

Joe Letke

From: Mikayla Hartford
Sent: Wednesday, November 20, 2024 3:25 PM
To: rmoseley charmedquark.net
Cc: Daniel Torres; Meggan Herington; Christina Prete; Joe Letke
Subject: RE: County File: ANX2411 Buc'ees Annexation

Hi Roger,

Thank you for providing your feedback and voicing your concerns. I have CC'd the planner assigned to this project, Joe, so that he can save this email thread and your concerns to the file. We are documenting concerns.

The annexation application through EDARP does not provide engineering design documents including drainage reports. Because we do not receive this information at this time I cannot review or comment on the engineering design. As further information and design documents are provided to the County with subsequent projects the County will review the design plans for drainage and water quality impacts. We have noted your concern about the increase in imperviousness. All developments in the County are required to address drainage and water quality impacts and we will review design documents with those concerns in mind.

Thank you again for your concerns we have noted them.



Mikayla Hartford

Engineer I - Stormwater
Department of Public Works
2880 International Circle, Colorado Springs, CO 80910
Mobile: 719-339-5053
<https://publicworks.elpasoco.com>

From: rmoseley charmedquark.net <rmoseley@charmedquark.net>
Sent: Tuesday, November 19, 2024 6:34 PM
To: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Cc: Daniel Torres <DanielTorres@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Christina Prete <ChristinaPrete@elpasoco.com>
Subject: RE: County File: ANX2411 Buc'ees Annexation

You don't often get email from rmoseley@charmedquark.net. [Learn why this is important](#)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Mikayla,

Thanks for you quick reply. Once again, I need to make some contrary inputs.

First, this is not an annexation application, it is a hearing for annexation eligibility only, in response to a petition by the parcel owner. The next step, if eligibility is approved, would be the annexation application. Your opinion on whether the actual application would result in a disturbance is at odds with how your department responded to the Ben Loman annexation application earlier this year. In that response, your department recognized the developer's intent and made a number of comments, as well as inserted some requirements, regarding storm water drainage that would impact county parcels, as well as downstream issues as the runoff ran back across parcels in the Town.

Second, I have a general issue with El Paso county putting off consideration of known issues because "that's not part of this hearing." For example, water is not considered part of rezoning hearings, even though it has a direct impact on water requirements, if the zone(s) size is being reduced.

Third, none of the hearings in the developmental/planning process result in soil disturbance. Only a building permit does that, which is completely outside of the hearing process. You know full well what is coming, yet you say nothing. It would be so easy to put one line in your input to the commissioners, e.g., "because of the significant impermeable area, stormwater runoff mitigation will be a major requirement for this development." There is no denying that there is a development. The CRS requires a near-term urbanization/development in order for an annexation to be approved.

Fourth, in my opinion it is ethically questionable, even if it is not required, when you avoid pointing out issues early in the process. Failure to speak up allows municipalities and developers to spend time and money thinking "hey, there are no issues," when in fact there may be serious issues that demand that hard decision be made early. The decision to proceed may be made in any event, but why would a responsible civic authority allow uninformed decisions, if they have knowledge that could be helpful?

I've watched this over and over—the JZs rezoning, the Ben Loman annexation, the Villas, all here in Palmer Lake. In my colloquial way, let me opine that the county often allows us to get stuck to the tar baby, and it's hard to get unstuck, even if it shouldn't have happened in the first place.

Thanks for your time. I'm sure this discussion, or others like it, are in our future.

Roger Moseley
Palmer Lake resident

From: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Sent: Tuesday, November 19, 2024 17:00
To: rmosley charmedquark.net <rmosley@charmedquark.net>
Cc: Daniel Torres <DanielTorres@elpasoco.com>; megganherrington@elpasoco.com; Christina Prete <ChristinaPrete@elpasoco.com>
Subject: RE: County File: ANX2411 Buc'ees Annexation

Hi Roger,

Thank you for following up on my EDARP comments. I would like to clarify my comments were on the annexation application itself only, which is not a construction application. The annexation application itself will not result in soil disturbance; I hope that expands on the intent of my comment.

The County, and specifically the Stormwater team, will review subsequent development applications and their engineering design documents for drainage and water quality impacts.

Thank you,



Mikayla Hartford

Engineer I - Stormwater
Department of Public Works
2880 International Circle, Colorado Springs, CO 80910
Mobile: 719-339-5053
<https://publicworks.elpasoco.com>

From: rmoseley charmedquark.net <rmoseley@charmedquark.net>
Sent: Tuesday, November 19, 2024 3:25 PM
To: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Cc: Daniel Torres <DanielTorres@elpasoco.com>; megganherrington@elpasoco.com
Subject: County File: ANX2411 Buc'ees Annexation

You don't often get email from rmoseley@charmedquark.net. [Learn why this is important](#)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ms. Hartford:

Your input to the proposed annexation says that it will not result in soil disturbance. I disagree.

A typical Buc'ees is a multi-thousand square foot retail facility with multiple gas pumps and fuel storage tanks, pumps, and pipes. The entire facility, 20 plus acres as I recall, will be converted to impermeable acreage. Surely the storage of thousands of gallons of three grades of gasoline and one of diesel fuel will require more work than just digging big enough holes to bury the tanks.

Further, part of the Buc'ees petition requires potable water from the Town of Palmer Lake. This will require a double, possibly triple (depending on the decision to add a well), pipeline buried the full 2.4 miles along the County Line Road right of way, from the Town's current water system to the annexed property.

This project will result in significant soil disturbance in the short term, a large permanent area of impermeability, and major continuing stormwater runoff issues for the Interstate, the highway exchange, and surrounding residents.

I would appreciate it if you would make an input to the Board of County Commissioners which addresses these concerns.

Roger Moseley
Palmer Lake resident