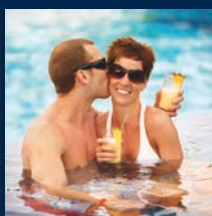
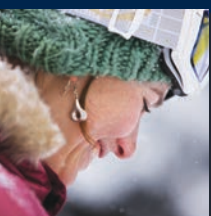


PAGOSA SPRINGS

REAL ESTATE & RELOCATION GUIDE



WELCOME TO PAGOSA SPRINGS

Welcome

Thank you for your interest in joining our community. Whatever has attracted you to this area — the scenery, the climate, the recreational activities or a specific job, we know you will find Pagosa Country to be a friendly, pleasant place to live, work and play.

The Pagosa Springs Real Estate and Relocation Guide has been developed to provide an abundance of pertinent information about the area.

Our community is surrounded by over 3 million acres of National Forest and wilderness areas. That means you will find a variety of outdoor activities here — hiking, biking, rafting, backcountry exploration, skiing, sledding, cross-country skiing, fishing, hunting and many others. You will also find other activities to keep you busy such as our charming shops, historic sites, museums, Chimney Rock National Monument and a variety of artisans.

Please indulge in the pleasure of soaking in our geothermally heated waters. The giant spring in town issues forth from a mighty aquifer, providing Pagosa Country with some of the most relaxing and restorative waters anywhere in the world.

There are also an abundance of networking opportunities and special events to enhance the work and living environment for residents and business owners.

Members of our community are actively involved in many volunteer, leadership and business ventures.

Whether a home-based business or a growth company, Pagosa Springs has the resources available to help you succeed.

Archuleta School District, along with alternative educational options, offers many diverse programs to all students, including distance-learning opportunities.

The area's hospital, Pagosa Springs Medical Center, operates a 24/7 emergency room, lab and diagnostic services, diagnostic imaging and mammography exams, cancer care, a surgical staff, orthopedic surgery, primary care physicians and more.

Look through these pages and learn for yourself — Pagosa Springs is a great place to live, work, create, move or expand your business, raise a family or retire.

Welcome to Pagosa Country.



Photo courtesy Michael Pierce Photography

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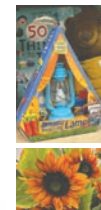


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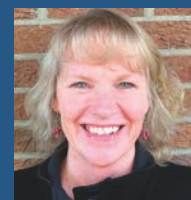
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RANDI PIERCE**

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Where is Pagosa Springs?

Pagosa Springs sits at 7,079 feet in southwest Colorado at the base of the Continental Divide. Featuring rushing rivers and streams, lakes galore, hiking and biking trails, spectacular fall colors, ancient ruins, deep powder in the winter at nearby Wolf Creek Ski Area, incredible hunting, amazing wildlife, clean air and 3 million acres of National Forest surrounding the area, Pagosa Springs offers plenty of opportunities for our valued visitors, any time of year.

Who can I contact for info?

The Pagosa Springs Area Tourism website at www.visitpagosasprings.com will link you to the Visitor Center, or call their vacation line at (866) 438-4917. Visitor information can also be found at www.ExplorePagosa.com and www.PagosaSUN.com.

Keep up on the news and events with The Pagosa Springs SUN, the community's weekly newspaper, with daily updates online at www.PagosaSUN.com.

What is it like at that altitude?

Regardless of physical fitness, acute mountain sickness can strike anyone not acclimated to Pagosa's 7,000-foot elevation. To guard against altitude sickness:

- Drink three to four quarts of water per day.
- Avoid overexertion, while keeping caffeine and alcohol intake moderate for the first few days.
- Seek medical attention if persistent headache, fatigue, poor coordination or shortness of breath occur.

What is the weather like?

Archuleta County is located in the "Colorado Sunbelt," just north of the New Mexico border and along the Western slope of the Continental Divide. This combination of high desert plateau and dramatic Rocky Mountains to the north and east creates an unusually mild climate compared with much of the surrounding Southwest. We are favored with some 300 days of sun each year, as well as four distinct seasons. With low wind and warm sunshine, residents can enjoy a variety of year-round recreational activities.

Average temperatures and precipitation:

Average Days of Sunshine: 300 per year

Annual Precipitation: 20.21 inches/year

Annual Snowfall: 101.4 inches/year

Month	High	Low	Precipitation	Month	High	Low	Precipitation
Jan.	37.9°F	1.4°F	1.97"	Jul.	83.1°F	45.2°F	1.88"
Feb.	42.6°F	7.0°F	1.42"	Aug.	80.7°F	44.6°F	2.52"
Mar.	49.2°F	15.9°F	1.60"	Sep.	74.3°F	36.6°F	1.85"
Apr.	59.2°F	23.9°F	1.36"	Oct.	63.7°F	26.3°F	2.29"
May	68.3°F	30.2°F	1.20"	Nov.	49.7°F	15.4°F	1.39"
Jun.	78.3°F	36.3°F	.95"	Dec.	39.6°F	5.0°F	1.78"

Is there a medical facility?

Pagosa Springs Medical Center includes a critical access hospital located at 95 S. Pagosa Blvd. The emergency room is open 24 hours a day, 7 days a week. Phone (970) 731-3700. Dial 911 for emergency services.

There are multiple primary care clinics in the community offering a variety of services.

Important phone numbers:

EMERGENCIES DIAL "911" (Ambulance, EMT, Fire, Police)

Nonemergency ambulance, fire, EMT or Law Enforcement, dial (970) 731-2160

Emergency Medical Services	(970) 731-5811
Pagosa Springs Medical Center	(970) 731-3700
Pagosa Urgent Care	(970) 372-0456
Axis Integrated Healthcare	(970) 264-2104
Pagosa Springs Police Department	(970) 264-4151, Ext. 228
Archuleta County Sheriff's Office	(970) 264-8430
Pagosa Fire Protection District	(970) 731-4191
USFS Pagosa District Ranger	(970) 264-2268
Pagosa Springs Town Hall	(970) 264-4151
Archuleta County Commissioners	(970) 264-8300
The Pagosa Springs SUN	(970) 264-2100
Pagosa Springs Post Office	(970) 264-5440
Senior Citizens Center	(970) 264-2167
Ruby M. Sisson Memorial Library	(970) 264-2209
Archuleta School District 50 Joint	(970) 264-2228
Navajo Lake State Park	(970) 883-2208
Airport Flight Base Operations	(970) 731-2127
Pagosa Area Water and Sanitation	(970) 731-2691
Black Hills Energy	(888) 890-5554
La Plata Electric Association	(970) 247-5786

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About the Area

Location

Archuleta County is located in southwest Colorado, situated at the junction of U.S. 160 and 84 at an elevation of 7,079 feet. The county seat, Pagosa Springs, is located 30 miles north of the New Mexico border, and 60 miles east of Durango. It is also near the Four Corners region where Colorado, Utah, New Mexico and Arizona meet.

Physical Description

Archuleta County is comprised of 872,960 acres. Only 34 percent of lands in Archuleta County are in private ownership. Tribal lands comprise 14.4 percent of the county. Most of the northern and eastern portions of the county (51.6 percent) are within the San Juan National Forest. There is a total of approximately 2.8 million acres of National Forest and Bureau of Land Management surrounding Archuleta County.

Population Archuleta County

Source: US Census Bureau State & County QuickFacts
2020 census — 13,359

Housing and Income

Median value owner-occupied housing — \$356,400
Households — 5,770
Persons per household — 2.27
Per capita money income — \$34,394
Median household income — \$62,907
Persons in poverty — 11.4 percent

Geography

Land area (square miles) — 1,350
Persons per square mile — 9.9

Taxes

Sales and User Tax: 2.9 percent state, 4 percent county. County sales tax revenue is divided between county and town.
Lodger's Tax: A 4.9 percent tax is collected from the lodging industry in town limits. The county collects a 2 percent tax for lodging. Lodging tax is used for tourism promotion, among other things.
Primary Source of Town & County Revenue: Retail sales taxes, property taxes and charges for services.

Government

Town Government: www.pagosasprings.co.gov
Home Rule Municipality
Town council with elected mayor and six councilors elected for alternating four-year terms, town manager is appointed. Date of incorporation: 1891.
County Government: www.archuletacounty.org.
Three county commissioners elected for alternating four-year terms.

Media

Newspaper: The Pagosa Springs SUN
www.pagosasun.com, (970) 264-2100

Education

District 50 Joint Office (970) 264-2228
www.mypagosaschools.com
High School (970) 264-2231
Middle School, 5th-6th grades (970) 264-2256
Middle School, 7th-8th grades (970) 264-2794
Elementary School (970) 264-2229
Pagosa Peak Open School (970) 317-2151
San Juan Mountain School (970) 264-2231, ext. 9247
The Training Advantage (970) 264-5627
GOAL Academy (877) PRO-GOAL

Utilities

Electric La Plata Electric Association
(970) 247-5786, www.lpea.coop
Natural Gas Black Hills Energy
(888) 890-5554, www.blackhillsenergy.com
Water Pagosa Area Water & Sanitation District
(970) 731-2691, www.pawsd.org
Sanitation Pagosa Area Water & Sanitation District
(970) 731-2691, www.pawsd.org
Town of Pagosa Springs, (970) 264-4151
www.pagosasprings.co.gov
Trash At Your Disposal (970) 731-4892
Elite Recycling & Disposal (970) 731-2012
County Transfer Station (970) 264-5660
Propane Selph's Propane (970) 731-3737
Bob's LP (970) 264-5823
Arrowhead Propane (970) 422-5280

Tourism & Business Development

Pagosa Springs Community Development Corp.
www.pagosaspringscdc.org
(970) 264-2360
Pagosa Springs Area Chamber of Commerce
www.pagosaspringschamber.com
(970) 264-2360
Pagosa Springs Area Tourism
www.visitpagosasprings.com
www.explorepagosa.com
(970) 585-1200 or (866) 438-4917
Region 9 Economic Development District
(970) 247-9621, www.scan.org
Fort Lewis College Small Business Development
(970) 247-7009
<http://sbdcfortlewis.org/>

Related Website Links & Info

Association of Realtors,
(970) 731-4015, www.pagosaspringsrealtors.com
U.S. Postal Service
Hot Springs Boulevard, (970) 264-5440
U.S. Forest Service Pagosa Ranger District Office
(970) 264-2268, www.fs.usda.gov/sanjuan
Colorado State University Extension Office
(970) 264-5931, www.archuleta.colostate.edu
Ruby Sisson Memorial Library
(970) 264-2209, pagosalibrary.org
Stevens Field Airport
(970) 731-3060, FBO (970) 731-2127
www.archuletacounty.org/45/Airport
AWOS frequency 127.175
Durango-La Plata County Airport
www.flydurango.com

Road Conditions

Colorado Department of Transportation
511 or (303) 639-1111, www.cotrip.org
Archuleta County Road Report
(970) 264-5555
New Mexico Road Report
(800) 432-4269, www.nmroads.com



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Photo: Terri House

Colorado Main Street Program Making a great community even more dynamic

The State Department of Local Affairs made Pagosa Springs the 22nd community to be part of the Colorado Main Street Program. This designation unlocks grant money and marketing support to enhance the town.

The Colorado Main Street Program offers support for community-led downtown revitalization. The program helps communities thrive by providing a customizable framework to focus efforts, energy and resources to create a more vibrant community. Proven revitalization strategies and organization help communities identify and leverage opportunities and resources. By focusing on current community strengths and assets, the Colorado Main Street Program is a catalyst to move the town forward, one step at a time.

Each local Main Street program, in close partnership with community organizations and municipalities, help develop a set of community transformation strategies connected to long-term change based on the community vision and an understanding of the market, and lead to outcomes both quantitative and qualitative. These strategies unite the organization, design, promotion and economic vitality.

With transformational strategies in place, the Main Street organization assesses what activities, resources and people-power will be necessary to implement the program.

At the center of the local Main Street Program is a board of roughly a dozen business owners, artists, builders, citizens and officials from the town and the county. The board will be a catalyst for movement on foot, wheels and water, for the connection of people and places, and for the creation of memorable experiences for folks who work, live and play here.

The Main Street board has spent the last few months exploring exactly what makes Pagosa Springs special. Some early findings, based on community conversations and research are a deep respect for the region's history and its Native American and Latino roots; a desire to make downtown walkable, bikeable and accessible for folks of all ages; and a dedication to the jaw-dropping beauty of the town, the mountains that surround it, the river that runs through it and the hot springs that bubble from the earth.

The board will work with local governments, historic groups, the chamber of commerce and the tourism board to strengthen Pagosa Springs as an economically vibrant destination.

By embracing Pagosa Springs' history and multicultural heritage, working collaboratively, prioritizing the great outdoors and creating an experience that's accessible and most of all fun, this group believes it can help make an already great community even more dynamic and welcoming.

