with estimated population outside. The acreage of Casita Park including roads is listed as 277 but no number of housing units or a population is given.
- The registered voter list for both the Baca and Casita Park is listed at 1,016
- The Baca and Casita Park provide taxes and fees to Saguache County while receiving little annually in routine plowing, road maintenance and on-call law enforcement

Why Become a Town

Feasibility Study

- DOLA has funds of \$25k for a feasibility study if we were able to get Saguache county or Crestone to write the grant for us and match funds.
- We have the feasibility study for the incorporation of the Baca taken in 2003 and the feasibility study of annexation of the Baca to the town of Crestone in 2008. We will be taking information from both updated with more current financial information and present it to the community soon.
- What's notable is that the issues we are trying to address in the current incorporation effort (such as infrastructure) are the issues that were trying to be address in 2003 and again in 2008.
- What different now is the explosion in population.

Why Become a Town

Baca Grande Unmet Needs

- Major issues with our roads- seasonal washouts, culverts filled with sand and debris, only one road in and out of the community to the highway.
- Zoning is in place but not being utilized and also may reflect the opinion & needs of the county and not necessarily the Baca community.
- No one is addressing long term issues such as proper infrastructure to support the current and future growth, how climate change will affect our natural resources and affect our community, how continued growth affects our wildlife population and wildlife corridors and the adequate services for a growing community.
- No one is addressing long term transportation needs.

Why Become a Town

Immediate Benefits of Incorporation

- By state statute a town has greater authority
- A town can access grant funding
- The town would maintain and plow roads, fixing inequities
- Town can implement some law enforcement services
- Town would get \$13,000 annually from state for parks and open spaces and develop a master plan
- Town would control zoning ensuring growth impacts are addressed and zoning is tailored to community needs
- Town would have a board of Trustees and a staff of dedicated employees focusing solely on Baca Grande needs and solutions before they become problems
- Decision makers are Baca Grande citizens focused on Baca Grande's priorities and working together with the neighboring town of Crestone and other towns in the valley on shared visions and projects.
- Town residents, including renters, who are registered to vote, have a voice in creating the town Charter

Why Become a Town

Future Opportunities

- Town can prioritize community needs for roads, trails, open space, affordable housing, small business development, infrastructure and transportation. IF funding is needed, the town can access grant opportunities or present funding options to voters.
- Town can partner with the county as well as other neighboring towns to develop a long term master plan for protecting the resources in our valley.

Crestone-Baca Plan

CRESTONE-BACA SUB-AREA COMPREHENSIVE PLAN

SAGUACHE COUNTY, COLORADO

PREPARED FOR:

BOARD OF COUNTY COMMISSIONERS
COUNTY PLANNING COMMISSION
SUB-AREA MASTER PLANNING COMMITTEE
SAGUACHE COUNTY, COLORADO

PREPARED BY:

LELAND CONSULTING GROUP
HOH ASSOCIATES, INC.
GORSUCH KIRGIS

The Original Vision

COMMUNITY VISION STATEMENT

The Vision Statement is a key component of the Comprehensive Plan document. The following statement of the community's vision was prepared with input from participants of the Future Search Conference and Sub-Area Master Plan Committee and is intended to serve as a guide for future actions.

A community in which each individual actively shares in the responsibility of sustaining and enhancing a quiet, simple, rural way of life in which:

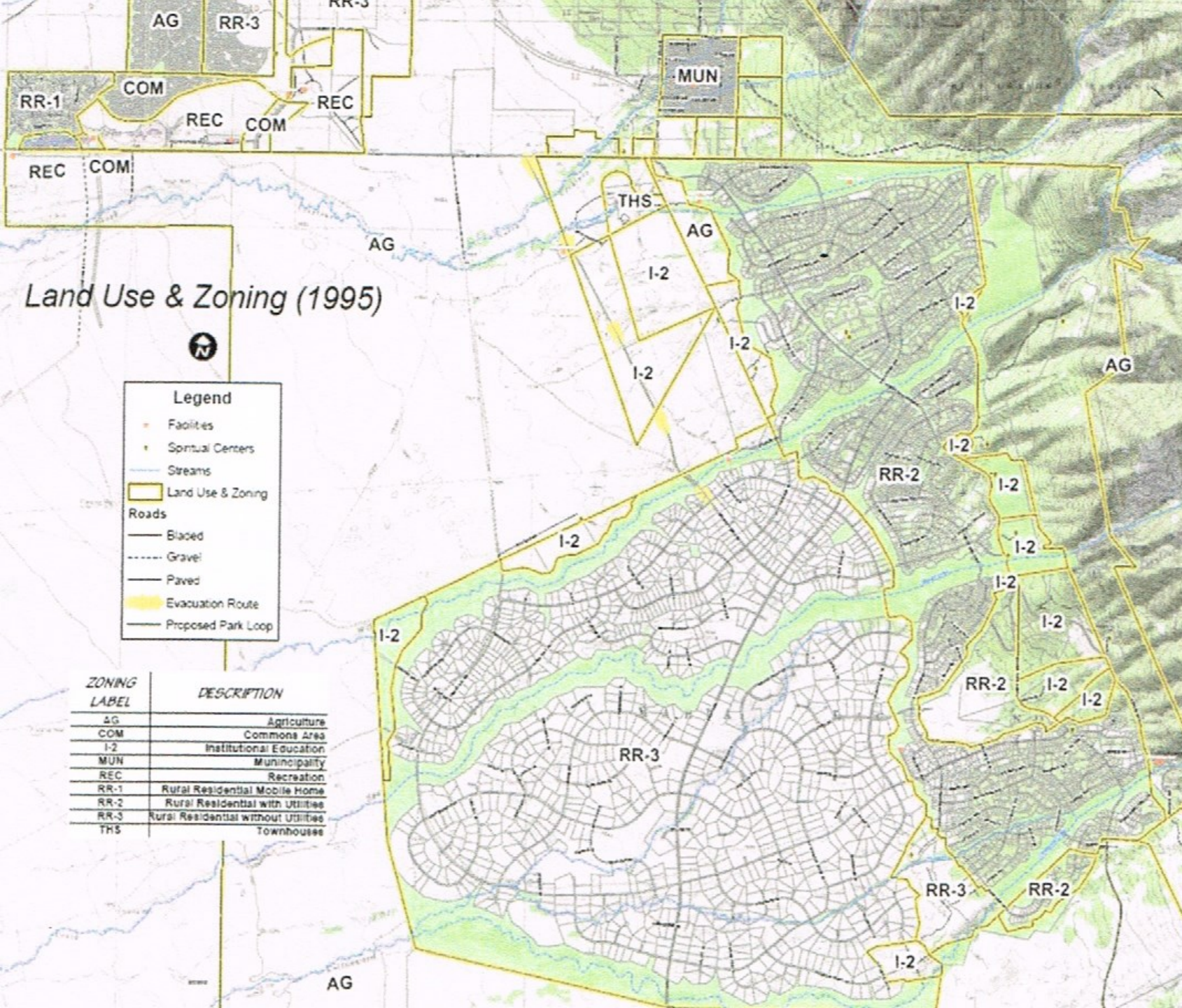
- Sense of small community is maintained
- Growth is selective and planned
- Physical infrastructure minimally impacts the environment
- Commercial development is limited
- Service industries are consolidated
- Social structure serves all segments of the community
- Open space and agricultural land are preserved
- Ecological sustainability is encouraged through agriculture and architecture
- Spiritually is honored
- Wildness in nature is respected
- Governance is participative, democratic and maintains the tools to encourage the vision.

The Original Vision

GOALS AND OBJECTIVES

Comprehensive Plan *Goals* are a general statement of values. *Objectives* are a more specific way to accomplish the larger goal. Following are the Crestone-Baca Sub-Area Comprehensive Plan Goals and Objectives as identified by the Sub-Area Master Plan Committee.

