

Miranda Benson

From: PCD Hearings
Sent: Thursday, December 12, 2024 8:09 AM
To: Dustin Huth
Subject: RE: Request to Prevent Buc-ee's from Building at County Line and Beacon Lite

Follow Up Flag: Follow up
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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, Town Administrator/Clerk dawn@palmer-lake.org.

Thank you,



Miranda Benson

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From: Dustin Huth <dustin@undefinedindustries.com>
Sent: Wednesday, December 11, 2024 5:27 PM
To: PCD Hearings <pcdhearings@elpasoco.com>; info@palmer-lake.org
Subject: Request to Prevent Buc-ee's from Building at County Line and Beacon Lite

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Dear El Paso County and Palmer Lake representatives.

My name is Dustin Huth. I currently live in Palmer Lake and am a teacher at Palmer Ridge High School, and drive by this intersection on County Line twice per day. I am writing to let you know that I am in strong opposition to the idea of allowing Buc-ee's to build a gas station and convenience store on the land at Beacon Lite and County Line. We do not want 25 acres of massive light pollution... noise pollution... air pollution... ground-water contamination... extreme traffic... escalated crime... risks of human trafficking... decrease in overall public safety... and destruction of our community values.

There is no need for another large fuel station in this area. I do not want our town to be the victim of Buc-ee's obvious play to cherry pick fuel customers from the several existing gas stations that are already in place just a few minutes South on the highway after their drive from Castle Rock.

This is not a NIMBY situation, as no business of this volume should be allowed to implant itself into such a small community anywhere. They should be required to find places with infrastructure to support their customers.

Buc-ee's model is based on serving travelers who are passing through our community, and then syphoning profits out of the community to Texas. Any business of this size in a community this small, should be either serving the needs of the community as their primary market, or be profiting the community, or both. Buc-ee's does neither, and will take customers away from local restaurants, retailers.

Thank you for listening

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Dustin Huth

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