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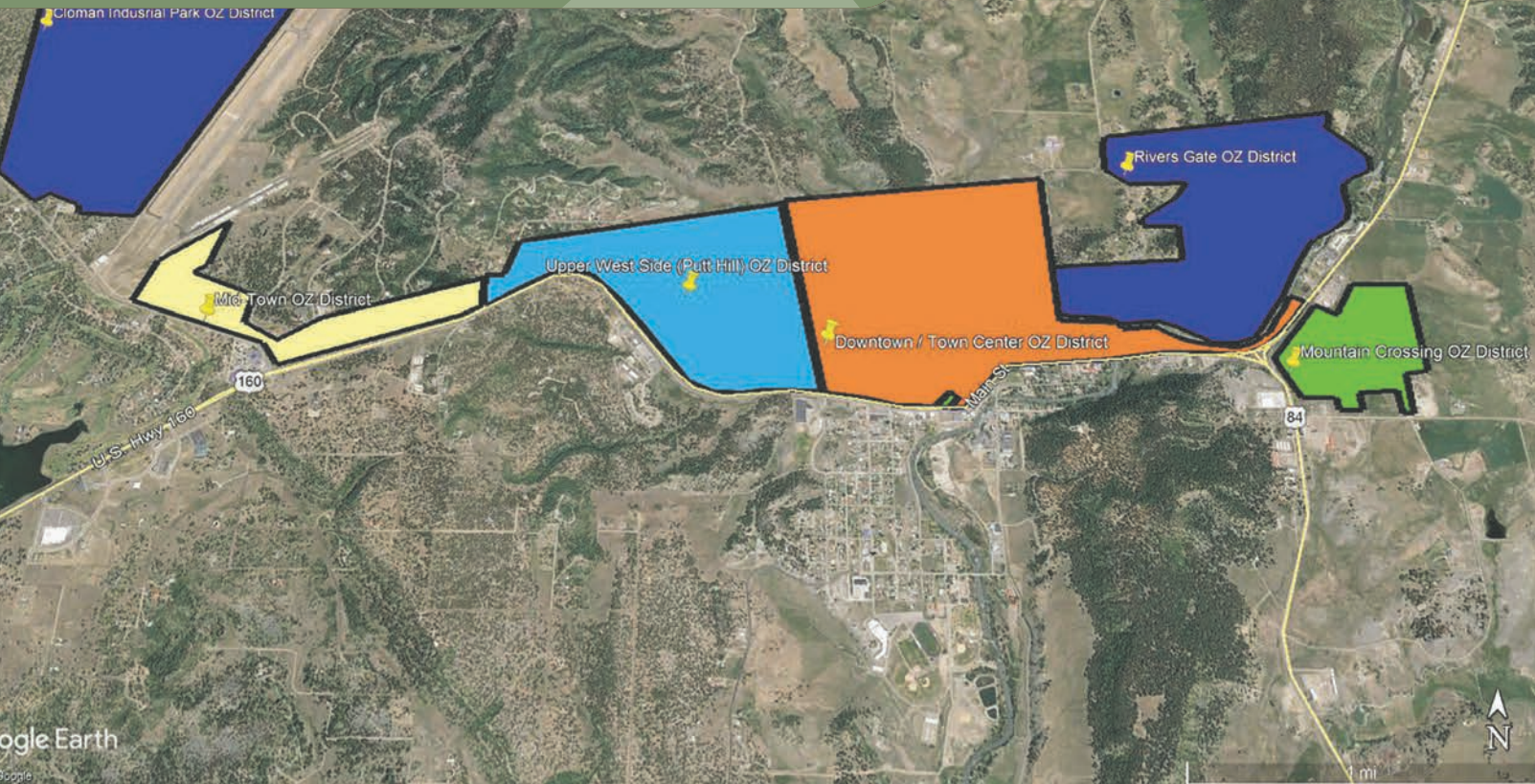


Illustration courtesy Pagosa Springs Community Development Corporation

Invest in an Opportunity Zone in Pagosa Springs

By Emily Lashbrooke, Pagosa Springs Community Development Corporation

Do you find yourself asking what is an Opportunity Zone and how can it benefit me? Opportunity Zones (OZ) were enacted as part of the 2017 tax reform package to address uneven economic recovery and persistent lack of growth in designated communities. The OZ program offers taxpayers a potential federal capital gains tax incentive for investing in economically distressed areas. The potential tax benefits include deferral, discount and exemption from federal capital gains taxes.

The deferral of inclusion in taxable income for capital gains is available until Dec. 31, 2026. There is a gradual reduction of tax if gains are held for only five years or seven years. Permanent exclusion is tax-free if the gains are held for the full 10 years.

Rural communities had the opportunity to submit a census tract for acceptance to the state of Colorado and then the federal government when first enacted. Southwest Colorado has OZ zones in every county with a designated census tract. In Archuleta County, census tract number 9744 was selected which is inclusive of the Piedra Road northeast past Cloman Boulevard, the north side along U.S. 160 past U.S. 84, and southeast along U.S. 84. In this census tract, there are great opportunities to build out on vacant land tracts with larger parcels and infill parcels located in the downtown area.

Archuleta County developed a community prospectus for investors. Numerous workgroups were held. The groups formulated the com-

munity prospectus. Participants included realtors, town and county government, developers, business professionals, utility companies, nonprofit agencies, the Chamber of Commerce and the Community Development Corporation (CDC), who took the lead in preparing the document. The Pagosa Springs Community Prospectus is an invitation for developers and investors to look at our community and invest in projects such as housing, light manufacturing and lodging. The workgroup considered the Town's Comprehensive Plan, Smart Growth Plan, and the County's Community Development Action Plan (CDAP) to align OZ projects with the highest priorities. The town and county collaborated on local development incentives that can be added to federal and state tax incentives. Investors can "stack" incentives from a myriad of opportunities.

Potential investors would be encouraged to look deeper into Archuleta County census tracts for investment. With all the opportunities in this community, there is surely one to spark your interest in your field.

The community prospectus is available for download from the Region 9 website, www.scan.org, or from the CDC website at pagosaspringscdc.org/incentive-programs/. The key to the OZ program is the investment of capital gains. If you are moving to Pagosa and have some capital gains that you would be interested in investing in, contact your financial advisor for more investment information or Emily Lashbrooke at the Pagosa Springs Community Development Corporation: emily@pagosaspringscdc.org

Creating a regional umbrella: Region 9 and the Southwest Colorado Council of Governments integrate

By **Laura Lewis Marchino, Executive Director**
Region 9 Economic Development District of Southwest Colorado

In 2010, the Southwest Colorado Council of Governments (SWCCOG) was formed, primarily to accept grants from the Department of Local Affairs to focus on building a regional middle mile broadband backbone. Initially under the Region 9 Economic Development District of Southwest Colorado (Region 9), the SWCCOG became independent in 2014.

Regional organizations worked well together and previously explored integration, but it wasn't until December 2021, that melding the two organizations gained traction.

Having an Economic Development District and a Council of Governments in the same region is not unusual, but they tend to be under the same organizational umbrella, with employees all under one organization, one audit and in many cases one board of directors. Our neighbors to the north and east (Region 10 and the San Luis Valley) are perfect examples of two organizations under one umbrella.

Today, Region 9 and the SWCCOG are working as one entity increasing economies of scale and regional impact. Programs under the expanded Region 9 umbrella include regional infrastructure initiatives such as transportation, broadband and housing. This is in addition to Region 9's traditional services of business financing, economic development, data resources, and grant navigation. The Region 9 umbrella also serves as the fiscal agent for emergency management grants and a nonprofit arm: San Juan Conservation and Development District which provides pass-through services for grants.

The timing of this integration couldn't have been better as it is making our region stronger, lessening bureaucracy and creating efficiencies and cost savings. Colorado has fourteen planning and management regions and only our southwest region had both a COG and economic development as standalone organizations.

For more information on all our programs and activities, read our County Performance Reports and Corporate Annual Report, all found on www.region9edd.org.



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License, permits, zoning information and more

The Town of Pagosa Springs requires an annual business license for all businesses located and/or conducting business within the town's boundary. This includes special events, vendors, food trucks, seasonal/temporary vendors, vacation rentals, retail sales, bars/lounges, restaurants, professional services, construction general contractors and subcontractors, home-based businesses, nonprofit entities, etc. Additional license and/or permits may also be required for certain types of businesses.

It is recommended that you contact the town planning and building department at the beginning of your planning process and prior to determining a location for your business. There may be zoning restrictions and building code requirements for particular businesses that you should know about before you get too far along in your planning process, and certainly before you lease or purchase a property. This will

help eliminate surprises and very costly oversights along the way. It is also recommended that you contact the building department if you are contemplating any new construction or remodeling work. There may not be any permit needed; however, a quick call will help eliminate delays and/or unknown expenses. In addition, a sign permit is required for all permanent and temporary signs (banners). Again, you should contact the planning department prior to designing or manufacturing a sign to ensure you meet the town's code requirements and prevent any costly mistakes.

Town staff is available to help guide you through the process of opening or relocating a business in Pagosa Springs. Applications are available on the town's website, www.pagosasprings.co.gov, or at Town Hall. Contact town government at: 551 Hot Springs Blvd., P.O. Box 1859, Pagosa Springs, CO 81147, (970) 264-4151.

TAX BURDEN 2018

State	Rank	Property, income and sales taxes as a % of income	Annual property, income and sales taxes per person	Property taxes as a % of income	Income taxes as a % of income	Sales taxes as a % of income
Colorado	27	8.25	\$4,855	2.74	2.24	3.26
Texas	34	8.08	\$4,123	3.86	0.00	4.22
New Mexico	30	8.19	\$3,407	2.00	1.44	4.75
California	10	9.49	\$6,029	2.64	3.78	3.06
Arizona	31	8.16	\$3,630	2.52	1.42	4.21
Wyoming	49	6.11	\$3,709	3.32	0.00	2.80
Nebraska	15	9.08	\$4,793	3.80	2.32	2.96

Source: <https://www.hireahelper.com/lifestyle/states-with-largest-and-smallest-tax-burden/>

STATE AND LOCAL TAX BURDENS PER CAPITA 2022

	Rank	Amount
Colorado	19	\$6,699
Texas	6	\$4,994
New Mexico	25	\$4,835
California	46	\$10,167
Arizona	15	\$5,156
Wyoming	2	\$4,691
Nebraska	38	\$6,720

Source: <https://taxfoundation.org/tax-burden-by-state-2022/>

BUSINESS ORGANIZATIONS & LICENSING

Colorado Workforce	(970) 247-0308	https://cdle.colorado.gov/wfc
Better Business Bureau	(505) 326-6501	bbb.org/new-mexico-southwest-colorado
Pagosa Springs Area Chamber of Commerce	(970) 264-2360	www.pagosachamber.com
Region 9 Economic Development District	(970) 247-9621	www.region9edd.org
Southwest Colorado SBDC	(970) 9035424	www.sbdcfortlewis.org
Colorado Secretary of State	(303) 894-2200	www.coloradosos.gov
Town of Pagosa Springs	(970) 264-4151	www.pagosasprings.co.gov
Archuleta County	(970) 264-8300	www.archuletacounty.org
Archuleta County Clerk & Recorder	(970) 264-8350	www.archuletacounty.org
P.S. Community Development Corporation	(970) 264-2360	www.pagosaspringscdc.org



Pagosa Springs Community Development Corporation Building a resilient community

By Emily Lashbrooke

The Pagosa Springs Community Development Corporation (PSCDC) is a Public-Private Partnership that leads initiatives to enhance the economic vitality and quality of life for Pagosa Springs and Archuleta County.

PSCDC works with the public sector, the business community, and education to create sustainable conditions to foster economic growth. We bridge economic opportunities with public-private partnerships that work to create a strong workforce, affordable housing for all and broadband connectivity.

PSCDC has established an internship program for career exploration and easy entrance into the workforce for students and adults. We continue to cultivate an education option located in Pagosa Springs to feed the needs of education for all learners.

PSCDC has established a public-private partnership to establish a missing-middle housing project. We continue to work with industry

partners to have available housing for their future workforce needs.

Broadband continues to be a necessity for all businesses and residents. Recently, we have provided fiber to our business park and continue to deploy strong connectivity throughout Archuleta County with dedicated commitment from our municipalities.

The entrepreneurial spirit is strong in Southwest Colorado. PSCDC, Southwest Colorado Accelerator Program, Small Business Development Center, Region 9 and our local banking partners can provide any assistance you will need to start, grow or relocate your business here. With our public partners, we have created some incentives for new businesses and relocation packages.

Our business community is full of synergy and collaboration all in the most beautiful place in Colorado, nestled in the mountains, with picturesque views at every turn. Where else would you want to wake up to go to work and complement your quality of life?

Feel free to reach out to us when you are ready to make the jump: emily@pagosaspringscdc.org

Grow your business with the Pagosa Springs Area Chamber of Commerce

By Mary Jo Coulehan

The Chamber of Commerce is a member-based organization that promotes and supports the local community through various educational programs, a resource and referral system, business advocacy, economic gardening and special event promotions. With almost 400 members, it is known for consistently having one of the highest per capita memberships in the state — an honorable achievement for a small mountain community.

Networking events such as Business After Hours and targeted trainings are a great way to stay current with area activities and to hone and expand your business savvy.

The Chamber offers confidential consulting services, connections

to other important business service centers and numerous ways to help you grow your business.

We also stay involved in other community initiatives including broadband, housing and workforce development which are the priorities identified by the business community.

The Chamber of Commerce, along with the Pagosa Springs Community Development Corporation, the Small Business Development Center and the Region 9 Economic Development District are ready to help you take your business to the next level. Being a Chamber member is being in support of the business community and offering a collective voice.

Contact the Chamber of Commerce at pagosachamber.com or by calling (970) 264-2360 for more information.



Town and County Regulations

Before you build, expand or open your business

Before you build, renovate or open your doors for business, there is one step that many people forget — and it is one that could save you time, money, surprises and headaches. That step is checking with the Town of Pagosa Springs or Archuleta County building and planning departments regarding doing business in our community.

Depending on where your business is located, each entity may have different requirements and zoning laws.

Zoning and land use

Of course, most entrepreneurs know that you need a building permit before you break ground or remodel any portion of an existing commercial building. But are you breaking ground in the right zone?

Both the town and county have land use permitting and zoning. It is important to check to make sure that your business fits within the zoning and building code guidelines. Even though a zone may permit light manufacturing, you will need to make sure that your manufacturing operation fits within those guidelines. You may need to ask for a variance.

Even if you bought an existing building, contact the building department to make sure your business is compatible within the zone. This includes converting a house from long-term to short-term rental, adding accessory structures to a nonresidential location (including portable shipping containers), paving or changing access and parking lots, and doing any work in a floodplain. Some properties may be “grandfathered;” however, the improvement must meet current codes when expanded or changed or if vacant for more than six months.

Permitting and licensing

It is not necessary to obtain a business license within the parameters of Archuleta County; however, if doing business within the Town of Pagosa Springs, you must have an annual business license. Even if your business is physically located in the county, but you perform a business function within the town (delivery of products, repairs, sales), you still need a town business license.

Business licenses are also required within the town for temporary seasonal businesses like food trucks and vendors or special event per-

mits and building contractor business licenses.

Each planning department also has guidelines for each development application process and the associated fees. While impact fees have been waived, other fees may apply such as water tap fees, sanitary sewer tap fees, plan submission, etc.

For those looking at larger developments, especially in the Opportunity Zone districts, the town and county can assist with incentive packages and plan development.

In both the town and the county, sign permitting is required for temporary, modified or permanent signage. Before you spend the money on making a sign, visiting with the planning departments will alert you to size restrictions or perhaps colors if you are doing business in the historic district.

Any new construction will need to have plans submitted to the respective planning and building department. The respective building departments will conduct building and site inspections and the Pagosa Fire Protection District will conduct a fire safety inspection before issuing a certificate of occupancy.

