

Marcella Maes

From: PAUL CHYTKA <pchytka@comcast.net>
Sent: Friday, December 27, 2024 10:54 AM
To: PCD Hearings
Subject: Bucees Palmer Lake

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December 27, 2024

El Paso County – Planning & Community Development
pcdhearings@elpasoco.com

Subject: Palmer Lake Bucees Expansion

Dear El Paso County PCD:

I'm writing to express my concern regarding the planned Bucees development at I-25 and County Line Road (Exit 163 - 7,352 ft. elevation). As a resident of North Woodmoor since 2004, I use Exit 163 every day.

The unintended consequences of this proposed development are numerous and significant:

- *Overwhelming traffic congestion during summer tourism peaks (combine with Renaissance Fair traffic) and winter snow/icing will create multiple traffic congestion issues and a high potential for fatalities.*
- *Will ruin the Mountain Town feel and culture – El Paso County I-25 North entrance will be represented by a huge gas station selling processed foods and foreign goods.*
- *Significant light/noise pollution.*
- *High potential for ground water pollution.*
- *High potential for transient crime including drug distribution and human trafficking.*
- *Selling our precious water resources for transient travelers – the explosive Monument development is already a great concern for our water resources in the future.*

I understand Palmer Lake will receive a percentage of tax proceeds from Bucees; however, the ultimate beneficiary of this mega-gas station will be the Texas billionaire family who owns Bucees. This development is not in Palmer Lake, it is in North Woodmoor. This development will have a negative impact on the entire Tri-lakes area.

Please do not allow this development to move forward. I want to continue to live in this beautiful area and don't want it to be ruined by irresponsible development at 7,352 feet.

Respectfully,

Paul Chytka
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