- Preserve pristine natural beauty and scenic views.
- Minimize impacts from growth.
- Preserve existing agricultural lands for production, open space and quality of life.
- Manage density to create open space.
- Centralize commercial and public facilities to accommodate probable growth.
- Preserve a transition zone between wildness and development.
- Encourage architecture which reflects the character and values of the community.
- Further the spiritual infrastructure and character of the community.
- Promote long-term sustainability.
- Create a structure where development is required to "pay its way".
- Encourage self-governance.
- Empower government with the tools to manage growth.



The Community

What is the future

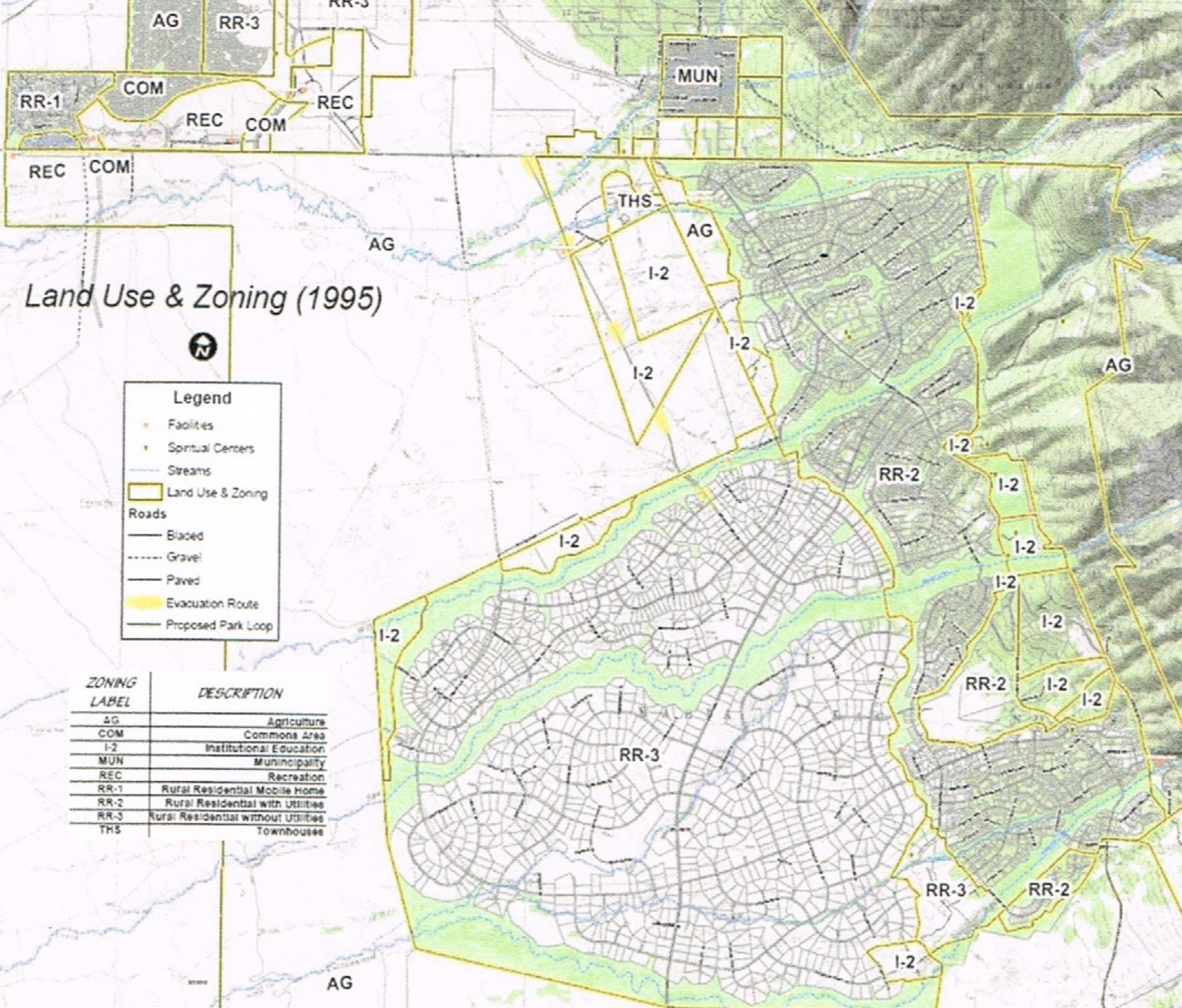
“Futurism is an art of re-perception. It means recognizing that life will change, must change, and has changed, and it suggests how and why. It shows that old perceptions have lost their validity, while new ones are possible.”