Both the town and the county have rules and restrictions regarding short-term rentals (under 30 days). Each has a different fee schedule and all short-term rentals need to be licensed and collect sales and lodgers’ tax. Before you purchase, build or set up your property for short-term rental, check the guidelines for where you are located, including specific property owner association subdivision restrictions and regulations.

Many of the licensing forms can be found on the town’s website at pagosasprings.co.gov or on the county’s site at archuletacounty.org.

The town’s building and planning departments are located at Town Hall at 551 Hot Springs Blvd. and the county building and planning offices are located at 1122 U.S. 84. These entities are here to help you through the building process and minimize duplication of efforts.

Find out the guidelines before you put a shovel in the ground for your new project or pull a hammer out to remodel your existing building. A quick phone call can save you needless time, energy and expense.



Colorado Office of Economic Development and International Trade Business incentives offered

By Emily Lashbrooke, Pagosa Springs
Community Development Corporation

When looking to start, grow or relocate a business, everyone is watching their bottom line and looking for the best financial path to achieve their goals. Incentives can be a decision-maker when choosing a location to operate your business. Archuleta County-based businesses have several incentives available for both relocating and existing businesses. Below is a quick summary of those resources.

Rural Jumpstart

Rural Jumpstart is a state program that incentivizes relocating and start-up companies offering a non-duplicative business product or service. Archuleta County and the Town of Pagosa Springs are eligible and participating. In fact, the first Rural Jumpstart business in Southwest Colorado was in Archuleta County.

Businesses must apply and be approved by the Economic Development Commission and create at least five new jobs that pay above the median income within a certain timeframe. <https://oedit.colorado.gov/rural-jump-start-program>.

Colorado Enterprise Zone

The Colorado Enterprise Zone (EZ) program encourages job creation and capital investment in targeted economic areas including in the majority of Archuleta County.

The program provides a variety of tax credits to businesses and nonprofit projects to promote and encourage economic development activities. There are 10 different credits including equipment purchases, vacant building rehab, and new employee hires. <https://oedit.colorado.gov/enterprise-zone-program>.

Opportunity Zone

There is an Opportunity Zones census tract in Archuleta County. These zones are federally designed to spur economic development and job creation by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements. <https://oedit.colorado.gov/colorado-opportunity-zone-program>.

Colorado Office of Economic Development and International Trade

The Colorado Office of Economic Development and International Trade has information on additional incentives to businesses that can be further explored at <https://oedit.colorado.gov/>.

- **Advanced Industry Tax Credit** — Provides assistance to Colorado companies operating in seven advanced industries with the opportunity to receive capital from investors.

- **Job Growth Incentive Tax Credit** — A performance-based program for businesses pursuing job creation projects that are competing with at least one other state and where the incentive is a major factor in the

decision.

- **State Trade Expansion Program** — Financial assistance for aspiring and current Colorado exporters entering a new international market. This program supports small- and medium-sized businesses through grant funds to offset international business development and marketing costs.

Commercial Historic Preservation Tax Credit

Jointly administered with History Colorado for owners of designated commercial properties who do a certified rehabilitation of their property. <https://www.historycolorado.org/grants-incentives>.

Regional business support programs

The Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE) creates high-growth and job-creating companies in Southwest Colorado by providing education, mentoring and access to funding for startups and early-stage companies with a product of service with state and national growth potential: www.goscape.org.

Region 9 Economic Development District

Region 9 Economic Development District provides business loans, data resources, grant research and a variety of technical assistance: www.region9edd.org.

Colorado Procurement Technical Assistance Center

Colorado Procurement Technical Assistance Center (PTAC): Prepares businesses for federal and state contracts: www.coloradoptac.org.

Manufacturer's Edge

Statewide manufacturing assistance center through onsite technical assistance through coaching, training, and consulting. www.manufacturedge.com/.

Feel free to reach out for more information: emily@pagosaspringscdc.org.

ECONOMIC PARTNERS

Archuleta County	www.archuletacounty.org	(970) 264-8300
Town of Pagosa Springs	www.pagosasprings.co.gov	(970) 264-4151
Pagosa Springs Community Development Corporation	www.pagosaspringscdc.org	(970) 264-2360
Pagosa Springs Area Chamber of Commerce	www.pagosachamber.com	(970) 264-2360
The Pagosa Springs SUN	www.pagosasun.com	(970) 264-2100
Southwest Colorado SBDC	www.sbdcfortlewis.org	(970) 247-7009
Region 9	www.region9edd.org/	(970) 247-9621
Office of Economic Development and International Trade	www.choosecolorado.com	(303) 892-3840



Photo courtesy Build Pagosa

Education opportunities

Through Pagosa Springs Community Development Corporation

By Beth Lamberson, Community Grants Manager

The Pagosa Springs Community Development Corporation (PSCDC) has been dedicated to workforce development, since receiving a \$100,000 grant from the Colorado Department of Labor and Employment (CDLE) in May of 2022.

In partnership with Build Pagosa, Inc., 34 individuals, from high school students to adult learners, completed trade and industry internships. The grant allowed the PSCDC to reimburse intern wages, along with a commercial driver's license, a registered nurse and certified nurse assistant tuition at Pueblo Community College (PCC). This program is now funded for another two years into the end of 2024. New businesses can participate by offering internships, and new families to the Archuleta School District can sign their students up for the Career Technical Education program at Pagosa Springs High School.

The region has experienced significant workforce needs in five primary industries: medical and health trades, commercial driving, building trades, childhood education and hospitality. Services in these areas are critical to ensuring that residents in our rural community have access to quality health care and that the local economy remains

stable. Additionally, we are facing an increased staffing need in outdoor recreation, forestry, building trades, public utilities, automotive repair and medical professionals to serve our growing retired population. The internships and continuing education supported by the PSCDC grants have a positive impact on the local workforce.

Pagosa Springs and Archuleta County are great places to live, with outdoor pursuits and lifestyles, however, this community is remote, and the closest higher education is Fort Lewis College in Durango, 60 miles away. Growing the existing workforce into high-demand jobs elevates individuals, families and employers.

More locally grown skilled workers can develop businesses, spearhead organizations and engage in local government from perspectives that are rooted in the community. The short-term outcomes of livability are job fulfillment. The long-term outcomes are locally engaged leaders of the next generation born and raised in Pagosa Springs.

Build Pagosa Inc, has been working since its founding to enhance opportunities for students while increasing the skilled workforce for the community. They have financially and logistically sponsored teachers, supplies, equipment purchases and the growth of the CTE programs in

Pagosa Springs. This exceptional commitment has served more than 440 students since 2017. All partners aim to increase adult education, continuing education and professional development, as well as college courses.

In Southwest Colorado nonmetropolitan area:

- Workers on average earn \$36,280.
- 10 percent of workers earn \$27,270 or less.
- 10 percent of workers earn \$51,330 or more.
- PCC estimates that carpenters and electricians earn at least \$49,000 per year in the region.
- Project managers can make between \$92,000 and \$100,000.

Actual students confirm these opportunities. One young woman had planned on going to beauty school and reported this after completing the CTE program, “It opened my eyes to what is truly possible and a clear pathway to make it happen. The trades I studied in high school were woodworking, welding, and building. Today I’m working to open my own construction company.”

For employers, Rory B. states, “Build Pagosa and the CTE program provide my firm with driven team players that are willing to learn. They are not only skilled, but they also possess critical thinking in plan reading and problem-solving.”

Habitat for Humanity Executive Director Lori Henricksen expressed gratitude for three interns as the program ended its first year. “Having the wages reimbursed was a big boost for our nonprofit and we loved having these high schoolers on our team.”

Employer feedback on the intern timesheets pointed to student growth, increased skill confidence, vital teamwork, social media expertise, and dressing for success.

Student success stories included young men and women learning new trades in excavation, veterinary science, health care, restaurant, retail, automotive repair, early childhood education, ranch management, physical therapy, office management, water and sewer, construction trades, horticulture, and more.

According to an intern at Growing Spaces, she learned new things about foods that can be grown year-round despite the local high elevation.

A young man who interned with Wings Early Childhood Center reported that he learned a lot about patience while connecting with his young charges.

Another plans to study to become a veterinarian, after interning with the Humane Society of Pagosa Springs.

If your business would like to host interns for workforce development, please email PSCDC Executive Director Emily Lashbrooke at emily@pagosaspringscdc.org.

To enroll in the CTE classes at Pagosa Springs High School, look for information at school orientation, and email director Josh Sanchez at jsanchez@pagosa.k12.co.us.

Your next career or skilled employee is right here in Archuleta County and Pagosa Springs.



Education Options

Private and Homeschool

While Archuleta School District offers excellent educational opportunities, some people relocating to Pagosa wish to enroll their children in a private school, online or blended school, or would like to homeschool their children. Pagosa Springs offers many private educational options, online and blended options, and homeschooling groups.

Pagosa Family School: Pagosa Family School is an Archuleta School District shared-schooling educational outreach program offered to all homeschool, private school and Archuleta School District students. PFS offers Spanish, art, music, drumline, choir, sewing and drama. Courses subject to changes contingent upon enrollment and interest. Visit the school on Facebook, the school district website at MyPagosaSchools.com or contact the Shared School Liaison at (970) 264-2228.

Pagosa Valor Academy: Pagosa Valor Academy is a University Model School for kindergarten through 12th grades. They are UMSI Certified and Cognia Accredited. It combines the best traits of home education with the best traits of public school education. It is a family-oriented school with the core purpose of teaching kids from a Biblical perspective while preparing college-ready young adults. Learn more at pagosavaloracademy.org.

Our Savior Lutheran School: This early childhood school offers preschool through eighth grade in which every discipline is taught from the Christian worldview. All classes are taught using a Classical Christian Curriculum, which includes such classes as Latin, cursive, traditional math, English, science, art and music. The school is located on three acres, complete with six classrooms, a gymnasium and two playground areas. Information is located at oscpagosa.org.

Online and blended options: Online schooling options, many of which are tuition-free public schools, are gaining popularity.

GOAL High School is a free public charter school and a Microsoft Showcase School. With more than 14 years in operation, GOAL serves ages 14-21. GOAL offers a blended learning format with online courses and student drop-in centers. Visit online at goalac.org.

A sampling of other popular tuition-free public online schools available in Pagosa include Southwest Colorado eSchool (southwestcoloradoeschool.org), K-12 schools (k12.com/colorado-online-schools), and Colorado Connections Academy (connectionsacademy.com/colorado-online-school).

Pagosa also has a robust and diverse homeschooling community. Homeschooling families of all educational philosophies are invited to stay connected through Pagosa Homeschool Connection's Facebook page. In addition, three homeschooling groups meet weekly throughout the school year. Classical Conversations of Pagosa Springs group (classicalconversations.com) follows a classical home-education model with weekly community days. Friday Co-Op offers academic classes and field trips for preschool through high school as participation dictates. Adventures à la Carte group gets together every week for social and enrichment activities such as hikes, sledding and other field trips. Families who are considering homeschooling for the first time or moving into Colorado are encouraged to review homeschooling laws in Colorado, available through HSLDA (hsllda.org) and the Colorado Department of Education.

For more information on these groups or for advice on additional homeschooling resources, contact Pagosa Homeschool Connection leaders at pagosahomeschoolconnection@gmail.com.



Public schools offer multitude of reasons for living in Pagosa

Archuleta School District

For families with children who are interested in moving to Pagosa Springs, there are a multitude of reasons, many of them found in our schools.

In Pagosa Country, education is about building strong, positive relationships, ensuring quality academics prepare students for their future and maximizing the unique opportunities that southwest Colorado offers.

The community and its families trust the school district to provide real-world, relevant learning experiences that prepare students for college and careers of the 21st century. Our students have extensive academic options including Advanced Placement and multiple Career and Technical Education pathways, as well as many co-curricular activities to address interests and needs.

The district was created in 1950 and consists of four campuses, one shared school and one district-authorized charter school: Pagosa Springs Elementary School (kindergarten through fourth grades); Pagosa Springs Middle School (fifth through eighth grades), Pagosa Springs High School (ninth through 12th grades) and San Juan Mountain School (ninth through 12th grades). Pagosa Family School is a district shared-school elective program for homeschool and private school students serving students in grades K-8. In addition, Pagosa Peak Open School is a district-authorized charter school serving grades K-8 in the school year 2021-2022.

The motto at Pagosa Springs Elementary School (PSES) is “Care

Reigns Here” and the staff believes that creating respectful and caring relationships is the foundation for learning. From this foundation, kids engage in learning a rigorous curriculum including core subjects plus music, art, fitness, advisory, P.E., STEM and Spanish. PSES places an emphasis on whole child education and offers educational opportunities for all students to grow in individual ways. PSES ensures that all children are introduced to the concepts of entrepreneurial, personal, professional, academic and civic duty.

Pagosa Springs Middle School (PSMS) takes great pride in offering a dynamic, well-rounded educational experience. Its mission is to empower students to navigate the future through learning and problem-solving. The highly trained and caring staff engages students in relevant and dynamic ways to meet and exceed the Colorado Academic Standards. PSMS embraces the community values and the spectacular location of Pagosa Springs in the academic pursuits. PSMS often ventures outside the classroom to learn and explore. Student health and wellness is a top priority. As a three-time Healthy School Champion, the middle school has been recognized for having a well-developed, systemic approach to embedding best practices at all grade levels.

Pagosa Springs High School’s (PSHS) mission is to prepare students to succeed after high school by building community, inspiring contribution, challenging growth and embracing diversity. PSHS looks to build on post-secondary objectives by offering advanced placement (AP), concurrent enrollment and career technical education pathways.

PSHS has engaging and popular courses in building trades, culinary arts, woodworking, computer sciences, business and outdoor careers, among others.

All Archuleta schools support socio-emotional growth through an advisory or homeroom program. The advisory programs' age-appropriate, research-based curriculum is provided to support students and to build strong relationships.

In the fall of 2016, Archuleta School District, in partnership with a variety of home and private school groups, began Pagosa Family School. This unique opportunity provides elective classes such as Spanish, art, drumline, choir and an exploratory class consisting of science, music and drama to homeschool and private-school students during the regular school day as well as extra-curricular offerings. This program provides a rich opportunity for students to embody the motto of "Learning Together."

On the playing field, Pagosa Springs is a 3A school, and is consistently competitive at the state level in a number of team sports. The Future Business Leaders of America, Skills USA, Speech and Debate, and FFA organizations consistently produce top finishers in state competition and multiple Destination Imagination teams have qualified for Global Finals.

PSHS also takes great pride in the arts. The high school offers a wide variety of music programs including traditional band and choir as well as guitar and the Americana Project, which is a beginning songwriting course. Students can also enroll in a drama class in addition to after-school drama productions.

Head Start, Wings and Seeds of Learning work hand in hand with the district through the Colorado Preschool Program, which also offers assistance to at-risk preschool students. The district provides bus services to the majority of the district's students.

Pagosa Peak Open School

Engage learners, connect with community, make a difference

Pagosa Peak Open School (PPOS) is a public, tuition-free school and is chartered through Archuleta School District, but is governed by its own volunteer board of directors.

PPOS offers project- and place-based learning, as well as experiential learning, for a hands-on approach. Students learn through doing and by reflecting and discussing what those experiences have taught them. Students develop knowledge, skills and values from direct experiences, both in and out of a conventional academic setting.

PPOS impacts the children of Archuleta County in many ways. Students are learning about regional issues such as snow science; life skills such as gardening, farming and food security; and philanthropy in addition to the core subjects of English, social studies, mathematics and science.

Under school director Angela Reali-Crossland, PPOS is working as a unified team with a common goal: creating a community of empowered, lifelong learners by providing a multiage learning environment designed to foster confidence, high academic achievement, and the joy of learning through original and meaningful work.

To learn more about PPOS, visit its website at www.pagosapeakopenschool.org.

EDUCATIONAL CONTACT NUMBERS

Archuleta School District 50 JT

(970) 264-2228

www.MyPagosaSchools.com

Early Childhood Council of Archuleta County

(970) 507-0127

www.eccarchuletacounty.org

GOAL High School

(877) PRO-GOAL

www.goalac.org

Our Savior Lutheran School (PreK-7)

(970) 731-4668

www.oslcpagosa.org

Pagosa Family School (K-8)

(970) 264-2228, ext. 408

www.MyPagosaSchools.com

Pagosa Peak Open School (K-8)

(970) 317-2151

www.pagosapeakopenschool.org

Pagosa Springs Elementary School (K-4)

(970) 264-2229

www.MyPagosaSchools.com

Pagosa Springs Middle School (5-8)

(970) 264-2794

www.MyPagosaSchools.com

Pagosa Springs High School (9-12)

(970) 264-2231

www.MyPagosaSchools.com

San Juan Mountain School (9-12)

(970) 264-2231, ext. 9247

www.MyPagosaSchools.com

Mardel Gallegos Center (Head Start)

(970) 264-2484

www.tchs4c.org

Pagosa Valor Academy (K-12)

970-264-4782

www.pagosavaloracademy.org

Community Connections, Inc.

(970) 259-2464

www.communityconnectionsco.org

San Juan Board of Cooperative Educational Services (BOCES)

(970) 247-3261

www.sjboces.org

Ruby M. Sisson Memorial Library

(970) 264-2209

www.pagosalibrary.org

Seeds of Learning Early Care and Education Center

(970) 264-5513

www.growingseeds.org

Wings Early Childhood Center

(970) 731-2868

www.wingsearlychildhood.org



Photo courtesy Jeff Laydon/Pagosa Photography

Early Childhood Education

Seeds of Learning

Seeds of Learning, a NAEYC-accredited early care and education center nonprofit 501(c)(3) organization in Archuleta County, is a quality early childhood education facility serving preschool children ages 2.5 to 5 years old. The center encompasses early education, child care, parenting classes and staff in-services.

The center piloted the Incredible Years Program, which brings children, their parents and their teachers together in a proven prevention strategy that has been shown to reduce child behavior problems, promote positive discipline and improve school performance.

They are also contracted by the Archuleta School District to implement the Colorado Preschool Program, which serves children in need of language development and helps reduce the risk of school failure by providing support through early childhood education.

Seeds of Learning provides a hot lunch every day, along with breakfast and afternoon snack. Tuition is offered on a sliding scale.

Seeds of Learning is open Monday through Friday, 7:30 a.m. to 5:30 p.m. and is open year round. The center is located close to the downtown area and provides an educational, nurturing environment for children and parents.

More information can be obtained by visiting the website at www.growingseeds.org.

Tri-County Head Start

Tri-County Head Start has provided quality early childhood education programs at nine locations throughout Southwestern Colorado for over 40 years. Participation in the Pagosa Springs Head Start program is

at no cost to eligible families. Free or low-cost extended day services are also available.

Each year, 48 enrolled children from ages 3-5 in Archuleta County benefit from daily activities helping them grow mentally, emotionally, physically and socially. Head Start program services also include health screenings and assessments, disability services and family involvement.

Visit the Head Start website at www.tchs4c.org for more information or to apply.

Wings Early Childhood Center

Wings Early Childhood Center is open year-round, Monday-Friday from 7:30-5:30. Wings is a nature-based facility serving ages 1-5 with three classrooms; the wobbler room (1-2 years), the toddler room (2-3 years), and the preschool room (3-5 years).

The center's mission is to deliver high-quality, inclusive care and education to children ages 1-5, to inspire learning through nature and to create life-long connections with themselves, others and their world.

Tuition is offered on a sliding scale with information regarding tuition assistance programs such as the Colorado Child Care Assistance Program (CCCAP) and the Universal Preschool Program (UPK).

The facility is centrally located at 74 Backswing Ct. Wings will offer an infant program and an additional preschool program in the Fall of 2024.

Visit its website: wingsearlychildhood.org or Facebook page: www.facebook.com/wings.early.childhood.

Private Schools and Day Care

There are private organizations that offer early childhood learning and day care services. A list of providers is available by contacting Archuleta County Human Services at (970) 264-2182 or Seeds of Learning.



A tuition-free public school of choice serving Archuleta County K-8 students.

Intentionally small school with a project-based learning/place-based education model.

Year-round schedule to minimize summer learning loss and provide outdoor programming.

Individualized education through small group instruction, interventions, and high-impact tutoring.

Restorative Practices and Social Emotional learning are at the heart of our behavior management approach.

K-8 Charter School
970-317-2151
hello@pagosapeakopenschool.org
www.pagosapeakopenschool.org
3133 Cornerstone Dr., Pagosa Springs CO



Inspire. Learn. Succeed.



Archuleta School District 50JT
www.mypagosaschools.com

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Continuing Education

Pueblo Community College Southwest

Pagosa Springs residents have the opportunity to learn technical skills, take general education classes and earn an associate degree or certificate through Pueblo Community College Southwest.

PCC, based in Pueblo, Colo., has been offering high quality, affordable community outreach education and training programs in southwestern Colorado for more than 30 years.

PCC Southwest, a comprehensive two-year college, has three locations. The Southwest campus is in Mancos/Cortez; the Durango site is in The Commons at 701 Camino del Rio; and the Bayfield site is at 110 East South St.

Program and course offerings among the three locations include health care, agribusiness, general education, welding, automotive service technology and college transfer classes. Many courses are available in person or online to accommodate students' needs and preferences.

PCC Southwest operates its locations with the aid of a regional advisory board with representatives from local counties, including Archuleta, Dolores, La Plata and Montezuma. This diverse regional representation helps PCC focus on the needs of its local communities, such as workforce demands and education interests.

For more information, visit pueblocc.edu/Southwest.

Fort Lewis College and Adams State University

Pagosa Springs is situated between the sites of two higher learning establishments: Fort Lewis College in Durango and Adams State University in Alamosa.

Fort Lewis College

Serving the Four Corners for over 100 years, Fort Lewis College (FLC) is Colorado's crossroads of education and adventure, where a uniquely beautiful mountain campus inspires an active and friendly community, and transformative learning experiences foster entrepreneurship, leadership, creativity and life-long learning.

Smaller classes (15:1 ratio of students to faculty with 98 percent of classes smaller than 50 students) is a hallmark for FLC.

There are a diversity of studies offered, with specially accredited programs in business, chemistry, engineering-physics and music. With over 50 student organizations, including NCAA Division II sports (in the Rocky Mountain Athletic Conference), Fort Lewis College prides itself in not only community activities, but national and international activities through their Study Abroad and Village Aid Project programs. Fort Lewis College also offers internships, service learning and rigorous undergraduate research opportunities.

Durango marries the educational requirements with the accessibility of the natural playground in which it is located.

Located 60 miles west of Pagosa Springs in Durango, travel to FLC

from Pagosa Springs is just an hour.

Curiosity is our compass at Fort Lewis College. Learn more at www.fortlewis.edu.

Adams State University

Adams State University (ASU) is located in Alamosa, approximately 90 miles east of Pagosa Springs.

ASU is a comprehensive institution offering bachelor degrees in over 60 areas of study, in addition to 11 master's-level programs and one doctoral program.

ASU is distinguished by caring professors and a diverse, yet close-knit community. The average class size is 18.

ASU was Colorado's first four-year higher education institution to be federally designated a Hispanic Serving Institution, with 35 percent of undergraduate students identifying as Hispanic.

With about one-third of the student body participating in athletics, the Adams State Grizzlies compete in the NCAA Division II and the Rocky Mountain Athletic Conference. Adams State has over 40 student clubs and organizations.

An intimate campus with tree-lined walkways, state-of-the-art classrooms and laboratories, supportive programs and a vibrant student life await ASU students.

For more information about ASU, visit www.adams.edu.

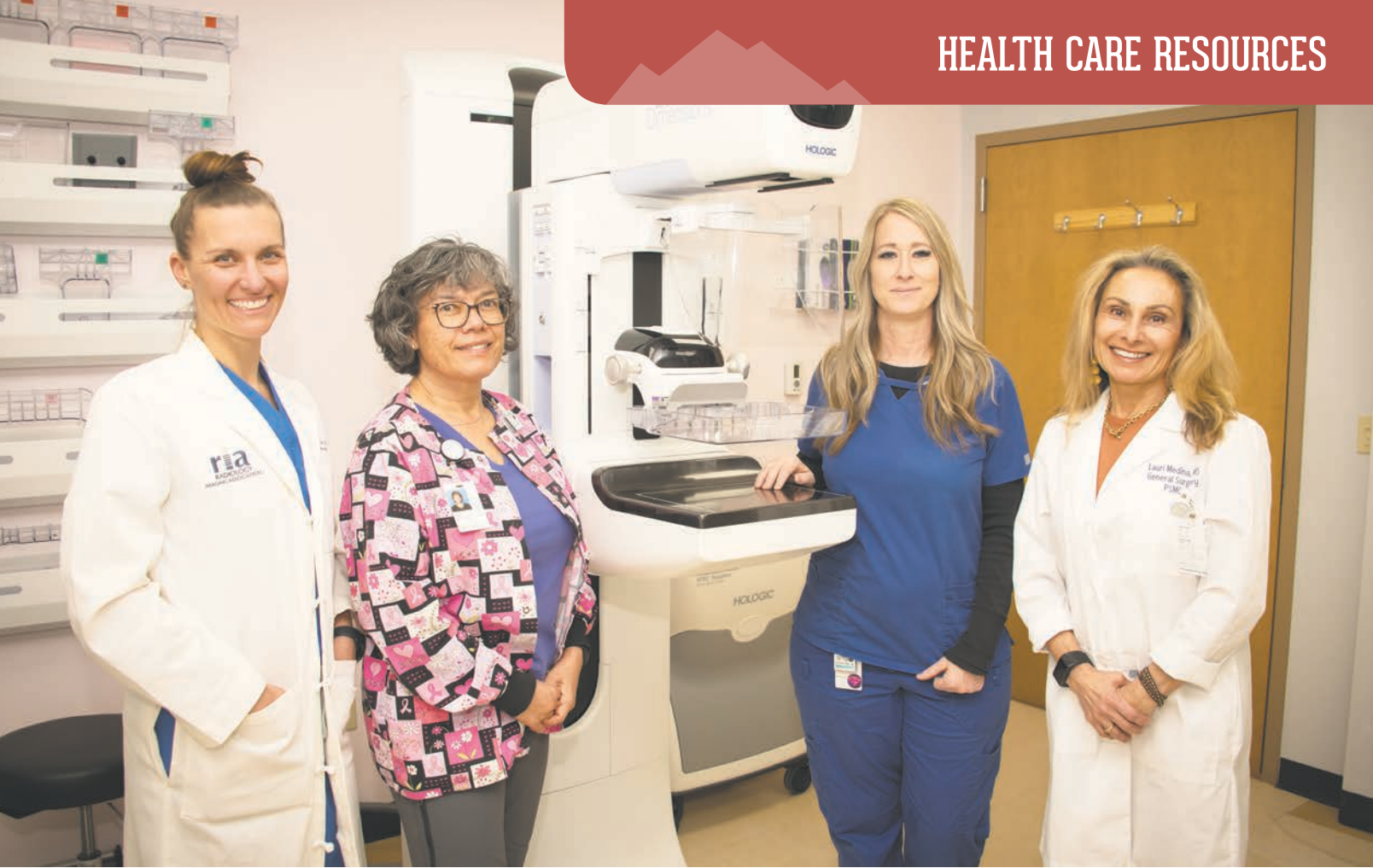


Photo courtesy Pagosa Springs Medical Center

Pagosa Springs Medical Center: Now offering 3D mammography

By Pagosa Springs Medical Center staff

The Pagosa Springs Medical Center (PSMC) has been providing breast cancer screening to the local community for many years and now offers state-of-the-art breast health services, including 3D mammography, breast MRI and breast biopsy.

Breast cancer is the second most common cancer among women in the U.S., with 1 in 8 women developing breast cancer in their lifetime, and it is the leading cause of cancer death among non-smoking women. Early detection is crucial for effective treatment. 3D mammography has been shown to catch smaller cancers earlier and reduces the need for additional testing and biopsies, which can be stressful and time-consuming for patients.

3D mammography, also known as tomosynthesis, takes multiple 2D images of the breast from different angles and puts them together into a 3D set, much like flipping through a book. Your radiologist then views the breast in much greater detail, making it easier to detect cancers when they are most treatable. And while 3D benefits all patients, those benefits are even more profound in patients with dense breast tissue.

Dr. Jessica Cox, onsite radiologist at Pagosa Springs Medical Cen-

ter, said, “Breast health is such an important part of overall health, and I am thrilled we have the tools to offer comprehensive breast care in the Pagosa community and to the Four Corners region.”

The experienced 3D mammography team at PSMC includes Dr. Jessica Cox, radiologist; Dr. Laura Medina, general surgeon; Dr. Roy Tinguely, general surgeon; April Bakonyi, certified mammography technologist; and Lori True, certified mammography technologist. They work with the staff of the PSMC Center for Cancer and Blood Disorders to coordinate further treatment, if needed.

