

From: [Kathy Aldworth](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTU News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Save Colorado's Open Space! Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Monday, February 23, 2026 8:36:11 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

Boundary Line Adjustment – PCD File No. EXBL261

Concurrent Grading Permit – PCD File No. CDR261

Recent review of publicly available state and federal records indicates that the

administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres.**

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

Clean Water Act §404

Clean Water Act §401

Colorado Regulation 87 (2024 revisions)

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

“will not result in a change in the water supply for either lot.”

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms —** stating that:

The BLA will not result in a change in water supply;

Neither parcel has an existing well;

No adjudicated water rights are associated with the parcels;

No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

U.S. Army Corps of Engineers

Colorado Department of Public Health and Environment (Water Quality Control Division)

Colorado Division of Water Resources

EPA Region 8

I respectfully request these state and federal agencies:

Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;

Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;

Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;

Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);

Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

A mapped riverine feature crossing the parcel,

Filed commercial production well applications,

Proposed large-volume fuel storage,

And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,

Kathleen Wolford

Palmer Lake, CO, 80133

cc:
El Paso County Board of Commissioners
U.S. Army Corps of Engineers – Omaha District
Colorado Department of Public Health & Environment
Colorado Division of Water Resources
EPA Region 8

From: [Jaimie Murphy](#)
To: jason.ullmann@state.co.us
Cc: tracy.kosloff@state.co.us; sarah.brucker@state.co.us; john.hunyadi@state.co.us; harold.larson@visiam.com; [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); DenverRegulatoryMailbox@usace.army.mil; Daniel.I.delgado@usace.army.mil; SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mforito@tomgov.org; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoaley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; [EXTERNAL KKTU News](#); [news@7news.com](#); spencer.soicher@9news.com; news@cpr.org; [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); newsroom@coloradosun.com; [EXTERNAL KOAA News](#); tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; [EXTERNAL News TipsDenver](#); newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com
Subject: Serious water concern
Date: Sunday, March 22, 2026 10:02:36 AM
Attachments: [Well Permits.png.pdf](#)

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Report

El Paso County Digital, Strategy
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Jaimie Murphy
2595 County Line Road
Monument, CO 80132
jzmurphy17@gmail.com
970-846-9555

3/22/2026

Colorado Division of Water Resources
Office of the State Engineer
1313 Sherman Street, Room 818
Denver, Colorado 80203

Re: Statement of Concern — Well-to-Well Interference — Monument Ridge West LLC Well Permit Applications
Filed approximately December 17, 2025 | I-25 and County Line Road, unincorporated El Paso County, Colorado

Dear State Engineer:

I am a Denver aquifer well permit holder in the Monument, Colorado area. My well is my household's only source of water. I am writing to formally place my concerns on the record regarding commercial well permit applications filed by Monument Ridge West LLC on or about December 17, 2025.

El Paso County's own March 2025 engineering study — prepared by Moore Engineering for the county's Planning and Community Development Department — found that the most concentrated area of Denver aquifer pumping in El Paso County is in the northwestern I-25 corridor. That is exactly where the proposed Buc-ee's development site is located. The study also confirmed that in areas of concentrated pumping, well-to-well interference is already occurring, with some Denver aquifer wells in this corridor already showing water levels declining below the top of the formation. The study further confirmed that the formula used to calculate Denver Basin allocations systematically overstates actual water availability, because it assumes fully unconfined aquifer conditions that do not exist in the Denver Basin.

Adding commercial production wells drawing 37,300 gallons per day into the most already-stressed section of the Denver aquifer in El Paso County will compound existing well-to-well interference and accelerate water level decline in my well. The applicant has not obtained the water court augmentation decree that Colorado statute requires before any not-nontributary Denver aquifer pumping may legally begin. I respectfully request that your office:

- Assess well-to-well interference impacts on existing Denver aquifer permit holders in the I-25 and County Line Road corridor as part of any injury analysis conducted before issuing any permit.
- Confirm whether the legally mandated water court augmentation decree for the not-nontributary Denver aquifer has been obtained. Without it, no permit should be issued.
- Require the applicant to disclose any site-specific hydrogeological analysis prepared for this property.
- Provide written notification to me before any permit is issued or any Substitute Water Supply Plan is approved in connection with this applicant.

Thank you for listening to my concerns.

Respectfully,

Jaimie Murphy

3/22/2026

Well Permit No.: 189178

Please see PDF of my well permit-

From: [Pat Malone](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wyson](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#)
Cc: [Meggan Herington](#); trilakespreservation@gmail.com
Subject: Sharing my perspective regarding the potential for a a Buc-ee's on Monument Hill
Date: Wednesday, April 29, 2026 9:07:29 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Commissioners:

I am a 64-year-old Colorado native who has lived and worked in El Paso County for nearly 40 years. My family and I have called Woodmoor home for the past 15 years, and I am writing to formally submit my opposition to the proposed construction of a Buc-ee's convenience store at the southwest corner of I-25 and County Line Road in northern El Paso County.

I recognize that property owners have the right to develop their land. However, I strongly believe that any development at this particular location should be compatible with its extraordinary setting — at the edge of a forest, adjacent to hundreds of acres of conservation open space, and on the approaches to Monument Hill, a site of deep historical and natural significance to our region.

Our community has a meaningful precedent for thoughtful, context-sensitive development. The camouflaged cell tower on Monument Hill — designed to blend with the landscape rather than dominate it — is a fine example of how growth and conservation can coexist. A Buc-ee's would represent a dramatic and troubling departure from that standard, for several reasons:

Traffic and congestion. Buc-ee's locations are designed to attract enormous volumes of non-local traffic. The resulting congestion would degrade quality of life for residents and compromise the rural character of this corridor.

Visual impact. The scale and aesthetic of a Buc-ee's facility — a massive, commercially branded structure — would be jarringly out of place directly adjacent to the open space across the road, diminishing the natural and scenic qualities that define this gateway to our community.

Light pollution. Buc-ee's operates 24 hours a day with intense commercial lighting. This would permanently compromise the dark night skies that residents and visitors currently enjoy, producing a light glow visible for dozens of miles across the Front Range.

This location is not just another interchange. It is a gateway to our natural landscape, our conservation lands, and our sense of place as a community. The proposed development is inconsistent with the values and character that have made this area worth living in and protecting.

I respectfully ask that you weigh this opposition — and the broader concerns of the local community — carefully as you consider this proposal. I am submitting this letter for the public record.

