

Why did you choose to live in Southwestern Colorado?

The lifestyle is inviting to those who have made a personal decision to live in a smaller, rural community which may provide amenities other than those found in larger more urban areas. Perhaps you prefer natural sights and sounds as compared to a congested Mall or Freeway.

At issue is your "Quality of Life" and it is being threatened by the prospect of a Resort Village of up to 12,000 people on Wolf Creek Pass.

The Developers of the Village at Wolf Creek have convinced some that without their project and the speculative revenues and jobs it may create, our communities will never prosper. We will all lead a life of despair.

Some individuals would also have you believe that opportunities exist only in larger urban communities. Yet these same individuals have through their entrepreneurial efforts, created successful local businesses and careers.

Professionals such as Doctors, Lawyers, Engineers, Administrators, and Business Owners abound throughout our communities and have made the personal decision to balance career and income with a rural lifestyle. And it is this personal decision and lifestyle choice we all have to make.



Consequences of the Village

Have you looked beyond the rhetoric and promises of wealth and notoriety and considered the many consequences and drastic costs to our communities associated with their massive development?

Do you define "progress" as overwhelmed public services such as schools, law enforcement, medical and social facilities?

Does the prospect of our roads being congested, degradation of our water and air quality, or the loss of unique recreational opportunities such as access to Colorado's finest and largest Wilderness, uncrowded ski slopes, unparalleled hiking and solitude appeal to you?

The presence of up to 12,000 people on Wolf Creek Pass will certainly diminish and perhaps destroy all of these irreplaceable experiences.

Wolf Creek Ski Area and the surrounding wilderness and environment are not compatible with such an onslaught and cannot accommodate the numbers these Developers have proposed.

"To catch the reader's attention, place an interesting sentence or quote from the story here."

The full impacts of the Village were never addressed by the Forest Service and many questions remain unanswered by the Developer:

- Impacts and losses to local businesses from a self-contained resort.
- Storm water retention and treatment.
- Impacts to air quality from construction activity, residential fireplaces, use of Liquefied Natural Gas and automobiles.
- Public safety issues locating a large Liquefied Natural Gas storage facility and electric generating station within residential areas.
- Impacts from a high-elevation wastewater treatment facility and effects to Pass Creek, South Fork, Rio Grande and other downstream users.
- Construction of two varying grade interchanges on Wolf Creek Pass to accommodate the volume of cars from the Village.
- Underestimated Water Demand, an unreliable water source and inadequate water storage capacity.
- Loss of unique and historic Wetlands due to diversion of natural underground water flows which provide recharge.

Mineral County Liabilities

Though the Developer would prefer we believe that Mineral County will incur no cost related to the Village, there is enough doubt and evidence to prove otherwise.

Mineral County officials received on September 15, 2004 a letter which identified serious legal issues with the proposed water supply and wastewater treatment plans for the Village. The Law Firm of Moses, Wittemyer, Harrison and Woodruff, P.C., provided the following summation:

- “In summary, L-M has not complied with many of the conditions set forth in Resolution No. 00-13 with respect to its proposed water and wastewater systems and has failed to demonstrate the adequacy of a water supply for its proposed development. You would put the County, as well as Wolf Creek Ski Corporation, at substantial risk if you were to approve the ADNP for phase one or the final plat as now proposed by the developer.”

Village Gift

According to the Developers, Mineral County is “Economically Depressed” and in desperate need of the speculative revenues they promise.

Considering our “Economically Depressed” state, it would seem that Mineral County would require the Village Developers to pay their own way. It’s strange then that Mineral county officials are giving away money.

As noted in a November 19, 1999 memo from Village point man Bob Honts, the County Administrator; Les Cahill and County Attorney; John Wilder recommended a 90% reduction of Plat Fees for the Village. The actual Plat Fee to the Developer was \$81,000. Following this generous reduction however, the Developer paid only \$8,100. A savings to the Village and a loss to Mineral County of \$72,900.

Village Status

Contrary to the Developers portrayal that this project is moving ahead and construction can begin at any time.....As of this date, the Village at Wolf Creek has not obtained a single permit from any County, State or Federal agency with jurisdiction regarding construction.

The Village is at a standstill and pivotal court decisions are due this year that may delay construction.

The Village is not being “stalled” by frivolous litigation as the Developer would have you believe.

The Village is on hold due to the continuing efforts and attempts by the Developer to circumvent and ignore laws, regulations and rules of conduct that are intended to ensure pro-

- “Moreover, if the County fails to require adequate financial assurances, and the development fails because the developer underestimated the cost of the water and wastewater infrastructure for complete buildout, the County will be left “holding the bag.””

Though the Developers consultants have refuted much of this legal and engineering analysis, this summation should provide justification for an unbiased and independent study of the Developers Water and Wastewater Plan to ensure that Mineral County and its residents are under no financial obligation pending failure of the Village or the Mutual Water Company.

Instead, Mineral County officials have chosen to ignore these valid concerns and accept the Developers assumptions. This may in the long-term, put Mineral County residents at risk.

As Mr. Honts also noted in his memo: “This is in spite of the fact that they know that some of the other Colorado counties have a plat fee structure that would have cost the Village at Wolf Creek over \$200,000.”

This may be viewed as a “good will” gesture by the County, expecting this fee to be offset by a burst of revenue from the Village. What happens if the Village is never built?

The County should have collected the full amount and agreed to return a portion of the fee, once the Village began to generate a specified level of revenue. The County may never recover these funds now.

Obviously, the Developer is willing to contribute to Mineral Counties “Economically Depressed” status.

jects like the Village address public attitudes and concerns and are compatible with the communities and environment they promise to enhance.....not ruin.



For updates and further information regarding the Village, please use the following websites: