

The Village at Wolf Creek – A Brief History

1986 – Original Land Exchange

- Forest Service Environmental Assessment anticipated 200 residential units
- Deemed “Not in the Public Interest”, denied Feb. 20, 1986
- Opposite decision issued March 6, 1986
- Scenic Easement attached to the property as condition of exchange

1999 – Wolf Creek Ski Area Alberta Lift and Parking Lot Approval

- Lift and parking lot approved by Forest Service in 1999
- Decision subject to administrative appeal by Colorado Wild summer 1999
- Appeal settlement agreement: EIS required prior to “commercial” access

2000 – Mineral County Preliminary Approval

- 2,172 units, 222k sq.ft. commercial, 4267 parking spaces, 12 restaurants, hotels, etc.
- Massive project proposal raises serious concerns: water quality, water quantity, wetlands, traffic, wildlife, economic impacts to existing businesses, employee housing, emergency services, fiscal impacts to Rio Grande and Archuleta County governments, etc.

2001 & 2002 – Attempts to Circumvent Public Review Requirements to Obtain Access

- Lobbied to have Mark Rey appointed to head US Forest Service.
- Riders to unrelated legislation introduced by Congressman Tom Delay to grant access to Village without public review or scrutiny of project’s impacts.

2004 – Mineral County Final Approval

- Documents show McCombs was writing Mineral County Land Use Code
- Oct 2005 – State District Judge Kuenhold throws out Mineral County’s development approval.
- Sept 2006 – State Court of Appeals affirms Kuenhold, Village Plan illegal for lack of access.

2004 - 2006 – McCombs Undertakes Illegal EIS Process

- 90%+ of 3,000 Public Comments Opposed to Village Access
- Sept 2005 – Documents show developer/Forest Service collusion, including developer authoring Forest Service access policies
- March 2006 – Colorado Wild uncovers developer’s influence over Forest Service EIS contractor
- April 2006 – Forest Service Grants Access based on “Bogus” EIS
- September 2006 – Colorado Wild sues Forest Service over faulty EIS
- February 2008 – Colorado Wild, Forest Service, McCombs settle lawsuit and agree to conduct new and complete EIS before granting access.

2008 – New Easements on McCombs Property Undermine 2000/2004 Land Use Approval

- Easements apparently stem from Wolf Creek Ski Area/McCombs lawsuit settlement

2008 – Forest Service begins, and then stops new EIS process based on original plan.

2009 – McCombs hires democratic lobbyist Michael Dino, Clint Jones to pursue legislative land exchange.

2010—Representative Salazar encourages Mr. McCombs to undertake a thorough Environmental Impact Statement (EIS) through the U.S. Forest Service.

- Mr. McCombs takes the advice of Congressman Salazar and applies for a land exchange from the Rio Grande National Forest through the Forest Service administrative review process.

2012—US Forest Service releases Draft Environmental Impact Statement (DEIS) analyzing the Leavell-McCombs Joint Venture (LMJV) land exchange, which seeks to provide access for building the “Village at Wolf Creek” project.

- Public comments were accepted on the DEIS through October 16; more than 900 comments received.

2013—US Forest Service is now in the process of reviewing public comments and is expected to issue a final decision in late 2013 or early 2014