The addition of the 3D mammography and MRI equipment at PSMC was purchased with the generous donations of local donors. With this technology, patients can feel confident that they are receiving the most advanced breast care available, without the need to travel.

If you are due for a mammogram or have concerns about your breast health, talk to your doctor.

To schedule a mammogram at PSMC, call (970) 731-3700.

Early detection is key in the fight against breast cancer, and 3D mammography is the latest, most advanced breast cancer screening available.

PSMC Outpatient and Clinical Services

Cancer Care

Cancer diagnostic and medical care, including infusion therapy, for patients with cancer or blood disorders.

Cardiology

Treating a variety of heart and blood vessel conditions, including coronary artery disease, arrhythmias, congestive heart failure.

Diagnostic Imaging

State-of-the-art imaging and radiology services including a new MRI, 128-slice CT scans, ultrasound, X-ray, mammography.

Ear, Nose, and Throat

Treatments for disorders of the ear, nose and throat including minimally invasive sinus and nasal surgeries.

Emergency Care

Level IV Trauma Center and Critical Access Hospital staffed 24/7, 365 days a year with physicians and nurses trained in emergency care.

EMS/Ambulance Services

Sole 911 EMS/ambulance provider for Archuleta County and portions of Hinsdale and Mineral counties south of the Continental Divide.

General Surgery

General surgical care including trauma, breast and colon cancer, lymph node removal, hernia repair, gallbladder removal.

Infusion Services

PSMC's Infusion Team working with primary care physicians and specialists to provide infusion treatments including intravenous, intravesicular and injectable therapies.

Inpatient Care

Eleven private patient rooms to treat conditions requiring hospitalization. Care is coordinated with members of the hospital team.

Integrated Behavioral Health

Therapy and treatment of depression, anxiety, suicidal ideation and a host of other behavioral health challenges.

Interventional Pain Management

Care for patients living with chronic pain using a variety of injections and radio frequency treatments to address the source of pain.

Laboratory Services

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Neurology

Diagnosis and treatment of brain and nervous system conditions, including dementia, epilepsy, headache, movement disorders and more.

Ophthalmology

Ophthalmologic surgery provided by board-certified ophthalmologists, including cataract extraction and refractive and glaucoma surgery.

Orthopedic Surgery

Board-certified orthopedic team treating a variety of upper and lower extremity degenerative conditions, sports medicine, and other injuries.

Primary Care

Providing comprehensive primary care with a team-based approach to provide you with integrated healthcare.

Telemedicine

Emergent stroke care, acute neurology consultation, assessment and care for patients using real-time video conferencing to access the state's leading experts.

Women's Health

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Keeping cancer care close to home: Center for Cancer and Blood Disorders

By Pagosa Springs Medical Center staff

A diagnosis of cancer can be one of the most difficult things to hear. Fortunately, many patients fully recover if their cancer is detected and treated early. Obtaining care can be especially challenging in smaller communities which often lack access to basic health care services, let alone specialty cancer care. However, Pagosa Springs isn't your average small town.

Since it opened five years ago, Pagosa Springs Medical Center's Center for Cancer and Blood Disorders has been an invaluable asset for everyone in the greater Pagosa Springs area. Cancer care available close to home has made a tremendous difference in people's lives. No longer do patients have to travel to Albuquerque, Durango, Denver or farther for cancer treatment.

PSMC's dedicated team of experienced, board certified physicians and provider cancer specialists work together to develop treatment plans using the latest technologies and treatments to guide patients through their unique challenges, including Andrew Buck, DO, oncologist and hematologist; Bill Jordan, DO, oncologist; Jessica Cox, DO, radiologist; Laura Medina, MD, general surgeon,

Roy Tinguely, MD, general surgeon; Kelly Cesary, advanced oncology certified nurse practitioner; Lauren Muir, physical therapist and certified lymphedema therapist; and Christina Reeves, director of pharmacy and administrative director for the center. The integrated cancer center team also includes an oncology nurse navigator, chemotherapy/biotherapy certified infusion nurses and a social worker.

When patients require a higher level of care, such as radiation, PSMC's cancer center team closely coordinates care with outside specialists and cancer centers to meet each patient's individual needs.

In addition to offering diagnostics to detect cancers early and individualized treatment plans with or without chemotherapy, non-cancer infusions are also available including hormonal therapy, immunotherapy, intravenous antibiotic therapy, osteoporosis therapy, and specialized infusion therapies for blood and autoimmune disorders.

There is no single way to beat cancer; there are many. The integrated care team at PSMC's Center for Cancer and Blood Disorders is here to help every step of the way.

HEALTH CARE NUMBERS TO KNOW

Pagosa Springs Medical Center	(970) 731-3700	pagosaspringsmedicalcenter.org
Aspire Medical Services and Education	(970) 264-5963	aspirepagosa.org
Alpine Medical and Specialty Practices	(970) 507-3030	alpinepagosa.com
Pagosa Medical Group	(970) 372-0456	pagosamedicalgroup.com
Archuleta Integrated Healthcare	(970) 264-2104	axishealthsystem.org
Axis Health System Care Hotline 24/7	(970) 247-5245	axishealthsystem.org
Alcoholics Anonymous	(888) 333-9649	aadistrict18.org
San Juan Basin Public Health	(970) 264-2409	sjbpublichealth.org
Hospice of Mercy	(970) 731-9190	mercydurango.org
Southwest Safehouse 24/7 Crisis Line	(970) 259-5443	voacolorado.org
Mercy Regional Medical Center	(970) 247-4311	mercydurango.org
Durango VA Medical Clinic	(970) 247-2214	va.gov/new-mexico-health-care/locations
Pagosa Springs Medical Center EMS	(970) 731-5811	pagosaspringsmedicalcenter.org
Pine Ridge Extended Care Center	(970) 731-4330	pineridgeextendedcarecenter.innsofthesouthwest.org
Archuleta County	(970) 264-8300	archuletacounty.org

ELDER CARE SOURCES

Pine Ridge Extended Care Center	(970) 731-4330	pineridgeextendedcarecenter.innsofthesouthwest.org
Hospice of Mercy	(970) 731-9190	mercydurango.org
Pagosa Senior Center	(970) 264-2167	psseniors.org
Housing Solutions for the Southwest	(970) 259-1086	swhousingsolutions.com
San Juan Basin Area Agency on Aging	(970) 264-0501	sjbaaa.org
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org
BeeHive Homes	(970) 585-7010	beehivehomes.com
Visiting Angels Living Assistance Services	(877) 618-4748	visitingangels.com

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Photo: Joanne Irons

Aspen House and Aspen Services Building a better future for adults with developmental disabilities

Aspen House and Aspen Services, which operate under A Safe Place in Pagosa, Inc., a 501(c)(3) nonprofit, was started in 2015 by Patricia Brown and Carolyn Paschal with the goal of providing a safe home to support their adult children with developmental disabilities. They later expanded their vision to include additional families facing the same circumstances in the Pagosa Springs area.

“Once adults with developmental disabilities reach the age of maturity, they age out of various state support programs and are now stuck,” the organization’s website states. “Parents can wait up to 10 years or longer to clear the waiting list at other state or nationwide facilities. Pagosa Springs does not have any group homes or residential facilities currently.”

The ultimate goal and purpose for the nonprofit is to build Aspen House, which, the website highlights, is to “provide room and 24/7 support services for adults with mild to moderate developmental disabilities. A qualified support team will assess each resident and create an Individualized Program Plan (IPP) for each resident based

on their specific needs and desires. Round-the-clock care will be provided for the safety of the residents. The program also includes wrap-around resources such as recreation, therapy, community engagement and vocational support services. In addition, all services and programs will be available to non-resident community members that qualify. Once the initial home is built, we will build additional homes to serve people with other needs.”

The organization’s website also notes that, according to the 2020 census, up to 1,200 residents in Archuleta County have a cognitive disability.

“Yet, there are no adequate housing facilities or services in Archuleta County for these individuals,” it states. “Without affordable and accessible housing, many are at risk for homelessness and institutionalization. Currently, many adults live with their aging parents or guardians. The parents worry about how their children will live out their lives with the love and support needed and in the town

Continued on page 37

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Land and building only MLS 801267 ■ \$1,700,000



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Fully operational turnkey income-producing business. Rentals, laundromat, post office with 5-year lease, gas station, convenience store, liquor store
MLS 791582 ■ \$1,700,000



35.81 acre horse ranch property, ag status, electric, water, Internet available at road. Survey completed.
MLS 797745 ■ \$300,000



12.25 acres, 2 single-wide homes, greenhouse, secluded location. Possible owner carry.
MLS 802944 ■ \$325,000



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MLS 802696 ■ \$255,000



San Juan River-front property, electricity nearby. 1.45 acres with gorgeous mountain views.
MLS 799749 ■ \$289,900



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ARCHULETA COUNTY DEMOGRAPHIC & INCOME PROFILE

Summary	2000	2010	2021
Population	9,898	12,084	14,003 (2022)
Households	3,980	5,267	5,770
Families	2,872	3,561	
Average Household Size	2.47	2.27	2.27
Owner-Occupied Housing Units	3,057	3,947	4,023 (2016)
Renter-Occupied Housing Units	923	1,320	1,359 (2016)
Median Age	40.7	48.4	50.0

POPULATION & POPULATION GROWTH

	2021	2000	1990
State of Colorado	5,839,926 (2022)	4,301,261	3,294,394
State of Colorado: 104,093.57 Sq. Miles			
Population Density (People per Sq. Mile):	55.7	41.5	31.8
Median Age (Years):	37.6	34.3	
Average Household Size (People):	2.52	2.53	
Archuleta County			
Archuleta County: 1,355.48 Sq. Miles			
Archuleta County Population	14,003 (2022)	9,898	5,345
Population Density (People per Sq. Mile):	9.9	7.3	3.9
Median Age (Years):	50.0	40.8	
Average Household Size (People)	2.27	2.5	2.7
Per Capita Income (PCI):	\$42,807	\$21,683	\$19,156
Median Household Income:	\$62,907	\$43,259	
Cost of Living Index	95.9		

Sources: <http://www.census.gov/>
<http://quickfacts.census.gov/>
www.city-data.com/county/Archuleta_County-CO.html

www.townofpagosasprings.com/colorado.gov
cdola.colorado.gov

ARCHULETA COUNTY EDUCATIONAL ATTAINMENT (2021)

Population 25 years & over	
High school graduate (includes equivalency)	21.9%
Some college, no degree	26.7%
Associate degree	5.6%
Bachelor's degree	26.0%
Graduate or professional degree	13.9%
High school graduate or higher age 25+	94.0%
Bachelor's degree or higher age 25+	39.9%

EMPLOYMENT BY INDUSTRY (2021)

Agriculture, forestry, fishing, hunting, mining	7.6%
Construction	13.1%
Manufacturing	2.0%
Wholesale Trade	0.1%
Retail trade	9.1%
Transportation and warehousing, utilities	3.6%
Information	0.5%
Finance, insurance, real estate, rental, leasing	3.2%
Professional, scientific, management, administrative, waste management services	15.8%
Educational, health care, social assistance	17.1%
Arts, entertainment, recreation, accommodation and food services	16.1%
Other Services, except public administration	7.5%
Public administration	4.1%
Unemployment — County (March 2023)	2.8%

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FY 2023 Colorado FMR Metropolitan Area Summary, 40th percentile

Metropolitan Area Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Boulder	\$1,397	\$1,578	\$1,911	\$2,541	\$3,004
Colorado Springs	\$1,020	\$1,183	\$1,484	\$2,109	\$2,528
Denver-Aurora-Lakewood	\$1,390	\$1,538	\$1,856	\$2,449	\$2,750
Fort Collins	\$1,210	\$1,232	\$1,539	\$2,187	\$2,469
Grand Junction	\$713	\$812	\$1,066	\$1,515	\$1,816
Greeley	\$951	\$1,063	\$1,380	\$1,961	\$2,156
Pueblo	\$815	\$854	\$1,124	\$1,471	\$1,674
Teller County	\$899	\$1,122	\$1,344	\$1,910	\$2,289

FY 2023 Colorado FMR Local Area Summary, 40th percentile

Locality Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Alamosa County	\$743	\$748	\$985	\$1,238	\$1,678
Archuleta County	\$928	\$966	\$1,232	\$1,639	\$1,990
La Plata County	\$1,094	\$1,307	\$1,476	\$1,916	\$2,514
Montezuma County	\$847	\$852	\$1,122	\$1,366	\$1,911
Ouray County	\$1,206	\$1,214	\$1,598	\$2,122	\$2,242
Rio Grande County	\$691	\$695	\$899	\$1,204	\$1,452
San Miguel County	\$1,144	\$1,300	\$1,711	\$2,082	\$2,763


Source: www.huduser.gov

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Pagosa Springs

Continued from page 32

they know. Other adults with developmental disabilities continually struggle to find a place that can support their needs and often feel isolated. Many are at risk of institutionalization away from Pagosa and the people they love.”

The Aspen Services portion of the organization was founded in 2020 and provides services such as individualized employment placement; a day habilitation program that focuses on quality of life, overall function and independence in the community; community connections such as opportunities for recreation, social/communication and physical fitness; and prevocational services to build job readiness skills for real-world employment.

To accomplish some of these goals, the organization founded the Aspen House Truffle Company and took over operation of PS Froyo — two popular and tasty ventures.

As the website puts it: “Truffles bring joy ... any kind of truffles. But the truffles made by the Aspen House Truffle Company are special. Not only are they made by future residents of Aspen House, but each truffle sold moves them closer to living independently with peers from their community. The Aspen Truffle Company was started with a dream to provide an opportunity to raise money for the home and learn a skill that they could team up and be creative.”

Adults in the program volunteered to learn how to make the truffles from start to finish. The company even offers special holiday flavors and makes the truffles for other organizations’ events.

In addition to special events, the truffles are also sold daily alongside a number of other tasty treats at PS Froyo, which Aspen House and Aspen Services began managing in 2020.

In addition to a variety of flavors of frozen yogurt with abundant toppings, the establishment offers homemade bagels and bagel sandwiches, teas and more.

PS Froyo not only supports the nonprofit’s goal of building Aspen House with its sales, but it also provides job training and life skills for the adults in the program.

As the organization’s website makes clear, “The mission is clear. Learn a skill to make a business work to support a dream of living independently.”

To learn more about Aspen House and Aspen Services, visit aspenhousepagosa.org/.



