

Joe Letke

From: Joe Letke
Sent: Wednesday, December 11, 2024 7:47 AM
To: candscrum@aol.com
Subject: RE: Buc-ees

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. This request will not be heard before the El Paso County Planning Commission.

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
<https://planningdevelopment.elpasoco.com/>

From: candscrum@aol.com <candscrum@aol.com>
Sent: Tuesday, December 10, 2024 9:57 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Buc-ees

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December 10, 2024

To the Town of Palmer Lake and the El Paso County Planning Commission:

I have lived in the Tri-Lakes area for my entire life. I began elementary school at Palmer Lake, before being moved to Woodmoor, when Palmer Lake Elementary closed. My grandfather was the first Chief of Police in Monument, my grandmother was a volunteer for the fire department, and owned the local beauty shop, many years ago. I tell you this so you understand that I understand some development needs to happen and that difficult situations arise. However, the Buc-ees wanting to have the land annexed into Palmer Lake and built on Monument Hill has to be at the top of the list for unwanted/unnecessary development. My personal feelings aside, it doesn't even come close to the Palmer Lake Master Plan. Please see below a reference of the plan. My mother currently resides in Palmer Lake and has for 30 years. I can't even remember how many times she has received documentation from the town about conserving water. Please see below, off your website, the current water conservation policy. Seems obvious to me, but apparently it needs to be reiterated. The Buc-ees location in North Carolina uses around 23,000 of water per day. This translates to roughly 8.4 million gallons of water per year. You currently have a water conservation in place, how does the Buc-ees water use fall into this plan? I understand they are considering drilling a well and "bringing water with them". This is not a plan to conserve water.

Anyone who has lived here for any length of time understands how severe the weather can be on Monument Hill. Adding this amount of off and on again traffic on I-25 is sure to play out to have devastating and deadly consequences.

I hope that the current, elected, officials of Palmer Lake truly have the Tri-Lakes citizens best interest in mind and not the interests of themselves whatsoever when it comes to such a drastic decision that will absolutely effect everyone's quality of life in this beautiful area we all call home.

Thank you for taking the time to read this correspondence. I appreciate you taking a moment to consider the implications of your decisions to an entire community as El Paso county and Monument have.

Christi Crum
719-287-6700

The Palmer Lake Master Plan, dated 2022, with a Three Mile Plan, is available on the Palmer Lake website at <https://www.townofpalmerlake.com/media/9336>.

According to the plan, [w]e strive to update and enforce our land use codes to reflect the residential feel of our small mountain community - we discourage high-density housing, full-service hotels, and franchises. (9).

Vision Element # 2: Retain the rural, small-town atmosphere of Palmer Lake. Concepts include: Preserve open lands outside the current Town boundary by working with other entities to encourage development that retains the rural character through the preservation of open space and respects the scale of existing developed areas (11). The scale of 80,000 cars per day in no way respects the scale of what we have now.

Guiding Objective LU-4.3: Preserve natural environmental features, particularly flood-prone lands, forested lands, steep hillsides and ridgelines, stream corridors and drainage ways, and view corridors (67). The proposed site for Buc-ee's is on a steep slope AND it is next to a major wildlife

Guiding Objective ED-2.2: Discourage the development of any big-box or large franchise businesses, as these options are already available directly outside of the Town limits (62).

Page 68 provides extremely clear guidance:

Guiding Objective LU-6.5: Update the land use regulations to include building and site design with attention to how well the development meets the following criteria:

- Minimizes visibility, noise, or other impacts on adjacent premises.
- Preserves views and vistas from public ways and other properties.
- Avoid unnecessary natural environment damage, evidenced by reducing cut-and-fill and vegetation removal (68)

Pursuant to Ordinance 9-2021, adopted on June 24, 2021, by the Board of Trustees –

TITLE 13, CHAPTER 13.20, OF THE TOWN OF PALMER LAKE MUNICIPAL CODE:

13.20.015. Water Conservation Guidelines.

In order to avoid waste of water and to stagger the demand on the Town's water system the following guidelines shall apply:

- A. Odd-numbered building addresses are permitted to use water for watering landscapes on Mondays, Wednesdays and Fridays.
- B. Even-numbered building addresses are permitted to use water for watering landscapes on Tuesdays, Thursdays and Saturdays.
- C. No landscape watering shall be permitted on Sunday.
- D. Watering is allowed between the hours of 6:00 AM – 9:00 AM and 6:00 PM – 9:00 PM.
- E. Exceptions may be considered as requested with the Town Administrator/Clerk.

Water conservation is a year-round responsibility of all Town citizens; therefore, limit water usage for all activities such as landscaping, outdoor washing/cleaning of windows, decks, vehicles, etc.

Nothing in this ordinance shall be construed to change, amend or preclude the provisions of the chapter sections which provide for the Declaration of a

Water Emergency, criteria for determining the Stage thereof, the restrictions attendant thereto, and public notification and enforcement in times of a Water Emergency.