

Miranda Benson

From: PCD Hearings
Sent: Thursday, December 12, 2024 8:09 AM
To: cookcob
Subject: RE: Buc'ees

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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: cookcob <cookcob@aol.com>
Sent: Wednesday, December 11, 2024 6:29 PM
To: PCD Hearings <pcdhearings@elpasoco.com>
Subject: Buc'ees

As a 32 year resident of Monument, specifically Woodmoor, I have to voice my opposition to a sprawling gas station, restaurant, general store tourist trap in my backyard. The area is next to GOCO open space and is designated as such for it's beauty and wildlife for which great expense was taken to build wildlife fencing and crossings. We are always told there isn't enough water for our own use, but a giant gas station will be built with immense water usage and runoff from the huge asphalt parking lots. Light, noise and air pollution (BBQ) will destroy the surrounding area. Monument Hill is one of the highest locations on the interstate and many a blizzard or snow storm has closed the highway. In the last storm when the

highway was closed we had a 26 foot truck with bald tires, no tail lights, no license plates get stuck on our dark road in Woodmoor. The men driving spoke no English. They slid into our front yard damaging 3 large pine trees and created a deep hole spinning there tires trying to get out. They had no chains or shovels. They all left in a beat up van with their truck blocking our road so it couldn't be plowed. They came back the next afternoon with chains they obtained and tried to pull it out with a pickup. Finally the sheriff came and said he would call a tow company and the truck would be impounded or the fellow in the pickup (who spoke English) could call. He had a credit card so the sheriff waited while he called. Several hours later they finally towed it out of our yard and it made it's way out of our neighborhood. We don't want more of this type of thing which could happen with a large tourist trap and the presence of illegal aliens coming from Denver. Perhaps an area south of Colorado Springs perhaps near Pueblo would be more appropriate. Palmer lake is several miles from the proposed site so they won't be as negatively affected. Northern El Paso county has already been negatively impacted by high density apartments, huge truck stops and Wal-Mart. Give us a break and listen to the citizens you work for. Thank you for your time.