Respectfully,

Pat Malone

Woodmoor resident, El Paso County

From: terreswim77@gmail.com
To: [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Small Business protections
Date: Thursday, April 30, 2026 12:21:59 PM

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Report

El Paso County Digital, Strategy
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Honorable Commissioners,

In attendance at the April 28th BOCC meeting, I was impressed with the commentary from commissioners and guest speakers about the importance of small business in a community. It also impressed upon me the threat to those businesses that provide resources and goods to their communities. That threat was the reason why I attended the meeting. I am very much opposed to the Bucees project looming over the Tri Lakes community and small business is a major reason why.

Having lived in the Tri Lakes area for over three decades, I have enjoyed and appreciated the independent restaurants, small shops, and personal services offered by entrepreneurs very much like the guests we heard from during the meeting. In a sleeping community, those businesses struggle to acquire and keep staff. The very nature of our community, a commuter community, makes it hard to find employees. Bucees would unnecessarily create further strain on these businesses as it would compete for similar employees.

Commissioners spoke strongly about the courage and tenacity it takes to run a small business and the importance of county and government support of those businesses. Here is the best way to put your resolve to work in that effort - don't allow counterproductive and yes, destructive, businesses to come. Assert your wisdom and power to say 'no' to bloodsucking corporations who are the polar opposite of small business people. Profit is their only focus while our mom and pop shops seek to provide resources and services to the community in which they live.

So please take a very real and impactful stand against any corporate project that will undermine the efforts of the little guys. Talk is cheap but taking action on your espoused conviction proves your intent to be good stewards of land, natural resources, and also human resources, on behalf of the constituents who allow you to serve. It is a moral imperative to represent our best interests ahead of vultures who would indiscriminately squander resources and roll over the status quo with greedy intent.

Terre Christensen
Red Rock Ranch Monument

"A smooth sea never made a skilled sailor."

From: mikekopy@comcast.net
To: Jason.ullmann@state.co.us
Cc: Tracy.kosloff@state.co.us; Sarah.brucker@state.co.us; john.hunyadi@state.co.us; harold.larson@visiam.com; [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); DenverRegulatoryMailbox@usace.army.mil; Daniel.L.delgado@usace.army.mil; SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpoli@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; governorpoli@state.co.us; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; savannah.eller@gazette.com; Tony.Keith@koa.com; sam.page@krdo.com; Noah.Caplan@koa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; [EXTERNAL KKTU News](#); news@7news.com; spencer.soicher@9news.com; news@cpr.org; [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); newsroom@coloradosun.com; [EXTERNAL KOAA News](#); tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; [EXTERNAL News TipsDenver](#); newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com
Subject: Statement of Concern - 300-Year Water Supply Standard - Monument Ridge West LLC Well Permit Applications
Date: Monday, March 23, 2026 8:13:01 PM

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Report

El Paso County Digital, Strategy
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Dear State Engineer:

I am writing as a Dawson aquifer well owner in the Monument, Colorado area. My well is my household's only source of water. I am formally placing my concerns on the record regarding the commercial well permit applications filed by Monument Ridge West LLC on or about December 17, 2025.

El Paso County requires any new development to demonstrate a 300-year water supply before land use approval is granted. This standard was established in 1986 and was upheld by the Colorado Court of Appeals in *Cherokee Water & Sanitation v. El Paso County* (1988). It applies to commercial development. El Paso County's own March 2025 engineering study found that the formula used to calculate Denver Basin allocations systematically overstates actual water availability. The formula assumes fully unconfined aquifer conditions, but the actual storage coefficient under real conditions in the Denver Basin is approximately 1,500 times smaller than the formula assumes. The applicant's

paper allocation number is almost certainly a significant overstatement of what can physically be produced.

Because the Dawson and Denver aquifers are hydraulically connected — with thousands of acre-feet per year flowing from the Dawson into the Denver — any overstated Denver allocation also affects the viability of my Dawson supply. I respectfully request that your office:

- Provide El Paso County Planning with a formal written DWR opinion on whether the proposed water supply can satisfy the county's 300-year water supply standard before any land use approval is granted.
- Require the applicant to obtain a water court augmentation decree for the not-nontributary Denver aquifer — a legal prerequisite under C.R.S. § 37-90-137 — before any permit is issued.
- Require the applicant to disclose any site-specific hydrogeological analysis prepared for this property, including any analysis that accounts for actual confined aquifer conditions.
- Provide written notification to me before any permit is issued or any Substitute Water Supply Plan is approved.

Thank you for your attention to this matter.

Respectfully,

Mike Kopycinski

18865 Spring Valley Rd., Monument, CO 80132

From: [tracy john](#)
To: [Justin Kilgore](#); [Ryan Howser](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#)
Cc: [Petra Rangel](#); [Tara Younger](#); [Marcella Maes](#); [Kelly Hills](#)
Subject: Statement of Concern for 300 Year Water Supply
Date: Tuesday, March 24, 2026 3:23:40 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hello Planning, Development and County Commissioners,

I wanted to let you know that I recently sent the following email to the Colorado Division of Water Resources regarding the well permits for Monument Ridge West LLC. In my correspondence, I indicated that I would be CC'ing you and wanted to make sure you were aware of my concerns about the long-term water supply in our area.

I believe it's important to keep everyone informed and engaged on this issue, given its potential impact on our community. Please review the forwarded message below, which outlines my concerns and requests for action. If you have any additional information or insight on this matter, I would appreciate your feedback and guidance.

Thank you for your attention.

Best regards,
Tracy John

From: tracy john <twonome@msn.com>

Sent: Monday, March 23, 2026 5:33 PM

To: Sarah.brucker@state.co.us <Sarah.brucker@state.co.us>; Jason.ullmann@state.co.us <Jason.ullmann@state.co.us>

Cc: Harold.larson@visiam.com <Harold.larson@visiam.com>; john.hunyadi@state.co.us <john.hunyadi@state.co.us>

Subject: Statement of Concern for 300 Year Water Supply

Tracy John

18810 Spring Valley Rd

Monument, CO 80132

twonome@msn.com

719-640-1203

March 23, 2026

Colorado Division of Water Resources

Office of the State Engineer

1313 Sherman Street, Room 818

Denver, Colorado 80203

Re: Statement of Concern — 300-Year Water Supply Standard — Monument Ridge West LLC
Well Permit Applications

Filed approximately December 17, 2025 | I-25 and County Line Road, unincorporated El Paso
County, Colorado

Dear State Engineer:

I am writing as the owner of a well completed in the Dawson aquifer, located in the Monument, Colorado area. This well serves as the sole source of water for my household. I am formally submitting my concerns regarding the commercial well permit applications filed by Monument Ridge West LLC around December 17, 2025.

