

February 24, 2025

From: Nathan & Jessica Loveless
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To: Huerfano County Commissioners
401 Main St
Walsenburg, CO 81089

RE: **Opposition to Proposed Development at Cuchara Mountain Park by Buckhorn Ridge Outfitters**

Dear Huerfano County Commissioners,

My name is Jessica Loveless, and I am writing to express my strong opposition to the proposed development at Cuchara Mountain Park by Buckhorn Ridge Outfitters. My family has deep ties to the Cuchara community, as I have been visiting several times a year for as long as I can remember. My husband, son, and I recently established full-time residence in Cuchara Mountain Park, and my parents own the home and lots directly across the street from us. We purchased our home from another family that is deeply invested in this area, and prior to them, my grandparents owned this cabin and were active members of the community. Our love for this area stems from its charm, uniqueness, and the absence of commercial exploitation that is prevalent in other parts of Colorado.

Over the years, we have actively participated in numerous community events and have financially supported the agreed-upon growth and development of Cuchara Mountain Park. The park's development was planned and funded through donations from the community and organizations such as the Huerfano County Board of County Commissioners via the DOLA Planning Grant, The Virginia Wellington Cabot Foundation, and the Cuchara Foundation. This funding was provided with the understanding that the park would remain a free and open space for public enjoyment, not for commercial development.

It has recently come to our attention that a local realtor is facilitating a sale of Cuchara Mountain Park to Buckhorn Ridge Outfitters, which was disingenuously planned without proper vetting of the shared desires in the community. This development proposal includes a commercial hotel and 20 tiny homes, which directly contradicts the original intent of the park.

Such commercial development has never been permitted under the neighborhood covenants and stands in stark opposition to the values of the residents who live here.

Furthermore, the process has been deliberately hidden from the residents who will be most affected by this dramatic change to their residential community. The introduction of a commercial enterprise not only violates the founding principles of Cuchara Mountain Park but also threatens the character and integrity of the Village of Cuchara itself. My family and many others did not invest in this community, enroll our child in the local school district, or commit to its future, only to have a for-profit entity exploit this cherished public space.

On behalf of the residents of Cuchara, I urge the Huerfano County Commissioners to reject any agreements with Buckhorn Ridge Outfitters and to uphold the commitments made to the community and the donors who made this park possible. We fully support the continued partnership with the Panadero Ski Corporation, which aligns with the original vision of the park as a public recreational space. There is a fine line between a successful business venture and maintaining the character of our quaint community. Moreover, we call for transparency in all further discussions on this matter to ensure that the voices of the residents are heard and respected.

I appreciate your time and consideration and sincerely hope that you will protect Cuchara Mountain Park from commercial exploitation without fair discussion with the residents. Please honor the trust placed in you by the community and the donors who contributed to this park's creation.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Loveless".

Jessica Loveless, DC, MS

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