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Denver International Airport (DIA)	(800) 247-2336	http://flydenver.com
Airports / Regional		
San Luis Valley Regional Airport (SLV)	(719) 589-1138	http://www.sanluisvalleyairport.org
Durango/La Plata County Airport (DGO)	(970) 382-6050	http://www.flydurango.com
Four Corners Regional Airport (FMN)	(505) 599-1394	http://www.fmntn.org/172/Airport
Airports / Local		
Archuleta County Airport at Stevens Field	(970) 731-3060	http://www.archuletacounty.org/45/airport
Car / Truck Rental		
Pagosa Auto Rents	(970) 585-9181	http://www.pagosaautorents.com
U-Haul Neighborhood Dealer	(970) 731-2404	http://www.uhaul.com
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Kangaroo Express	(970) 247-8191	
The UPS Store	(970) 731-8771	http://pagosasprings-co-5807.theupsstorelocal.com
United States Postal Service	(970) 264-5440	http://www.usps.com
Transportation		
Mountain Express Public Transport	(970) 264-2250	https://www.archuletacounty.org/520/Transportation
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Wilderness Journeys	(970) 731-4081	http://www.wildernessjourneypagosa.com

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Warren Brown (R)	(970) 264-8300
Veronica Medina (R)	(970) 264-8300

Pagosa Springs Mayor

Shari Pierce	spierce@pagosasprings.co.gov
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Pagosa Springs Town Council

Madeline Bergon	mbergon@pagosasprings.co.gov
Mat deGraaf	mdegraaf@pagosasprings.co.gov
Matt Deguise	mdeguisse@pagosasprings.co.gov
Brooks Lindner	blindner@pagosasprings.co.gov
Leonard Martinez	lmartinez@pagosasprings.co.gov
Gary Williams	gwilliams@pagosasprings.co.gov

State Representative

District 59: Barbara McLachlan (D)	(303) 866-2914
------------------------------------	----------------

State Senate

District 6: Cleave Simpson (R)	(303) 866-4875
--------------------------------	----------------

Federal

U.S. House of Representatives	
District 3: Lauren Boebert (R)	(970) 317-6130

U.S. Senate

Michael Bennet (D)	(970) 259-1710
John Hickenlooper (D)	(303) 244-1628

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<https://cdle.colorado.gov/wfc>
connectingcolorado.com, Job Search
(970) 247-0308

Colorado Division of Vocational Rehabilitation (Durango)

www.dvr.colorado.gov
(970) 247-3161

Community Connections

communityconnectionsco.org
(970) 259-2464

Pagosa Springs Area Chamber of Commerce

pagosachamber.com
(970) 264-2360

The Pagosa Springs SUN

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www.sjboces.org
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HOUSEHOLDS BY INCOME	2000		2014		2021	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	648	16.2%	518	9.7%		8.2%
\$15,000 - \$24,999	563	14.1%	689	12.9%		8.4%
\$25,000 - \$34,999	573	14.4%	652	12.2%		6.0%
\$35,000 - \$49,999	839	21.0%	903	16.9%		17.6%
\$50,000 - \$74,999	729	18.3%	988	18.5%		20.4%
\$75,000 - \$99,999	306	7.7%	620	11.6%		16.0%
\$100,000 - \$149,999	165	4.1%	657	12.3%		11.6%
\$150,000 - \$199,999	63	1.6%	118	2.2%		5.0%
\$200,000+	103	2.6%	187	3.5%		6.8%
Median Household Income		\$38,333		\$48,186		\$62,907
Average Household Income		\$53,743		\$70,257		\$76,876 (2020)

POPULATION BY AGE	2010		2014		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	519	4.3%	616	5.1%	596	4.5%
5 - 9	874	7.2%	613	5.1%	786	5.9%
10 - 14	1,124	9.3%	573	4.7%	653	4.9%
15 - 19	1,562	12.9%	680	5.6%	582	4.4%
20 - 24	996	8.2%	607	5.0%	455	3.4%
25 - 34	867	7.1%	1,086	9.0%	1,336	10.1%
35 - 44	820	6.8%	1,295	10.7%	1,586	12.0%
45 - 54	1,297	10.7%	1,738	14.3%	1,379	10.4%
55 - 64	2,248	18.5%	2,507	20.7%	2,436	18.3%
65 - 74	1,118	9.2%	1,552	12.8%	2,452	18.5%
75 - 84	570	4.7%	636	5.2%	794	6.0%
85+	141	1.2%	229	1.9%	212	1.6%
Total	12,136		12,132		13,267	



Volunteer opportunities

In addition to the wondrous beauty, plentiful wildlife and an active outdoor lifestyle that you will enjoy in Pagosa Springs, there are tremendous opportunities for enriching your life by volunteering in the community. No matter what your level of involvement has been in the past, you will find wonderful ways to share your interests, talents and abilities.

Pagosa Springs has traditional civic clubs, churches and organizations that you will find in almost every community. There are two Rotary clubs that are very active. The churches and nonprofit community have a wide variety of projects and activities year-round. Loaves and Fishes provides a free hot meal every Thursday with different organizations adopting a week of service. Habitat for Humanity builds and renovates homes using both local and national volunteers.

There are also multiple organizations supporting Pagosa's youth. Big Brothers Big Sisters provides mentors for boys and girls who need an active role model. 4-H, Girl Scouts and Scouts BSA help keep our youth involved in positive activities, including the Archuleta County Fair.

For our veterans or active military, there are Veterans For Veterans and the American Legion Post 108.

The Democratic Central Committee and the Republican Women meet regularly and are involved in community affairs.

We also have many volunteer opportunities unique to our area.

If you like outdoor activities, you can volunteer with clubs like the San Juan Outdoor Club, the Pagosa Nordic Club, the Gray Wolves Ski Club or the Back Country Horsemen. If you have a love of history, you can be a guide with the Chimney Rock Interpretive Association for Chimney Rock National Monument or volunteer with the Pagosa Springs History Museum (San Juan Historical Society). If you love animals, you can be a volunteer at the Humane Society Shelter or Thrift Store, LASSO horse rescue or other organizations.

In addition to paid professional staff, the Pagosa Fire Protection District relies heavily on volunteer firefighters. The San Juan Mounted Patrol assists with numerous community events and emergencies.

To help people who need assistance in our backcountry or with emergencies, we have the Upper San Juan Search and Rescue.

If the arts are your passion, we have Pagosa Springs Arts Council, Friends of the Library, Curtains Up Pagosa, the Thingamajig Theatre Company, Pagosa Community Choir and the Pagosa Springs Community Band. There is a garden club, a photography club, a quilting club and more. The Audubon Society has an active presence in the community.

You can find out more about organizations that interest you at PagosaSUN.com.

Volunteering can enrich your life, allow you to share your talents and pursue your passions!

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Photo courtesy Pagosa Skaters Coalition For Concrete

The Parks of Pagosa

The parks of Pagosa Springs run the gamut from the wild and natural pine forest on Reservoir Hill to the well-manicured fields of Yamaguchi Park. What follows is a list of each park and a description of what it has to offer.

Reservoir Hill — The most prominent physical feature of the downtown area, Reservoir Hill towers over the south bank of the San Juan River and is distinguished by the large green water tank visible from U.S. 160.

The park is accessible from three trailheads — located across the highway from the River Center, behind the Healing Waters Spa and next to the U.S. Post Office — and offers miles of hiking and biking trails ranging from gentle and peaceful to steep and technical.

A large meadow right next to the water tank is the home to the Four Corners Folk Festival over Labor Day weekend. A large, wooden gazebo in the festival meadow is available to rent for special occasions such as weddings or reunions.

Located one-fourth of a mile east of the gazebo is an overlook that allows one to overlook the town and see stunning views.

Reservoir Hill is also home to one of the best disc golf courses in the region, featuring 18 baskets, 18 regular tee boxes and 18 alternative tee boxes for those experts looking for a bit more challenging

game.

There are restrooms available on the hill.

Centennial Park — Centennial Park stretches along the river behind the Archuleta County Courthouse, and includes several tables for enjoying a nice family picnic while watching the activities in the river and the hot springs beyond. A pedestrian bridge provides a continuous connection for the Riverwalk that winds through the wetlands behind Town Hall and the Ross Aragon Community Center. A pedestrian bridge at the other end of the park connects to The Springs Resort and Spa.

Town Park — On the southeast corner of the U.S. 160/ Hot Springs Boulevard intersection, Town Park connects to Centennial Park via the Riverwalk and contains a wind harp, bathrooms, a drinking fountain, picnic tables, barbecue grills, a pirate ship-themed playground, climbing boulders, two special-event 200-amp electrical services and a white-water feature in the adjacent river.

The park and the athletic field across Hermosa Street host several events throughout the year, including the Fourth of July Park 2 Park Arts and Crafts Fair, ColorFest and the Mountain Chile Cha Cha.

Yamaguchi Park — Located on South 5th Street between Pagosa

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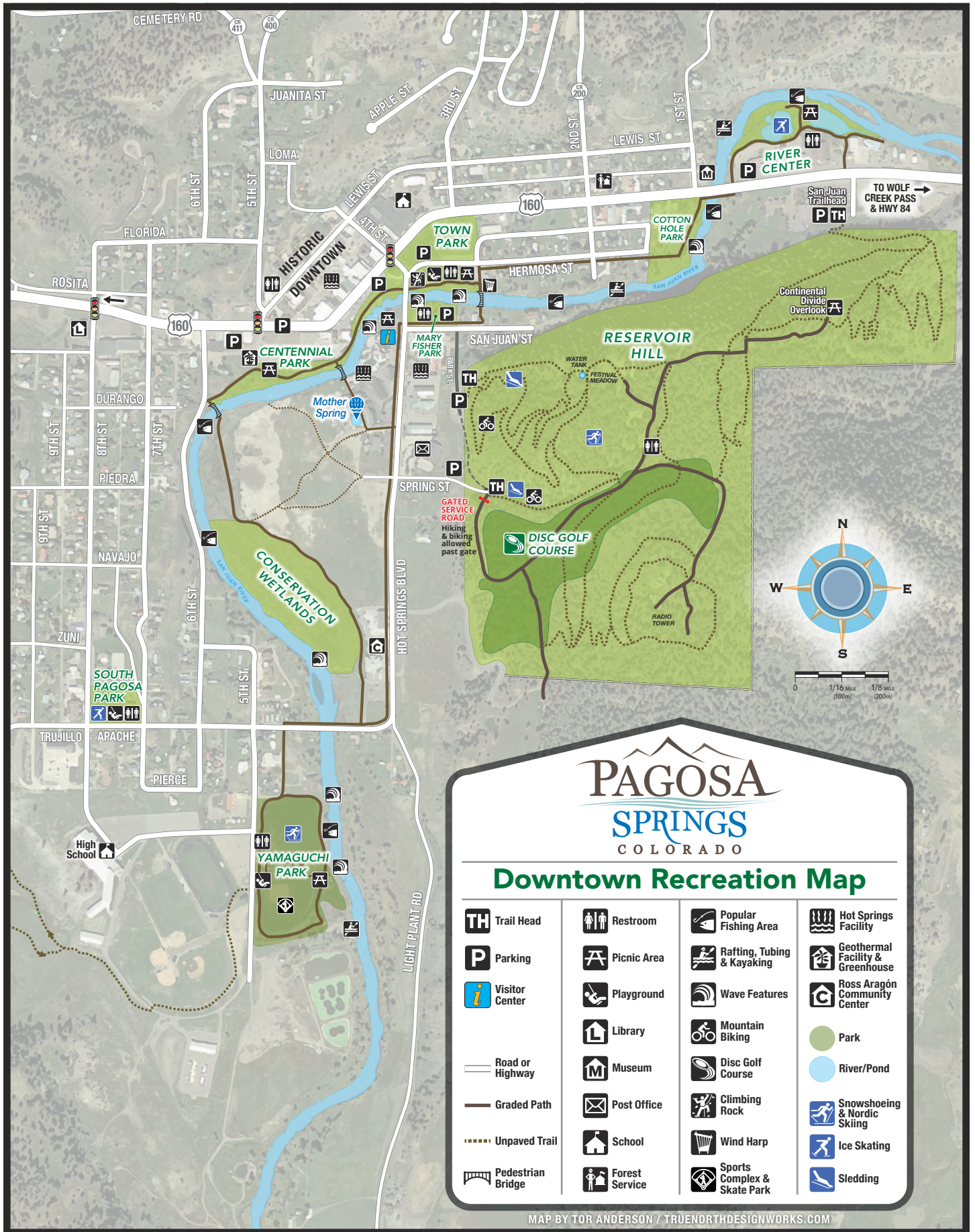
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PAGOSA SPRINGS
COLORADO

Downtown Recreation Map

TH Trail Head	Restroom	Popular Fishing Area	Hot Springs Facility
P Parking	Picnic Area	Rafting, Tubing & Kayaking	Geothermal Facility & Greenhouse
Visitor Center	Playground	Wave Features	Ross Aragón Community Center
Road or Highway	Library	Mountain Biking	Park
Graded Path	Museum	Disc Golf Course	River/Pond
Unpaved Trail	Post Office	Climbing Rock	Snowshoeing & Nordic Skiing
Pedestrian Bridge	School	Wind Harp	Ice Skating
	Forest Service	Sports Complex & Skate Park	Sledding

MAP BY TOR ANDERSON / TRUENORTHDESIGNWORKS.COM



Springs High School and the river, Yamaguchi Park is home to a favorite hangout for local kids — the Pagosa Skate Park. The Skaters Coalition for Concrete, a local grassroots organization formed over a decade ago, raised funds and added a full-sized bowl to the 4,500-square-foot concrete terrain at the park.

The park was designed to appeal to skaters of all ability levels and includes several plaza elements and a bowl feature.

The park is open from dawn to dusk throughout the year, provided the skating surface is free of ice and snow in the winter months.

Another amenity of Yamaguchi Park is the kayak/raft launching facility and two whitewater features, complemented by the paved Riverwalk to facilitate viewing activities on the river.

A heated year-round restroom, drinking fountain, picnic tables, barbecue grills and picnic shelter allow for family gatherings, while a state-of-the-art playground, climbing boulder, an outdoor basketball court, a pump track for bicycle use and beautiful soccer and softball fields give plenty of room for the kids to play. An events and performance venue with electrical service is also available.