El Paso County requires any proposed new development to demonstrate a sufficient water supply to last 300 years before land use approval can be granted. This 300-year water supply

standard has been in place since 1986 and was reaffirmed by the Colorado Court of Appeals in the case of Cherokee Water & Sanitation v. El Paso County (1988). The standard is applicable to commercial development. In March 2025, El Paso County published an engineering study finding that the formula used to calculate Denver Basin groundwater allocations tends to substantially overstate the actual water physically available. Specifically, the formula presumes fully unconfined aquifer conditions, while in reality, the storage coefficient in the Denver Basin is approximately 1,500 times smaller than what the formula assumes. As a result, the applicant's calculated allocation is almost certainly much higher than what can actually be produced from the aquifer.

Because the Dawson and Denver aquifers are hydraulically connected—with thousands of acre-feet per year naturally flowing from the Dawson into the Denver aquifer—any overstatement of the Denver Basin allocation also threatens the sustainability of my Dawson aquifer supply. For these reasons, I respectfully request that your office take the following actions:

- Provide El Paso County Planning with a formal, written opinion from the Division of Water Resources on whether the proposed water supply can meet the County's 300-year water supply standard prior to granting any land use approval.
- Require the applicant to obtain a water court augmentation decree for the not-nontributary Denver aquifer, as required by C.R.S. § 37-90-137, before any permit is issued.
- Require the applicant to disclose any site-specific hydrogeological analysis prepared for this property, including any analysis that considers the actual confined aquifer conditions present.
- Provide me with written notification before any permit is issued or any Substitute Water Supply Plan is approved.

Thank you for your attention to this matter.

Respectfully submitted,

TJohn

Tracy E John

March 23, 2026

Well Permit No.: 310921

cc: El Paso County Planning and Community Development

cc: El Paso County Board of County Commissioners

From: [Ira Cline](#)
To: [Bill Wyson](#); [Holly Williams](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Stop Buc-ee's development on Monument Hill
Date: Wednesday, February 25, 2026 9:08:44 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the EPCO BoCC, the Planning Department (listed below)

Holly Williams

Bill Wyson

Carrie Geitner

Lauren Nelson

Cory Applegate

Meggan Herington

Kylie Bagley

Ladies/gentlemen (and anyone else who cares about the area residents who live and pay taxes here),

Listen to your constituents here in Northern El Paso County:

DO NOT approve Buc-ee's building on top of Monument Hill/Palmer Divide.

This deceitful, out-of-state company, and its consultants, have shown time-and-time again their total disregard for our area, the overwhelming voices of the people of our community, and the land that we want to protect. Buc-ee's and its representatives have shown and said that they care for NO ONE except themselves and their bank account.

Stan Beard, the Buc-ee's representative, said out loud to everyone at the first meeting in Palmer Lake that Buc-ee's is a "destination travel center" for the thousands of "interstate travelers" passing through our area going somewhere else. Do you want to give ANY type of money that our own local businesses would get, to an out-of-state company that only wants to destroy our Northern El Paso County area?

If you do want Buc-ee's revenue for El Paso County, then help them go further south to other unincorporated EPC land or to Fountain where they have begged them to come, and are using a different aquifer for their water.

The Pikes Peak International Raceway is a safer and a great location that could really use the refurbishment and

would be more beneficial to El Paso County. Their "interstate travelers" (as they were so happy to tell us about), are their preferred clientele anyhow and will still get the nuggets, jerky, and 70 urinals & 120 bathrooms to occupy, while they are traveling THROUGH our beautiful state going somewhere else. Plus, it's still a short drive for any pro-Buc-ee's people to go and get their Buc-ee's fill.

Monument Hill/Palmer Divide will stay safe and beautiful, and the water needed for residents of Palmer Lake, Larkspur, Northern EPC stays safe for generations as well. The Greenland Ranch Open Space Land will be safe too. Win-Win!

If you do decide to approve Buc-ee's up on Monument Hill/Palmer Divide, then please explain to everyone why you let one single, very destructive, gaudy, 74K+ sq ft gas station, FOREVER destroy Monument Hill/Palmer Divide, and the beautiful northern entrance to El Paso County, just for its tax revenue when you could still get it in another location, further south.

A link you should read about is the Greenland Ranch Open Space reason it was created:

<https://landreport.com/greenland-ranch-buc-ees-palmer-lake>

"Ken Salazar, who helped create Great Outdoors Colorado to purchase the Greenland Ranch, called the open space a "Colorado crown jewel" and a prototype for the country on how to protect a landscape for its people and wildlife.

Founded in 1985, the Virginia-based organization bills itself as having "created a unique approach for protecting at-risk land and solving America's toughest conservation challenges." At Greenland Ranch, The Conservation Fund would prove its mettle by bringing to the table not one, not two, not three, but four conservation partners: Ed Gaylord Jr., Douglas County, Great Outdoors Colorado, & John Malone."

Look at the pictures of this breathtaking area and then say you are still okay with adding Buc-ee's 74K sq ft gas station there.

Another link you should get familiar with, and watch is the one below of the Palmer Lake Special Board of Trustees meeting on May 29, 2025, regarding the Buc-ees annexation eligibility.

<https://www.youtube.com/live/SsfKG4nMQ60>

You should listen to how the people of Northern El Paso County, Southern Douglas County, and the Tri-Lakes communities really feel. You should listen to all the meetings and read all the social media posts too where Buc-ee's is discussed, because those same people, and many, many more, will be attending your own meetings to let you know exactly how we feel and what undeniable evidence they bring to support why this is a bad place for Buc-ee's to be built.

But for this letter you should start listening at the 1:15:20 time frame to hear Caitlin Quander the attorney & shareholder with Brownstein Law Firm Speaking on behalf of the Malone Family Land Preservation Foundation. Below is what she said verbatim at the meeting (transcribed her statement from the video). Caitlin Quander said "The foundation is opposed to the annexation, zoning, and land development of Buc-ee's. Tonight, we want to address the eligibility of the property to be considered for annexation. So, I will speak to the criteria of inability to integrate into the town. We have significant concerns about the impact of open space, the conservation easement, wildlife, traffic, public safety, water, and preservation of dark skies. We will be prepared at a future hearing to address the substance of those, but we believe those are incompatible with the town and thus show an inability to integrate with the town. One of the criteria, another criterion is community interest. Again, with this flagpole annexation, it is very difficult to demonstrate a community of interest looking at the conservation easement purposes. I also want to speak to notice issues, namely that the notice required by state statute and the towns and counties code has not been met. We're happy to provide further details on those insufficiencies, but I know I only have two minutes, so I won't go into that here. I also want to note that the adopting resolution that is in draft form for you is incorrect in its reference to Maria Larsen as the owner when it is actually owned by an LLC, Monument Ridge West.

So, in conclusion I am here tonight to make it clear to the trustees that conservation of this open space is very important to the Malone Family Land Preservation Foundation. To date, public and private funds to preserve the valley have exceeded \$90 million dollars, and the foundation is prepared to do what is necessary to protect it on the behalf of future generations."

Buc-ee's & its consultants DO NOT CARE that they are destroying people's lives and property values, destroying the Tri-Lakes area, destroying people's relationships, destroying our dark skies, and especially draining our precious water aquifers for their 70 urinals and 120 toilets.

Buc-ee's & its consultants DO NOT CARE that the State of Colorado just spent \$15 million dollars installing the wonderful wildlife bridge just 2 miles to the north of this parcel that will and has saved the lives of the commuters and wildlife herds that cross and travel along the I25 corridor daily.

Buc-ee's & its consultants DO NOT CARE that there is the wonderful Greenland Ranch Conservation land that is protecting open spaces between Castle Rock and Monument, so the Front Range area does not just become one continuous sprawl of concrete and buildings like Denver, and any other place where big cities converge and all open space disappears FOREVER.

Buc-ee's & its consultants DO NOT CARE that they will cause undue emotional, physical, financial, and mental duress, chaos, and hardships on the wildlife that call the area home, the existing residents on Monument Hill / Palmer Divide, and the Tri-Lakes community, especially when the aquifers dry up and people do not have water anymore especially when their wells dry up and they cannot afford to dig deeper wells, or their water (all of our water) gets contaminated from the underground gas tanks.

Buc-ee's & its consultants DO NOT CARE that it is a VERY DANGEROUS PLACE to have such an enormous business, especially with the weather on Monument Hill / Palmer Divide AND the CDOT Weigh Station (going both north & south) just over the hill. You should all be very aware, and maybe some of you are, of what it is like trying to get on and off I-25 going both north, but especially south from County Line Rd. trying to safely merge with multiple semi-trucks trying to stay in the right lane to exit at the weigh station.

Buc-ee's & its consultants DO NOT CARE that if a fire/explosion were to break out how many surrounding homes and lives would be destroyed, how our property insurance premiums would go up or possibly be cancelled.

We and many others live up on the Monument Hill/Palmer Divide off County Line Rd. We must use the County Line Rd. exit exclusively. We see the accidents, the traffic diversions, and the I-25 closures from the accidents and harsh weather. It's VERY DANGEROUS especially during the winter months when it's snowing & icy to navigate the ramps. If you allow Buc-ee's to be built there, can you even imagine what the actual chaos will be like? Can you even imagine how many more accidents, deaths, and traffic jams/congestion there will be? Take the Renaissance Fair traffic and times it by 1,000 not just for a couple weeks, but for 365 days a year of continual chaos. Stan Beard even said to expect an additional 8,000-15,000 additional automobiles there daily. Do you even care?

El Paso County has an immense amount of land that can be built upon / developed for decades and decades with full communities & infrastructure with housing, retail, commercial, schools AND the water which comes from a different aquifer than the Denver one without allowing Buc-ees, or any business that enormous, to be built on top of Monument Hill/Palmer Divide. Yes, Monument Hill on I-25 between Castle Rock and Colorado Springs is considered one of Colorado's most dangerous, particularly during winter. The high-elevation, steep, and windy stretch is prone to rapid weather changes, causing frequent, severe accidents and icy, slick conditions that often block traffic. Travelers are often advised to check conditions and, if necessary, avoid this stretch during storms, as it is a major bottleneck for Colorado traffic.

Buc-ee's & its consultants DO NOT CARE that they will be harming and/or destroying all the small businesses in the Tri-Lakes and the Briargate areas. Do you care about them being destroyed too? These businesses pay taxes, have families to feed and employees to support, as well as bring a sense of community to the area where people love to be. So, if Buc-ees is allowed to build on Monument Hill/Palmer Divide it would dramatically hurt Northern EPC & southern Douglas County, the Tri-Lakes area, the Town of Palmer Lake, Larkspur, and anyone else with a well that provides their home with the water needed to survive. It could also potentially contaminate the water that is used there. Do you want to risk all that for a Beaver gas station?

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on February 4, 2026, and issuing many press statements noting that they were "certainly exploring all of their options" and were still interested in building in the "region," they are showing that they have zero intention of moving on from this particular parcel until absolutely forced to do so. They only want what THEY want and couldn't care less about anyone else!

I am incredibly disturbed by File EXBL261 in which Buc-ee's/Monument Ridge West/Vertex requests to increase the size of their current obsolete and non-conforming zone district parcel by using the potential purchase of 10 acres of land immediately to the south of the Buc-ee's parcel. This administrative approval request to add this land to their boundaries without any public input or public notice is an egregious abuse of an administrative approval for a significant, 10 acre lot line adjustment that would grant them the ability to use 3-TIMES AS MUCH WATER PER YEAR as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

This highlights Buc-ee's and their consultants continued manipulative tactics and complete disregard for the community. They are playing and manipulating the system, and the EPC BoCC! Are you going to keep letting them do this? We, the people (your constituents), have repeatedly and loudly spoken over the last 2 years that we do not approve of Buc-ee's building at this location.

Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. I am also aware that the former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's, where he even stated on a social media post that "he is doing this to take care of his own family finances."

It has also been brought to everyone's attention that the current EPCO Planning Commissioner, Sarah Jack, was recently the registered agent for a committee which promoted Buc-ee's and its initiatives in Palmer Lake. This is a very serious "conflict of interest." Considering that Sarah Jack has stated that this proposal will return "to get passed" to the County and that the former Palmer Lake leadership (which is now almost completely gone) along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back. But as everyone can clearly see, Buc-ee's was kept out, there is enormous pushback, and we will not stop until Buc-ee's is not allowed on Monument Hill/Palmer Divide.

