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Board of County Commissioners
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November 18, 2024

County File: ANX2411Buc'ees Palmer Lake Nos.1-6 Annexation

To: Dawn Collins
Town Administrator/Clerk
dawn@palmer-lake.org

Planning Division

Annexation impact report required for annexation of property comprising greater than ten (10) acres. Please provide a complete annexation impact report packet at least 20 days prior to the City's annexation hearing. Annexation report shall include the following:

1. A map or maps of the municipality and adjacent territory to show the following information:
 - (a) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (b) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
 - (c) The existing and proposed land use pattern in the areas to be annexed;
2. A copy of any draft or final pre-annexation agreement, if available;
3. A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
4. A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
5. A statement identifying existing districts within the area to be annexed; and

6. A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Reviewed by:

Joe Letke

Planner

719-520-7964

joeletke@elpasoco.com

Engineering Division

Review #1 comments:

A traffic study nor drainage report has provided for review. As development plans are submitted to the Town of Palmer Lake, please provide the traffic impact study and drainage report for review and comments by County staff. Development of the annexation areas will need to address any drainage and traffic impacts to unincorporated areas and any necessary improvements.

Maintenance of County Line Road and Beacon Lite Road within this annexation area will be the responsibility of the Town of Palmer Lake. Any maintenance agreement(s) between El Paso County and Douglas County for County Line Road should be transferred to the Town of Palmer Lake.

Reviewed by:

Daniel Torres

danieltorres@elpasoco.com

719-520-6305

Review 1: EPC DPW Stormwater has no comments. This annexation is not resulting in soil disturbance.

Reviewed by:

Mikayla Hartford

Stormwater Engineer I

719.339.5053

MikaylaHartford@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.