

Miranda Benson

From: PCD Hearings
Sent: Thursday, December 12, 2024 8:11 AM
To: Travis Dezellem
Subject: RE: Buc EE's on top of Monument Hill

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

Associate Planner
EPC Planning & Community Development
2880 International Circle, Ste. 110
(719) 520-7940
<https://planningdevelopment.elpasoco.com>

From: Travis Dezellem <travisjoedez@gmail.com>
Sent: Wednesday, December 11, 2024 8:18 PM
To: PCD Hearings <pcdhearings@elpasoco.com>
Subject: Buc EE's on top of Monument Hill

Hello,

I am Travis Dezellem, a resident of woodmoor and I and many others are not pleased about the proposed Buc EE's in our neighborhood. If this was built not within 1000 feet of homes I'd be all for it, me and 3,000+ others share this same sentiment. My petition against the project has over 3000 signatures and keeps racking them up. Your constituents have spoken and they don't want this. It's for many understandable reasons, the singular well they plan to build I doubt will accommodate the 800,000 plus gallons of water a month this development will require. On top of that we all know where this is

situated, Monument hill when it snows freezes quicker and becomes more dangerous very quickly due to its elevation, it's just a simple fact. Then we get into the traffic issue, the current plan is to spring some lights along country line, make it wider and call it a day. This solution is simply inadequate and will not accommodate the the substantially increased traffic flow this development will bring. This will create a bottle neck at the county line exit making the quality of life and right to quiet enjoyment of their properties a daily challenge. If they want to build this establishment a new highway interchange is simply needed, I have created an illustration for a second interchange, making the two interchanges diverging diamonds to increase traffic flow.

Travis Dezelle

Email: Travisjoedez@gmail.com | **Phone:** 719-505-4396