There is a growing sense that there are backdoor handshakes being made despite the people's voices, like what happened in Palmer Lake with the former Board of Trustees. The residents of this area are very aware of what's going on. Buc-ee's heavy utilization of those with "insider" knowledge of the County highlights a concerted attempt to circumvent transparency and due process for the people.

Everyone here strongly urges the EPCO BoCC and the EPCO Planning Department to DENY ANY Buc-ee's request for administrative approval for ANYTHING on Monument Hill/Palmer Divide. This project in no way fits the requirements for administrative approval and the people absolutely deserve, and are demanding, the right to speak.

Currently, the project does not fit the obsolete C1 zoning designation, requiring a rezoning, but more importantly the applicant has shown no respect for the community, completely having shattered the Tri-Lakes area, including nearly the entire Palmer Lake board of trustees.

Thousands in the Tri-Lakes area are saying no to Buc-ee's, joined by Governor Polis and Senators Bennet and Hickenlooper (and it doesn't matter what party affiliation anyone is). Do not allow Buc-ee's special favors and loopholes that would strip the people of their rights. Buc-ee's is known for their manipulation around the country, including the downplay of its traffic and water numbers in order to gain better chances for approval. They have even been sued in Baldwin County, Alabama for "predatory pricing."

Please hear and listen to us. Please take the appropriate action. Please continue to work for the people (your constituents and taxpayers) and safeguard this area from the tactics of an out-of-state, greedy, and deceitful company.

We are carefully watching the decision you will make. We are optimistic that you are listening carefully to us.

Thank you.

Sincerely,

Ira Cline (retired Air Force veteran and resident of Monument Hill/Palmer Divide)

From: [Diane Starkey](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Say no to Buc-ee's
Date: Thursday, June 11, 2026 6:19:31 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear ElPaso county Commissioners,

This is a bigger problem than just the TriLakes area of Colorado. What is it going to take to convince this selfish money grabbing company from TEXAS, business of Buc-ee's, to realize the issue of water shortage is bigger than them and they are a huge part of the problem if they continue insisting on this wasteful use of water. You, as EPCOCO are right now a big part of the problem if you allow this business to proceed in Colorado. Stop them from making Colorado a bigger part of the water problem than the WEST already has. Thank you for being part of the solution to stop this egregious behavior of Buc-ee's MACHINE plowing over everyone trying to preserve water rights for citizens in the west!

Sincerely,

Diane Starkey, a Citizen using the fragile water system of the non refillable Denver Basin Aquifer.

<https://weather.com/2026/06/09/news/climate/video/lake-powell-west-colorado-river-low-water-supply-water-shortage>

From: [Kristin](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Say No to Bu-cee's
Date: Monday, February 9, 2026 1:41:33 PM

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Dear All,

I am asking that you vote no to letting Bu-fee's build at the top of Monument Hill. This is not the right place for that monstrosity. We do not need them to take our water it is precious not only to use but to all of Colorado. This will also decrease home values and take away from our dark skies. Also, it encroaches on the wildlife, especially being so close to the Greenland Preservation area and it will affect the wildlife bridge that was just built. What a waste of money that will be if Bu-fee's causes problems with the wildlife to cross safely. Please do the right thing for our community. Not everything has to be about dollar signs.

Sincerely,

Kristin Wallau

Monument Resident

Sent from my iPhone

From: [Britt Christensen](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#)
Subject: Say NO to Buc-ee's!
Date: Tuesday, March 10, 2026 2:33:50 PM

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Report

El Paso County Digital, Strategy
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Dear Commissioners,

As a 31-year resident of Monument, El Paso County, I strongly oppose the Buc-ee's project. This massive travel center is entirely wrong for our area. It threatens the serene character we've protected through thoughtful planning, bringing glaring lights, environmental damage, wildlife disruption, and unnecessary traffic that burdens residents without benefit.

Your duty is to constituents, not out-of-state developers. Buc-ee's would consume our scarce water, endanger the nearby preserve, and draw crowds unsuitable for Tri Lakes! Other sites exist where they'd fit better - consider Fountain or Pueblo, where those types of jobs and resources are needed! Please exercise your authority responsibly and REJECT THIS DEVELOPMENT. Help us preserve our community's character and quality of life. Don't let us down!

Sincerely,

Britt-Anna Weir
Monument, CO

From: [Integrity Matters](#)
To: [Kenny Hodges](#)
Cc: [Meggan Herington](#); [Carrie Geitner](#); laurennelson@elpasocounty.com; [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); DenverRegulatoryMailbox@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; [Kat Gayle](#); [Dana Duggan](#); [Scott Hiller](#); [Mary Scott](#); [Woodmoor Writer](#); [Sean Saw](#); [Angie Marie](#); [Matthew Beverly](#); mlakind@tomgov.org; sking@tomgov.org; eharris@palmer-lake.org; rmoseley@charmedquark.net; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; rmoseley@palmer-lake.org; ajurka@palmer-lake.org; [Gene Kalesti](#); karen.satiama.com; [Savannah Eller](#); Tony.Keith@koaa.com; [Sam Page](#); [Caplan, Noah](#); [Austin Sack](#); [Brulliard, Karin](#); [Carlton, Jim](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow](#); [EXTERNAL KKTU News](#); news@7news.com; [Soicher, Spencer](#); news@cpr.org; [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); newsroom@coloradosun.com; [EXTERNAL KOAA News](#); tips@kdvr.com; tips@thefp.com; tips@cnr.com; newstips@9news.com; [EXTERNAL News TipsDenver](#); newstips@denver7.com; news-tips@nytimes.com; tips@ap.org; tips@nbcuni.com; news.tips@abc.com; [Lisa Bergman](#); jess.cohen@hickenlooper.senate.gov; [Natasha Hutson](#); governorpolis@state.co.us; western.cyrus@epa.gov; [SPA-RD-CO](#); [Delgado, Daniel I CIV USARMY CESPA \(USA\)](#); steven.b.crosson@usace.army.mil
Subject: Second Addendum — Boundary Line Adjustment (PCD File No. EXBL261) and Concurrent Grading Permit (PCD File No. CDR261), Interstate 25 Properties, Ltd. and Monument Ridge West, LLC
Date: Friday, February 27, 2026 5:12:02 PM
Attachments: [2nd Addendum BLA EXBL261 Grading CDR261 - Google Docs.pdf](#)

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Report

El Paso County Digital, Strategy
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Dear Mr. Hodges and Ms. Herington,

Please accept the attached and [linked](#) Second Addendum for inclusion in the administrative record for PCD File Nos. EXBL261 (Boundary Line Adjustment) and CDR261 (Grading Permit).

