

March 1, 2025

Huerfano County Board of County Commissioners
401 Main Street
Walsenburg, Co 81089

Subject: Opposition to the Proposed Development at Cuchara Mountain Park by Buckhorn Ridge Outfitters

Dear Commissioners:

As a property owner and part time resident of the Cuchara area for the last 20+ years, I am writing to express my strong opposition to an apparent proposed development at Cuchara Mountain Park by Buckhorn Ridge Outfitters. In 2017, the Cuchara Foundation raised and donated \$150,000 for Huerfano County to purchase 47 privately-held acres for use by all Huerfano residents as a county-owned park. The Park's Master Plan (vision) was planned and funded with the assistance of the Huerfano County Board of Commissioners via a DOLA Planning Grant, the Virginia Wellington Cabot Foundation, and the Cuchara Foundation, all under the clear understanding that the park would remain a non-commercial, recreational area for residents and visitors alike. The proposed Buckhorn action appears to ignore the County approved Park's Master Plan and the original agreement with the Cuchara Foundation that donated this land to the County. Allowing this commercial venture to proceed is a violation of that original agreement between Huerfano County and the Cuchara Foundation.

Further, I have looked for any information in the County's public facing Land Use data bases and can find no indications of such a project's application, review, or activities thereof. It appears this project is being proposed without the Huerfano County oversight required by County Regulations. Without following the formal application process IAW County Planning Regulation 1.00 (i.e. 1.05, 1.06, 1.07, 1.17, etc.), how can residents review/evaluate the proposed project's impacts (pollution, noise, safety, infrastructure, harmony, etc.) that may be inflicted on our pristine area. This is what Planning Regulation 1.00 was designed to accomplish. Additionally, this "commercial development" is not in harmony with the entire surrounding neighborhood or land that has been zoned Urban Residential for the past 40+ years. This purely commercial endeavor is designed to make the requester/investors money, not because the majority of the Community/Citizens asked for/need this project.

The Commissioners and Planners making this decision to approve/disapprove this application do not live in the Cuchara Community, so you would not have to live with it, BUT, the members/citizens of this pristine Community would have to live with this project for years to come. For the explicit reasons listed above, I strongly urge the Commissioners to disapprove this proposed activity so it does not destroy the peace, harmony, and well being of a well established close-knit Cuchara community.

Thank you for your attention to this issue.

Respectfully,



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