

## Joe Letke

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**From:** Joe Letke  
**Sent:** Thursday, December 5, 2024 2:48 PM  
**To:** Amanda Kearney-Smith  
**Subject:** RE: Proposed Bucees Development

Hello,

Thank you for your email. Bucees has requested annexation into the Town of Palmer Lake. The County Commissioners have no approval or denial authority on what happens with the annexation or the construction of the Bucees once the property is annexed into the Town. State Statute requires that the Town forward an Annexation Impact Report for the Board of County Commissioners to acknowledge. There will be no hearing on this with the county. The Town of Palmer Lake has all decision-making authority.

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/>

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**From:** Amanda Kearney-Smith <amanda.kearneysmith@gmail.com>  
**Sent:** Wednesday, December 4, 2024 3:19 PM  
**To:** Joe Letke <JoeLetke@elpasoco.com>  
**Subject:** Proposed Bucees Development

You don't often get email from [amanda.kearneysmith@gmail.com](mailto:amanda.kearneysmith@gmail.com). [Learn why this is important](#)

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Mr. Letke,

As a resident of Monument, living off of Roller Coaster/Hwy 105 we frequently utilize County Line Road as a means to enter and exit our neighborhood. We just moved here 6 months ago and left the Arvada area after 15 years due to the rapid overdevelopment occurring there. We are saddened to find that Monument is facing the exact same circumstances. Housing and commercial development that lacks careful coordination and planning, a true transparent process considering the needs and desires of the residents, and a potential to overtax the community's resources while simultaneously harming the local ecosystem. I would like to express my grave concerns for the proposed Bucees

facility, not because I do not support business or development, but because I want to be part of a community that values small business - both my husband and I are business owners - and seeks to maintain the integrity of the beautiful land we have left along the front range.

There are much more suitable places for an entity such as Bucees to develop - with infrastructure that supports it and better access to the highway. The County Line exit is much too small and serves as a lifeline for elk, deer, bear, and other wildlife to cross. I will be at the meeting December 12th to share my concerns, but wanted to ensure the County knows there are significant concerns and resistance from those of us who live near this intersection.

Thank you,  
Amanda Kearney-Smith  
Canterbury Estates, Monument