The Addendum documents the following material development:

Two non-exempt commercial well permit applications list identical coordinates (Latitude 39.124892, Longitude -104.865407). Drone imagery confirms the existence of a drilled hole at those precise coordinates. El Paso County Tax Assessor Mark Flutcher has confirmed in writing that those coordinates lie within the 10-acre parcel being added through

EXBL261.

The hydrogeologic consultation form for the well applications lists UTM coordinates that convert to the same latitude and longitude reflected in the permit filings, further corroborating the location.

The physical ground penetration at the exact coordinates of two non-exempt commercial well applications within the added 10-acre parcel materially contradicts the representation that the Boundary Line Adjustment will result in "no change in water supply for either lot." The existence of commercial well positioning activity within the parcel is directly relevant to that finding and must be reflected in the administrative record.

In addition, project materials and grading documentation under CDR261 reflect approximately 70,000 cubic yards of earthwork, structural coverage and modification of the mapped R4SBC drainage corridor, and routing of surface drainage beneath Interstate 25 toward the Greenland Ranch wetland complex. These wetlands are subject to conservation protections and are hydrologically connected to downstream aquatic systems extending toward Cherry Creek.

Where grading and drainage reconfiguration occur within a mapped drainage feature that conveys runoff toward protected wetlands and aquatic habitats, **federal and state regulatory frameworks may be implicated**. These include:

- Section 404 of the Clean Water Act (discharge of dredged or fill material);
- Section 401 water quality certification;
- Section 402 construction stormwater permitting; and
- Colorado CDPS Regulation No. 87 governing discharges of dredged or fill material to state waters.

Given the downstream connectivity to conserved wetlands and aquatic native species conservation waters, careful compliance with these regulatory frameworks is essential to protect public health, wildlife habitat, and water quality.

We respectfully request written confirmation that this Addendum and all attached exhibits are added in full to the official administrative record for EXBL261 and CDR261.

Thank you for your attention to this matter.

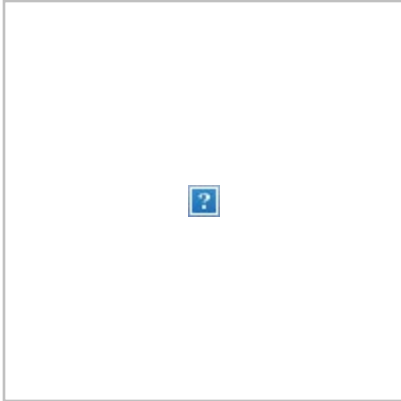
Respectfully,

Kat Gayle

Chief Legal Counsel
Integrity Matters
Westside Watch

--

Integrity is doing the right thing when no one is watching.



From: [Jim Withrow](#)
To: [Carrie Geitner](#)
Subject: Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill To the El Paso County Board of County Commissioners, As a resident of the [Your Neighborhood/Monument/Woodmoor] area, I am writing to formally express my opposition to any fu...
Date: Thursday, April 30, 2026 5:48:41 PM

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El Paso County Digital, Strategy
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From: [April Lamberson](#)
To: [Carrie Geitner](#)
Subject: Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill To the El Paso County Board of County Commissioners, As a resident of the [Your Neighborhood/Monument/Woodmoor] area, I am writing to formally express my opposition to any f...
Date: Thursday, May 7, 2026 7:33:38 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

From: [JL Sellers](#)
To: [CARCTB](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: Subject: Opposition to Proposed Fueling Center Development
Date: Thursday, April 30, 2026 10:40:00 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the Board of County Commissioners,

I am writing to formally express my strong opposition to the proposed development of a high-volume fueling and travel center (the proposed high volume Buc-ee's Travel Center) in our community, plan for the Monument Hill I-25 area. this project represents an industrial scale development that is fundamentally incompatible with residential and ecological character of Northern El Paso County. As a long-term resident and professional dedicated to the study of our local ecology and restorative environments, I believe this project poses a significant threat to the unique character of our area.

My concerns are centered on these critical areas:

-

Ecological Stewardship: Our community serves as a vital corridor for bird migration. The immense light pollution inherent to a 24-hour operation of this scale disrupts "Lights Out" safety initiatives and harms the local ecosystem.

-

Aesthetic Integrity: Our region is defined by its "Architecture of Awe"—the unobstructed views of the mountains and the natural horizon. Replacing these

restorative vistas with massive signage and pavement permanently degrades the mental well-being and property values of residents.

- **Infrastructure Strain:** Our local roads are not designed for the exponential increase in heavy-vehicle traffic this brand attracts. This poses a direct risk to public safety and noise levels in a primarily residential and natural forest zone.
- **aquifer depletion** and sustainable water usage recent news from late April 2026 shows that well permits were recently approved for that land that could draw millions of gallons of water and we care about locally ecology.

I urge the Commission to prioritize the long-term ecological health and character of our community over short-term commercial expansion. Please deny the zoning and development applications for this project.

Respectfully,

Janet Lee Sellers
Woodmoor Community Resident
1390 Catamaran Lane, Monument, Co 80132

Thank you,

Janet

"Art is not passive documentation; it is a form of creative action".

Janet Lee Sellers is an American artist, thinker and writer in Woodmoor, Colorado. She is a member artist of the Art in Embassies, U.S. Department of State.

<https://www.aieregistry.org/users-post-gallery/member/janetleesellers/> Read her Art Matters columns on the global and local art world: www.OCN.me

From: wclewe@comcast.net
To: [Carrie Geitner](#)
Subject: Stop Buc-ee's
Date: Tuesday, February 10, 2026 9:37:29 AM

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Report

El Paso County Digital, Strategy
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We do not support any special treatment or favors to Buc-ee's in the Tri-Lakes area.
Bill & Lindsay Clewe
Monument

From: [Theresa Klewsaat](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Cc: [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [governorpolis@state.co.us](#); [jarvis.caldwell.house@coleg.gov](#); [matthew.smith1@mail.house.gov](#)
Subject: STOP BUC-EE'S IN TRI-LAKES/MONUMENT
Date: Friday, April 3, 2026 12:43:18 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso Board of County Commissioners

I am writing to express my deep frustration and concern regarding the proposed Buc-ee's development at the Monument site. Based on my personal experiences living near two Buc-ee's locations in Texas, I strongly believe this type of development is entirely unsuitable for our community.

In 2018, my husband's company relocated our family to Texas, where we lived near Highway 45, a major thoroughfare. During that time, we lived between two Buc-ee's locations, both situated in farm fields with dedicated highway exits. Despite this infrastructure, the traffic congestion caused by these locations was overwhelming. Traffic regularly backed up onto the highway, creating dangerous conditions. On weekends and holidays, the situation worsened, with cars piling up in the right lane to access the exit. This ripple effect caused backups in the middle lane, road rage incidents, and frequent accidents.

Now, imagine this same scenario at the Monument site, where homeowners like me would be forced to share the exit and entrance ramps with Buc-ee's traffic. Unlike the Texas locations, the Monument site lacks the infrastructure to handle such an influx of vehicles. This is a recipe for disaster, especially during the summer months when events like the Renaissance Festival already strains local traffic.

Beyond traffic concerns, I am deeply troubled by the safety and health risks this

development poses. The constant idling of cars and trucks will contribute to air pollution, negatively impacting the health of nearby residents. As a cancer survivor, I am particularly concerned about the potential harm to my health and the well-being of others in the community.

The increased traffic will inevitably lead to more accidents, road rage incidents, and frustration for everyone living in or traveling through the area. This is not the kind of development our community needs or deserves.

I am appalled that this project is even being considered. While Buc-ee's may be a popular destination for travelers, the burden it places on local communities is far too great. The Monument site is simply not suitable for this kind of development.

I strongly urge you to reconsider and stop this project from moving forward. Our community deserves thoughtful, responsible development that prioritizes the safety, health, and well-being of residents, not a chaotic, traffic-clogged nightmare that benefits a single business at the expense of everyone else.

Thank you for taking these concerns seriously and for making the right decision for our community.

Theresa A. Klewsaat
tklewsaat@gmail.com

--

From: [Tom Griesser](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#); [Meggan Herington](#)
Cc: trilakespreservation@gmail.com
Subject: Stop Buc-ees on Monument Hill
Date: Wednesday, April 29, 2026 12:26:00 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Commissioners:

HELP! We the residents of northern El Paso County are at our wits end and do not know where to turn for assistance. We have been fighting the multi-million dollar corporation from Texas that wants to build a Buc-ees on the top of Monument Hill on I-25!

- The largest gas station in the world and which will have 120 filling spots that doubles the filling slots in all of Tri-Lakes currently
- A 74,000 square foot building (Safeway is 55,183 square foot as a comparison)
- A 25-35 acres of concrete parking, as many or more than Monument Walmart
- An estimated traffic flow of at least 11,000 cars a day, same as Renaissance

Festival traffic on a weekend day

Having been repulsed by the town of Monument and then Palmer Lake, the company is now attempting an end-around maneuver by going directly to you, the Board of County Commissioners. Overwhelming public outcry in opposition, traffic and density concerns, destruction of hundreds of trees, light pollution, water runoff, ground pollution from leaking fuel tanks, impact to wildlife and natural habitat are all major factors as to why Buc-ees should not locate here. However, the major reason it cannot locate to northern El Paso County is WATER! It is the limiting essential factor in all our lives!! With the “weakest snowpack in history,” Governor Polis has reactivated Colorado’s Water Drought Task Force. Colorado Springs and surrounding communities are all implementing water restrictions long before our summer starts. Yet, by their own estimates, Buc-ees is planned to use 1.3 million gallons of water a month for customers that are 90% from out of the store’s zip code and 70% from out of the county. That’s over 15 million gallons of water a year; shocking and unheard of!!!

The Buc-ees Corporation does not care how many lives or communities they ruin in their quest to locate this monstrosity in our locale. However, I trust you will take appropriate action to support your county residents and halt this venal action.

Respectfully,

Thomas W. Griesser

Monument, Colorado

From: [Jan McKinley](#)
To: [Kenny Hodges](#); [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Stop Buc-ee's! Keep dark skies and open spaces for Coloradans
Date: Sunday, February 22, 2026 6:57:02 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

While this is a copy of a well-written letter, it's time to stop Buc-ee's now! This land should NOT have a 120-pump gas station, souvenir store and bright lighting!

Show some backbone and reject their slick practices, campaign \$\$ and promises.

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- **Boundary Line Adjustment – PCD File No. EXBL261**
- **Concurrent Grading Permit – PCD File No. CDR261**

Recent review of publicly available state and federal records indicates that the administrative

record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres**.

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

- **Clean Water Act §404**
- **Clean Water Act §401**
- **Colorado Regulation 87 (2024 revisions)**

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

"will not result in a change in the water supply for either lot."

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms** — stating that:

- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;

- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources
- EPA Region 8

I respectfully request these state and federal agencies:

1. Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;

2. Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3. Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,

[Name]

[City, State, Zip]

cc:

El Paso County Board of Commissioners

U.S. Army Corps of Engineers – Omaha District

Colorado Department of Public Health & Environment

Colorado Division of Water Resources

EPA Region 8

Jan McKinley
19161 Shadowood Dr.
Monument, CO 80132

From: [Autumn Githara](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Meggan Herington](#)
Subject: STOP BUCEES
Date: Sunday, March 22, 2026 3:28:34 PM

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Report

El Paso County Digital, Strategy
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To the El Paso County Board of County Commissioners,

I live [neighborhood] in the area directly near the proposed Buc-ee's development which is currently being considered for annexation by the Town of Palmer Lake (ToPL), but could be reconsidered through El Paso County (EPCO) when rejected by the ToPL. I would like to express my strong opposition to this project, joining the objecting voices of Colorado Governor Jared Polis and Colorado U.S. Senators Michael Bennet and John Hickenlooper, as well as thousands of others across the immediate area.

I have been closely monitoring the proposal of this mega gas station which would include 120 gas pumps, an expected 11,000 – 20,000 cars a day, and require at least 1.1 million gallons of water a month. Of note, based on the data points of multiple other Buc-ee's around the country, the water and traffic numbers estimated by the company during the project planning phase are often far less than the real-world numbers and, as a result, the local municipality, the tax payer, and area residents ultimately suffer the costly repercussions of these impacts.

Given the scale of this development and the significant, long-term impacts it would have on area residents, I strongly urge the EPCO BoCC to deny this proposal if presented with a second application next year due to the following concerns:

- **Traffic and Water Impacts**

- [8000-11000](#) cars per day on an intersection not designed for this type of traffic.