Yamaguchi Park South — Yamaguchi Park South is located just south of Yamaguchi Park on South 5th Street. There are 12 acres of park and open space for development. Eight outdoor pickleball courts will be completed by June 2023. A dog park will be completed this year as well.

Mary Fisher Park — Along the south bank of the San Juan River directly across from Town Park, and connected to it by another pedestrian bridge, Mary Fisher Park contains several picnic tables, as well as a changing screen for kayakers and inner tubers to use before hitting another one of the new whitewater river features. A heated, year-round restroom will open in May of 2023.

River Center Park — Nestled behind the River Center shops on the east end of town (from U.S. 160 go behind the River Center buildings), the River Center Park contains two small fishing ponds with a handicap-accessible pier and access to the river for launching rafts and kayaks. The park also offers a playground climbing structure for kids.

South Pagosa Park — A true neighborhood park located on the south side of town on Apache Street between 7th and 8th streets, South Pagosa Park has bathrooms, a drinking fountain, picnic tables, barbecue grills, a picnic shelter, horseshoe pits and a playground. An ice rink is available during the winter months.

Cotton Hole Park — Located east of Town Park at the end of Hermosa St., a concrete trail runs through the park. This park invites a relaxing environment and the San Juan River is accessible from this park for tubing and kayaking. This park will continue to have a natural setting and will not be over developed.



Photo courtesy Elise Soniat/Source Of Light Imagery

Pagosa Springs: The Best of Both Worlds

Are you worried that relocating to Pagosa Springs and the surrounding community in the heart of the beautiful San Juan Mountains might leave you without the basics and the luxuries you've come to rely on?

Let those worries fade away: Pagosa Country offers the best of both worlds — a wonderful, small-town environment and shopping and dining opportunities that will satisfy your needs and cravings.

There's not much you'll want or need that you can't get in Pagosa.

A wide variety of businesses, from small to large, serve up goods from hardware to luxury lighting, from clothing (everyday and fancy) to sporting equipment, from gear for the horse owner to motorized off-road vehicles.

Looking for furniture, either utilitarian or high-end? You can find it in Pagosa. Appliances? Electronic goods? You'll find them here.

What about dining? There's plenty in Pagosa to satisfy even the most discriminating palate. Pagosa has about as many eating establishments per capita as any town you can think of, with the options spanning the spectrum in terms of styles of cuisine and price.

Want a down-home breakfast? No problem. Looking for a muffin or

croissant, specialty coffees and espresso drinks? We have those.

When dinner calls, you need only to determine what kind of cuisine you're in the mood to sample: continental, American, French, Thai, Chinese, Italian, barbecue, steaks and chops, Mexican, seafood, breweries with classic pub fare, burgers and fries, a menu with plenty of options for the kids. You name it, you've got it. In all price ranges.

A night out, with a meal at a favorite restaurant, is one of Pagosa's great pleasures. Take advantage of it whenever you can.

In need of some entertainment? Fear not, you can find it in Pagosa. Local bars and pubs regularly feature music and, on any given night, one can choose from jazz, rock, blues and others. Art galleries provide art lovers with opportunities to indulge their passion. Or, how about a rodeo? A play? We have those, too, and other organizations hold events year-round that can keep anyone busy and having fun.

Pagosa is small, yes. But Pagosa packs a lot onto its small frame. That's part of the joy of living and working here — you are in the heart of an environment that appeals to even the most discerning outdoor enthusiast, but you have the dining, shopping and cultural amenities you need to indulge your whims. It's a great place to be!

Senior Living in Pagosa

“To support seniors in living healthy, vibrant and independent lives” is the purpose of the Pagosa Springs Senior Center.

The Senior Center has an array of activities and services for the young at heart, along with supportive services for those in need of more assistance. The center schedules various outings and games for fellowship and fun.

The center offers delicious lunches, including a fabulous salad bar, Monday through Friday. Weekly menus are printed in The Pagosa Springs SUN newspaper. Seniors interested in dining at the center can make reservations by calling (970) 264-2167. Home-delivered meals are available to qualifying home-bound individuals.

Flu shot clinics are offered in the fall as well as free screenings through the San Juan Basin Public Health Department twice a month, free blood pressure checks weekly, and a wellness clinic once a month.

The center also collaborates with Mountain Express to provide bus transportation for attending lunches, going to the post office, pharmacy, grocery store and other necessary errands. Arranging transportation can be completed by contacting Mountain Express at (970) 264-2250.

Additionally, the San Juan Basin Area Agency on Aging offers a wide range of supportive informational and referral services. Services include Medicare counseling, legal assistance and Alzheimer’s support programs, to name a few. Their telephone number is (970) 264-0502.

For more information about the Pagosa Springs Senior Center and the San Juan Basin Area Agency on Aging, visit their offices, located in the Ross Aragon Community Center at 451 Hot Springs Blvd. Call (970) 264-2167, or go online to www.psseniors.org. Staying active and engaged in Pagosa Springs is easy.

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Wolf Creek Gun and Bow Association

Aiming to provide a safe and enjoyable environment to promote the responsible use, training and education for all shooting disciplines

By Chris Boyd Wolf Creek Gun and Bow Association

The Wolf Creek Gun and Bow Association (WCGBA) is a recognized 501(c)(3) nonprofit organization that opened for membership in June 2021. During its first year, approximately 200 people became members, of which approximately 30 percent are women. The current roster of members ranges in age from early 20s to mid 80s.

The mission of the WCGBA is to provide a safe and enjoyable environment to promote the responsible use, training and education for all shooting disciplines in the Pagosa Springs area. There is an emphasis upon teaching youth safety and healthy respect of firearms as a means of preventing injuries involving youth with firearms.

Since Pagosa Country is comprised of a significant percentage of firearms owners, it is envisioned that WCGBA will provide a range location for a large portion of the area residents, as well as meeting the needs of the many hunters from outside the immediate area.

WCGBA recently entered a partnership with Pagosa Lakes Property Owners' Association to design and develop an archery range on land adjacent to U.S. 160 on the west end of town. Once a suitable property becomes available, WCGBA plans to develop a firearms range.

While there are places to shoot in Archuleta County, there has never been a site dedicated exclusively for such purpose. The benefits of a dedicated location include:

- Enhanced safety for participants and those in the surrounding

area by ensuring projectile containment with appropriate bullet traps/backstop.

- Environmental benefits: cleaner forests and reduced soil and water hazards.
- Reduced threat of an accidental wildfire.
- Prevent inadvertent conflict between shooters and other users of national forest land (hikers, equestrians, ATVs, etc.).
- Greater educational opportunities for students, residents and hunters. It is envisioned that a classroom structure would provide an instructional environment for firearms safety, concealed handgun and hunter education courses.

WCGBA plans to provide its members the following opportunities in 2023:

- Situational Awareness and Survival Mindset.
- A shooting competition for pistol and rifle competitors.
- A trip to the NRA's Whittington Center in Raton, N.M.
- Basic Handgun Class.

For additional event details and dates, please see our website at: www.wolfcreekgunandbow.org.

The greatest challenge is identifying a suitable location to develop a firearms range. Should you have any ideas, wish to donate land or finances to assist in this endeavor, or want to volunteer on any of the committees, please contact us at: info@wolfcreekgunandbow.org.



Relocating your animals

Moving to a new town with your pets can be an exciting adventure with many new discoveries. It can also be a bit stressful for you and your pets leaving behind the familiar. For peace of mind, plan ahead for your pet's safety during the move. There are many Internet sources of good information on how to safely move your pets, as well as great tips on how to help your dogs or cats acclimate to their new home.

Before you move, make sure that your pets are healthy and up to date on their vaccinations. If you are moving from out of state with dogs or cats, Colorado requires that you have a Certificate of Veterinarian Inspection (CVI) that is no more than 30 days old. If your cat or dog is three months or older, they must also have had a rabies vaccination within the preceding 12 months. For livestock and other animal requirements, visit the Colorado Department of Agriculture website (colorado.gov/ag).

Part of moving involves gathering all your important personal documents. Make sure you do the same for your pets. Have all of their health and vaccination records on hand so that when you choose a local veterinarian you can provide your new vet with your pets' medical histories.

Losing a pet can be nerve-wracking. The Humane Society of Pagosa Springs (HSPS) operates the only animal shelter in the area, located at 465 Cloman Blvd. The shelter is open seven days a week. A call to the animal shelter at (970) 731-4771 should be one of your first steps in finding a lost pet. HSPS is also an administrator for the Lost/Found Pets Pagosa Springs Colorado Area Facebook page. This Facebook page is visited regularly by a lot of community members and has helped reunite many lost pets with the owners over the past several years.

The HSPS website (humanesociety.biz) hosts detailed information on what to do if you and your pet become separated. Check the

website's "Lost and Found" page for a list of useful suggestions. The website also has information on adoptions, low-cost spay/neuter voucher programs and other community services.

To aid in finding a lost pet, make sure that your pet always wears a secure collar with a sturdy identification tag attached. The ID tag should contain your name and contact information, including information on rabies vaccination. If you are moving, make sure the tag has your current cell phone number. Secondly, have a microchip inserted in your pet. This aids identification if your pet's collar is lost or removed. The HSPS animal shelter scans every incoming pet for a microchip. Make sure you have registered your pet's chip with the manufacturer, and update your microchip contact information with your new address and relevant phone numbers right before you move. If your pet does not have a microchip or a collar ID tag, the HSPS shelter can provide both at a reasonable cost.

Pagosa Springs and Archuleta County do not require licensing for dogs or cats at this time. You are, however, required to have a current rabies vaccination for your pets. While the Town of Pagosa Springs does have a leash law, Archuleta County does not. You are required to have your dog under control at all times, whether by leash or verbal command. If you want to exercise and play with your dog in a safe, controlled environment, there is a fenced community-accessible dog park at the HSPS animal shelter.

If you are purchasing property in Pagosa Country, make sure you check for additional pet regulations or restrictions in the covenants of your property owners association. Keep in mind, too, that regardless of where you live, some homeowner insurance policies have certain dog breed exclusions, so check your insurance policy for pet restrictions.

Pets are important members of our community, and Pagosa Springs is one of the most animal-friendly places that you will find in all of Colorado.



Photo courtesy Mark Meier

Living with wildlife

If you have a camera and are inclined to trek through the extensive wilderness that composes the greater portion of Pagosa Country, be prepared for the chance to snap the shot of a lifetime.

In a region that ranges from 6,000 to 13,000 feet in elevation, the 1.8-million-acre San Juan National Forest not only hosts a complex diversity of climate zones, ecological niches and microenvironments, but also is home to a vast array of wildlife that call these diverse habitats home. As the country climbs in elevation from the south and east to the mountains north and west, that diversity becomes apparent as high-desert plateau gently transitions into alpine forest, then dramatically ascends beyond the tree line to alpine tundra. While many species of wildlife prefer to inhabit a specific ecological zone, others travel throughout Pagosa Country, seeking resources and habitat wherever they can find them.

Coyotes, foxes, cougars and black bears may roam the region at almost any elevation and are a common sight (and sometimes a nuisance) for residents. A special, but not uncommon, sight is the symbol of our country — the bald eagle — soaring majestically above meadows, lakes or rivers at all elevations. Snapping a photo of one of these birds perched atop a ponderosa pine is a rare treat.

In the lower reaches, short-horned lizards, eastern fence lizards, western rattlesnakes and ringtail cats share sandy sage flats, arid rocky slopes, deep canyons and sandstone mesas with jackrabbits, prairie dogs, elk and mule deer. Piñon jays, turkey vultures, red-tailed hawks and golden eagles commonly grace the sun-drenched skies above the high-desert plateau.

In the high country, observers may see bighorn sheep, snowshoe hares, ptarmigan or a rare Canada lynx. Although normally a denizen of high-country meadows, willow flats, forests and lakes north of Pagosa Springs, it is not unusual for the Shiras moose to be seen at most elevations. The largest member of the deer family, these solitary individuals occasionally wander the streets and outskirts of town.

While the encroachment of civilization on some of the region's wil-

derness has decreased the numbers of several species in the area, many other species are thriving and even increasing in numbers, including foxes and coyotes, mule deer, bears, magpies, crows and ravens, golden and bald eagles, wild turkeys and vultures. While mountain lions are normally solitary and secretive, reported sightings have become frequent, particularly between the hours of 10 p.m. and 4 a.m. Residents are cautioned not to feed local wildlife, especially as prey species can attract lions into residential areas. Food should never be left out to attract bears.

In the spring and early summer, infrequent hikers and wildlife watchers will invariably stumble upon a newborn fawn or elk calf. Baby birds, rabbits, foxes and squirrels may appear quite approachable, yet mother is almost certainly nearby. As long as a potential predator lurks about, she'll not return to feed or coddle her young. Therefore, it is always best to back away and leave little ones as they're found. Survival in the wild is challenging enough without avoidable human interference.

In a bountiful area as rich and diverse as Pagosa Country, vigilant observers will enjoy an array of wildlife matched by few places on earth. The adventurous outdoors person traveling the canyons, mesas and forests early or late, moving in silence and employing a pair of good field glasses, is almost guaranteed to be rewarded with the sight of wildlife in their natural habitat — and the experience of a lifetime.

Please note that wildlife should not be harassed, captured, domesticated or fed. Intentional or inadvertent feeding is the major cause of most wildlife problems. Under Colorado law, intentionally feeding big game animals is illegal. The prohibition applies to deer, elk, pronghorn, mountain goats, bighorn sheep, mountain lions and bears.

For more information about the best hiking trails for wildlife watching in the San Juan National Forest and surrounding wilderness areas, visit the U.S. Forest Service website at www.fs.usda.gov/sanjuan/ or stop by the Pagosa Ranger Station at 180 Pagosa St.

For information about Colorado's wildlife and hunting and fishing licenses, go to Colorado Parks and Wildlife's website at cpw.state.co.us.



Home to Outdoor Enthusiasts

Pagosa Springs has the privilege of enjoying four distinct seasons, each one playing host to myriad activities. Participating in outdoor activities is like being a kid in a candy store, with appealing options no matter the season. Groups like the San Juan Outdoor Club and Gray Wolves offer activities all year long in a group setting. Face a challenging hike up Pagosa Peak or head out on a hut-to-hut excursion with like-minded enthusiasts and capitalize on the over 3 million acres of national forest and wilderness areas surrounding Pagosa Springs.

When the days begin to warm up, resident activities exemplify the phrase “spring fever.” Walking around town or taking a quick trip up Reservoir Hill on your lunch hour gets everyone in the mood for summer. As the snow begins to melt and the river rises, kayak and rafting enthusiasts hit the river. The San Juan River boasts several developed water features downtown. There is also improved fishing access and ongoing habitat improvements along the river through town. Fish are plentiful in Pagosa waters, with species including catfish, bass, pike and a variety of trout. Hikes in the lower elevations, perhaps around the Piedra River Trail, are a great way to break in the season and relish the beauty of the first signs of spring. Usually by April cyclists abound, enjoying moderate rides together to get in shape for the season. Spring also brings out birding enthusiasts who tag and identify which species have returned to beautiful Pagosa Country.

Summer brings out the athlete in us all with warm days, cool nights and typically excellent weather conditions. Summer is perfect for just about every sport, especially hiking, mountain and road biking, and running. Summer also means motorcycle rides, offroading and camping in gorgeous locations. Pagosa Springs boasts a wonderful 27-hole golf course, two 18-hole disc golf courses located on Reservoir Hill and at Cloman Community Park and one nine-hole disc golf course in Aspen Springs. Boaters enjoy cruising on Navajo Lake, which spans the Colorado and New Mexico border. Horse enthusiasts head to the Western Heritage Event Center to compete in team roping and rodeo events.

Many of the activities of summer continue into the fall. Athletes get

to enjoy the stunning hues of changing leaves as they add another layer of clothing in the evenings. The temperate weather mixed with the gorgeous colors is just another incentive to get out and enjoy the outdoors.

Winter is just as active as the other seasons. For the alpine skier, Wolf Creek Ski Area is just 24 miles away and is known for its radical powder days. The volunteer Nordic Club has developed and grooms an extensive system of trails for classic and skate skiing. Snowed-over hiking trails become excellent snowshoeing trails in the winter. If you feel the need for speed, the Wolf Creek Trailblazers snowmobile club is out and about enjoying the hundreds of miles in the backcountry. Consider ice skating or checking out the plethora of sledding hills in the area.

Pagosa has outdoor activities to enjoy all year long! It is no wonder that so many people choose to live in this stunning mountain town overflowing with natural wonders for individuals of all ages and abilities. Explore on your own or join up with one of the many organizations that will happily show you the ropes and introduce you to the wonders of Pagosa's outdoors.

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Photo courtesy Michael Pierce Photography

Getting here from there

Stevens Field Airport

Archuleta County's Stevens Field, located just 3 miles west of downtown Pagosa Springs, is one of the most scenic airports around.

In addition to beauty, the airport boasts a fully lit asphalt runway that is 100 feet wide and 8,100 feet long. That runway has aircraft weight capacities of 70,000 pounds for dual-wheel gear and 59,000 pounds for single-wheel gear. Flight safety at the high-altitude, general aviation airport is reinforced with a Precision Approach Path Indicator system.

The airport has seen a great deal of improvement over the years. In 2006, workers widened and resurfaced Runway 10/19 and built a new fixed-base operations building at midfield to provide fuel and services to local and visiting aircraft. In 2008, a new 3,000-foot parallel taxiway was constructed. In 2013, Archuleta County acquired additional snow removal equipment solely to be used at the airport. Alongside the other improvements, new hangars have appeared, an Automated Weather Observation System (AWOS) has been installed, and the airport identifier became KPSO.

In keeping with its commitment to Archuleta County and Stevens Field, the Federal Aviation Administration also completed and published a GPS instrument approach for pilot use during nighttime and low-visibility landings.

In 2015, nearly \$6 million was spent to extend the parallel taxiway and complete

other associated projects, further increasing the efficiency of aircraft movement and safety.

Those improvements have not only increased safety, but have also helped solidify the airport's status as an economic driver for the community. According to an economic impact study completed by the airport's advisory committee, for every dollar Archuleta County invests in the airport, the county receives a return of \$10.86. The 2020 Colorado Aviation Economic Impact Study also touted the economic impact of local airports like Stevens Field.

For more information on the airport, visit www.archuletacounty.org/45/Airport. For specific airport management questions or concerns, call the airport manager at (970) 731-3060.

The AWOS system is available on frequency 127.175 or by phone at (970) 731-0365.

And once you've landed, Pagosa Springs has car rental agencies and transportation companies to help you get around.

Fixed-Base Operator

For aviation services or to visit Avjet Corporation, the fixed-base operator, travel 3 miles west of town, then approximately 1 mile northwest on Piedra Road (CR 600). Turn right (northeast) on Cloman Boulevard and proceed to 61 Aviation Court.

The FBO offers a number of amenities, including restrooms, telephone, shower fa-

cilities, a flight planning room, pilot snooze room, Internet, vending machines, concierge and catering services, coffee, a lounge area, heated hangar and more. Avjet also provides fuel, Avgas and Jet-A rated fuel.

For more information about these and other airport services, call Avjet at (970) 731-2127.

La Plata County Airport

The Durango-La Plata County Airport offers daily service with American Airlines and United Airlines. The airport offers a full range of services within the terminal to make your visit comfortable. The airport has short- and long-term parking, full rental car services and shuttle/taxis.

The airport is located 60 miles from Pagosa Springs at the intersection of Airport Road and County Road 309A, approximately 1 mile from County Road 309.

For more information about flights and ancillary services, visit www.flydurango.com.

Mileage from Pagosa

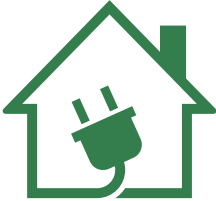
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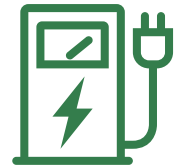
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Voter & Vehicle Registration

Motor vehicles

In making your transition from another state to Colorado or from another Colorado county, we would like to help in making the registration of your vehicle as easy as possible.

Colorado law requires you to register your vehicles, trailers, motor homes, heavy equipment, etc. within 60 days of becoming a Colorado resident. Unfortunately, the law does not allow you to keep your out-of-state plates until they expire.

If you are currently a Colorado resident and are just moving here, you may call the Archuleta County Clerk's office and they will help you change your registration address so you will receive a renewal notice from Archuleta County when your plates expire. You can also utilize our online services to make any changes at www.mydmv.colorado.gov.

Some of the most obvious reasons that, by law, constitute becoming a resident are: obtaining a Colorado driver's license, registering to vote, enrolling children into school or becoming employed. If you are retired and consider this your legal place of residence and intend to file your federal income tax with a Pagosa Springs address as your legal address, you need Colorado plates.

To obtain Colorado license plates, you will need:

1. A current registration or title from the state you are coming from.
2. Proof of Insurance.
3. A vehicle identification verification.

This is done Monday through Friday 8 a.m.-11 a.m. It will cost \$20 cash or check. Parking is located behind the courthouse. You can also go to the Sheriff's Office on Tuesday or Thursday, 8 a.m. to noon, located at 85 Harman Park Drive.

4. An acceptable form of ID.

Vehicle registration in Colorado is based on the year, weight and taxable value of the vehicle, when new. The taxable value is then depreciated according to the age of the vehicle. The office is located at 449 San Juan St., in the east side of the courthouse.

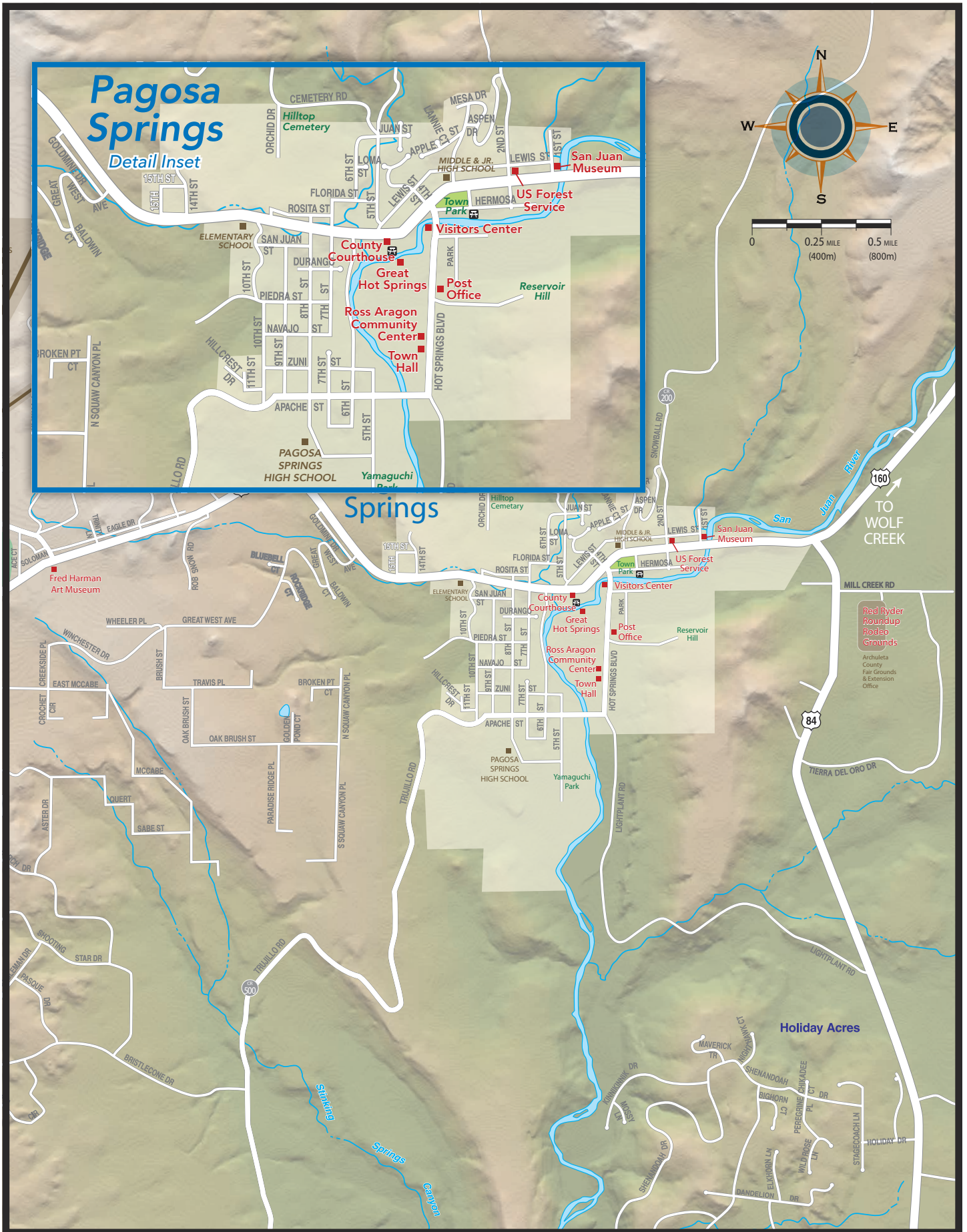
The nearest place to obtain a Colorado driver's license is Durango, approximately 60 miles west of Pagosa Springs. The DMV is located at 329 S. Camino del Rio. You may contact their office at (970) 247-4591.

Please visit www.archuletacounty.org for more information. For any questions you may have, call (970) 264-8350.

Voter registration

You may register to vote or change your address online by visiting govotecolorado.org or sos.state.co.us and following the directions for Election & Voting. Should you have questions, please call (970) 264-8331 or (970) 264-8350.





RELIGIOUS RESOURCES

Ahavat Adonai Messianic Jewish Congregation	(970) 946-5262
Amazing Grace Community Church	(970) 444-2111
Arboles Baptist Church	(970) 883-3630
Baha'i Community of Archuleta County	(800) 228-6483
Centerpoint Church - SBC	(970) 731-2205
Church of Christ - Lewis Street	(970) 264-2552
Church of Christ - Community Center	(970) 264-4236
Church of Jesus Christ of Latter-Day Saints	(970) 731-2623
Community United Methodist Church	(970) 264-5508
Open Door Church	(970) 731-5767
Grace in Pagosa	(970) 731-6200
Immaculate Heart of Mary Catholic Church	(970) 731-5744
Kingdom Hall of Jehovah's Witness	(970) 731-5826
New Thought Center for Inspirational Living	(505) 604-5031
Our Savior Lutheran Church - LCMS	(970) 731-4668
Pagosa Baptist Church	(970) 946-5166
Pagosa Bible Church	(970) 731-3120
Pagosa Unitarian Universalist Fellowship	(970) 731-7900
Pope John Paul II Catholic Church	(970) 731-5744
Restoration Fellowship	(970) 731-2937
St. Patrick's Episcopal Church	(970) 731-5801
Seventh Day Adventist Church	(970) 731-1005
Tara Mandala Buddhist Retreat Center	(970) 731-3711
Trinity Anglican Church - Orthodox Anglican	(970) 585-4124

Trash & Recycling

The Archuleta County transfer stations were established to provide a convenient location to dispose of limited quantities of solid waste and recycling materials. The facilities' capabilities in handling materials are limited due to size and resources.

- Load size is limited to 2 cubic yards (average pickup bed) per day.
- Trailers 4 feet and smaller may use the Pagosa Transfer Station.
- Large, bulky items such as furniture and appliances must go to the landfill.
- Dumpsters must go to the landfill.
- Solid waste conveyed to any facility must be covered or secured in such a manner that the waste cannot be scattered. Fines will be assessed to all uncovered or unsecured loads.
- Cash or check only.
- Additional info: www.archuletacounty.org/254/Solid-Waste.

Pagosa Transfer Station location: 2140 County Road 500

Phone: (970) 264-3311

Hours: Tuesday-Saturday, 10 a.m.-5 p.m.

Archuleta County's recycling center location: 2140 CR 500

Hours: Tuesday-Saturday, 10 a.m.-5 p.m.

Main landfill location: 9179 CR 500

Phone: (970) 264-5605

Hours: Monday-Friday, 7 a.m.-3:30 p.m., Saturday, 10 a.m.-2 p.m.

Arboles Transfer Station location: 95 CR 973

Phone: (970) 883-2644

Hours: Friday and Saturday, 10 a.m.-5 p.m.

Multiple private trash and recycling businesses offer services throughout much of the county.

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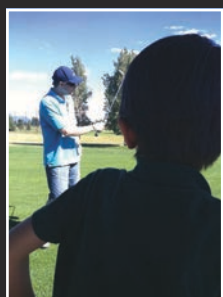
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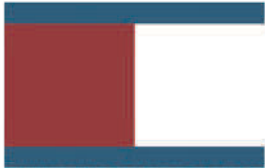
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