

Joe Letke

From: Joe Letke
Sent: Monday, December 9, 2024 10:06 AM
To: Chris Jeub
Subject: RE: Allow Buc-ee's to Development

Hello,

Buc-ee's has formally requested to be annexed into the Town of Palmer Lake. The Town of Palmer Lake has not yet held a formal hearing to consider the annexation request. If the Town of Palmer Lake approves the annexation request, then the property will become part of the Town's jurisdiction and all future development proposals for this property will be considered by the Town.

El Paso County has no authority over properties that are located within the municipal jurisdiction of the Town of Palmer Lake and has no statutory authority to approve or deny a request for annexation.

Once the Town of Palmer Lake has a determined date for final consideration of the annexation request, El Paso County Planning staff will present the request to the Board of County Commissioners as an informational item; as such, there will be no formal hearing or decision-making process involving the County on this matter.

Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation request, nor does the Board of County Commissioners support or oppose annexation requests. Any questions or concerns regarding the annexation request should be directed to the Town of Palmer Lake.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County Colorado
719.520.7964 (Office)
Hours: Monday-Thursday 7:00 am - 5:30 pm
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From: Chris Jeub <chrisjeub@gmail.com>
Sent: Friday, December 6, 2024 10:45 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Allow Buc-ee's to Development

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Dear Joe Letke,

I am writing to share my perspective regarding the potential development of Buc-ee's on Monument Hill. I am hopeful that Palmer Lake will annex this area into the town, as I believe it could be a transformative opportunity for the community and the broader Tri-Lakes Area, which includes Palmer Lake, Monument, and Woodmoor.

Buc-ee's is, in my opinion, a perfect fit for the Tri-Lakes Area, and I came to this conclusion for several reasons.

First, the minimal impact on the area itself. The proposed flagpole annexation is almost three miles long, which would keep traffic impacts on the surrounding communities to a minimum. The Colorado Department of Transportation (CDOT) will ensure the necessary infrastructure is in place, meaning the effect on local traffic flow will be negligible. With this in mind, the Tri-Lakes Area would hardly notice Buc-ee's presence from a practical standpoint.

Second, the financial benefit is undeniable. Buc-ee's has the potential to generate \$3 million in tax revenue, which could be a game changer for the entire Tri-Lakes Area. The additional revenue would provide significant improvements—like much-needed road maintenance and infrastructure development. Buc-ee's offers a major opportunity to bolster the local economy and quality of life for residents throughout Palmer Lake, Monument, and Woodmoor.

Third, annexation would allow local authorities to retain control over Buc-ee's development. This unique opportunity for local oversight should not be underestimated, as it could ensure that the community's needs and preferences are respected throughout the process.

In light of these points, I believe it is in the best interest of the Tri-Lakes Area to annex the area and welcome Buc-ee's. This decision seems like a clear path forward for both the towns and their residents. I hope that the reasonable and conscientious members of the community, as well as the Trustees and Mayor, will see the great potential in this proposal and make the right decision for the future of our area.

Thank you for considering my perspective on this matter.

Sincerely,

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Chris Jeub

chrisjeub@gmail.com