

Miranda Benson

From: PCD Hearings
Sent: Thursday, December 12, 2024 8:10 AM
To: Pamela Cooley
Subject: RE: Please don't allow Bucees

Follow Up Flag: Follow up
Flag Status: Flagged

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: Pamela Cooley <greengardens4good@gmail.com>
Sent: Wednesday, December 11, 2024 7:35 PM
To: PCD Hearings <pcdhearings@elpasoco.com>
Subject: Please don't allow Bucees

Hello to our Trusted Representative Team,

I do hope that you are well & you have been actively listening to the citizens of Palmer Lake and the surrounding communities regarding the proposed development of bucees on Monument Hill.

This isn't a good fit for our Tri-lakes area. We don't need it, want it or see any lasting benefit. We WILL have lasting consequences & regrets if this annexation is approved.

As many others have stated, this doesn't fit our goals or long term community vision. Colorado Springs & Monument already rejected this plan. The issues will not be resolved by bucees. We don't want to endanger more people traveling to & from their place of employment at the top of Monument Hill. Traffic

& weather are not a good combination & it only gets worse up there. We don't need more problems knocking on our doorstep. We don't have enough emergency service personnel with our regular traffic, I can't imagine the stress this would cause our fire & police departments. We shouldn't even consider this monster of a gas station for water consumption & the possible contamination of what water is remaining in our aquifers. Along with the recent GAP highway project, there is a multi-million dollar project coming for a wildlife crossing project. If it was important for CDOT & CPW to do this for our elk, deer & pronghorn why would we allow a giant gas station to be in their path? We also do not need another potential source of fire & disaster for our surrounding communities! One cigarette flicked in July will be the end for many of us living nearby. There are not enough exit routes if there are problems at County Line & I 25.

We love our quiet small town & striking mountain vistas. We don't want the circus of bucees to be the 1st impression upon entering El Paso County. Please don't destroy our quaintness & dark skies with some promise of riches for the coffers. It will never be worth it!

Please listen to our community that is overwhelmingly against this project and vote NO to bucees.

Sincerely,
Pamela Cooley
Resided in Palmer Lake 2002-2015
Woodmoor resident 2015-present

"We do not inherit the Earth from our ancestors; we borrow it from our children"
-Native American Proverb