Bruce Sterling
science fiction writer

Re-perception

Change

New Possibilities Arise



**Another
Look**

Community Value

Community Values

- Small community
- Natural beauty
- Preservation of open space
- Wilderness setting
- Sustainability
- Rural lifestyle
- Recreation
- Alternative lifestyles/building
- Wildlife
- Friendly
- Spiritual
- The environment

Which speak to you?

How do we demonstrate these values?

Community Values

Values	Community C
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2011

- Jobs
- Building continues
- Enhancing roads

Changes

Important drivers of change in the Crestone Baca

- Population growth, especially in-migration
- San Luis Valley economic development projects
- Regional tourism
- Real estate market
- Land conservation efforts (lot consolidation, easements, acquisition, etc.)
- Local governance structure (POA, PC, community groups)
- Environmental stewardship (fire, storm water, pine beetle, climate change, etc.)
- Infrastructure availability
- National policy (public lands, energy, etc.)
- The economy

Changes

Saguache County Land Development Code
effective May 19, 2020

ARTICLE XVI CRESTONE / BACA SUB-AREA

XVI.1. Title

This section of the Land Development Code and the affected lands shall herein be referred to as the Crestone/Baca Sub-Area Code and the Crestone/Baca Sub-Area.

XVI.2. Authority

The authority to enable this body of regulation is provided for in the Colorado Revised Statutes 30-28-1.08 and 1.09.

XVI.3. Purpose

In the interest of protecting the public health, safety and welfare and preserving a certain quality of life that has been considered by the local residents and property owners to be desirable, these regulations have been developed. Their purpose is to protect that quality of life, preserve the natural rugged beauty of the area, protect the environment and wildlife, maintain the archeological, historical and cultural elements of the area, and the ranching/agricultural character, reduce potential density and provide for the regulated development of the lands affected.

These goals are to be gained by the establishment of growth boundaries, overlay areas, which set specific limits on the types of development and means of development, and incorporating various activity districts.

Changes

XVI.8.2. Members

The Board of County Commissioners shall appoint members of the Crestone/Baca Sub-Area Planning Commission. The Commission shall consist of five regular members plus three alternate members, all of whom shall be bona fide residents and property owners of the Sub-Area. If any member ceases to reside in the Sub-Area, his membership on the Commission shall immediately terminate.

There shall be one regular member who represents the Baca Grande Property Owners' Association, one who represents the Town of Crestone, one alternate member to represent the Town of Crestone, all of which will be up for re-appointment each year. Terms will expire on December 31st of each year. And one who represents owners of unincorporated land, which is neither in the Town of Crestone nor within Baca Grande, and two at-large members.

At Large Alternate members shall be members at large and may be from the Baca Grande Subdivision, Town of Crestone or any landowner within the Crestone/Baca Sub-Area. Alternate members will be eligible to vote only when they are seated to replace a regular member who is unable to act.

Members shall serve for a term of three years, except that the appointments of the first board shall be staggered such that two regular members shall be appointed to serve a three-year term, two regular members shall be appointed to serve a two-year term, and one regular member and the at-large alternate member shall be appointed to serve a one-year term.

Vacancies shall be filled for unexpired terms in the same manner as in the case of original appointments.



Questions?