In fact CDOT just completed 20 year updates over a year ago

- **Environmental Impacts**

- *Adjacent to a 36,000-acre conservation corridor, and on the world's largest, \$15M wildlife overpass located just 1 mile away*

- **Overestimated Revenue Numbers, History of Data/Number Manipulation**

- **Consumption of water**

- **Public Safety Risk, Strain on County Services**

- *DOT 18 wheel tractor trailer weigh station less than 2 miles from the offramp to the proposed Buc-ees poses a safety risk for personal vehicles onramping with 18 wheel tractor trailers attempting to offramp*

- **Property Rights/Values**

- *An potential loss of significant county property tax revenue from hundreds of homes in the area due to proximity to the largest gas station in the world*

- **Conflict with Community Input and Local Governance**

- *A proposed development of this scale does not align with Tri-Lakes municipalities' master plans to include dark skies ordinances, sustainable practices, and "box chains."*

Sincerely,
Autumn Githara

From: [Stephen Fischer](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#)
Subject: Stop the out of state Water Waster
Date: Friday, May 1, 2026 5:58:35 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Commissioners and Team,

Thank you for the three minutes on 4/28 Commissioner's Meeting to discuss a future water waster in Monument.

A personal message from a friend in Palmer Lake.

They own a 1993 built home with a 300' deep well, with a pump set at 260' depth. The pump just drew debris which required a new well pump which will be lowered closer to the 300' maximum (temporary fix). The Water Well Technician stated this is happening all over the area.

When Buc-ee's draws 1.3 million gallons per month from the Arapahoe Aquifer, there is a short delay before the Dawson Aquifer drops by that amount causing more carnage for local homeowners.

The damage to the local tax payers is happening now.

At the 4/28 meeting I mentioned that the Denver Basin's withdraw rate is 10x greater than it's recharge rate, and that the USGS stated that the Denver Basin aquifer usefulness will expire in 2054 (or sooner).

We aren't safe until 2054 because the damage has already started, and it will ramp up from now until the Denver Basin is depleted.

Who cares if Buc-ee's sales tax is "sweet", the demise of our aquifers will be so much more "bitter".

Please don't respond back that there isn't an Application (yet).

The Beaver Supercenter has already invested up to 10.1 million in property purchase, plus legal fees, ghost LLC's and lobbying bucks.

I'm praying for a strong Commissioners Board to say NO to the Texas gas station and yes to the families in El Paso County.

El Paso County Water Master Plan, Feb. 2019, page 15:

1.2 - Water Master Plan Purpose-

"Colorado is facing a substantial future water supply gap based on demands projected through 2050 and beyond. El Paso County is the "epicenter" of the water supply gap in the Arkansas River Basin...where most of El Paso County is located."

Stephen Fischer

From: [Greg Woodrow](#)
To: [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Holly Williams](#)
Cc: [CARCTB](#)
Subject: Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 9:25:16 AM

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To the El Paso County Board of County Commissioners, As a resident of Palmer Lake, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location. Our community is defined by its natural character and restorative environment. This industrial-scale project threatens our quality of life in several critical ways: Infrastructure & Traffic: Our local roads and the I-25 interchange cannot handle the exponential increase in passenger and heavy-vehicle traffic this brand attracts. This poses a direct safety risk to residents. Water Scarcity: I am deeply concerned about the impact of a high-volume operation on our local aquifers. Diverting millions of gallons of water for a commercial travel center is unsustainable for our region's long-term health. Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique. The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial." Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25. I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project. Respectfully, Greg Woodrow 17 South Valley Road, Palmer Lake, Colorado (Since 1995)

From: [Karrie Rexford](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
Cc: [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [eharris@palmer-lake.org](#); [moseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [jarvis.caldwell.house@coleg.gov](#); [matthew.smith1@mail.house.gov](#); [integritymatterscos@gmail.com](#); [contact@trilakespreservation.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [ASack@kxrm.com](#); [EXTERNAL Fox News](#); [EXTERNAL KKTU News](#); [achalfin@krcc.org](#); [EXTERNAL KRCC News](#); [newstips@denver7.com](#); [newstips@9news.com](#); [tips@kdvr.com](#); [jalvarado@denverpost.com](#); [EXTERNAL Newsroom Denver](#); [oliviaprentzel@coloradosun.com](#); [newsroom@coloradosun.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [news-tips@nytimes.com](#); [tips@cnn.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#); [tips@thefp.com](#); [talkshow@aol.com](#)
Subject: SUBJECT: Re: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road k
Date: Tuesday, June 30, 2026 8:02:12 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Director Herington and Commissioners:

I object to any administrative determination classifying the proposed Buc-ee's as a permitted use in the C-1 zoning district, and I ask that this matter be referred to the Board of County Commissioners for a public hearing. The application asks the County to allow, by a closed-door administrative determination, a use the Land Development Code does not permit in C-1.

1. A gas station is not a permitted use in C-1. Table 5-1 lists "Gas Station" as an allowed use in the CC, CR, CS, C-2, and M districts — but **not in C-1**. Under § 1.6.6 and § 5.3.6(C)(2), listing a use in some districts "shall be deemed to be an exclusion of the use from any other zoning district in which the use is not listed." A facility with 60 dispensers and 120 fueling positions is a gas station. "Convenience Store" and "Gas Station" are separately defined and separately listed uses; the convenience-store definition's "may include retail

sale of gasoline" covers incidental fuel and cannot be used to place into C-1 a use the Code deliberately excluded from it. Read literally, as § 1.6.1 requires, this use is prohibited in C-1.

The application tries to escape this prohibition by **misreading the Gas Station definition — three ways, all on page 5**. First, it argues Buc-ee's is not a gas station because it "will not provide vehicle repairs, oil changes, accessory installation, [or] car washing." But § 1.15 does not require any of those services; it lists them as things a gas station "may include, **as an incidental use**." Their absence is irrelevant. Second, the application asserts the Code defines a gas station as a use "primarily oriented toward the petroleum fueling and servicing of motor vehicles" — a "primary orientation" requirement that appears nowhere in § 1.15. Third, it claims the definition "expressly limits retail activity to the incidental sale of vehicle accessories," which it does not. What actually defines a gas station under § 1.15 is the retail sale of gasoline and diesel for vehicles — which Buc-ee's plainly does, at 120 fueling positions. Read as the Code is written, this is a gas station, and gas stations are not allowed in C-1.

2. The use does not meet the Code's "Convenience Store"

definition. That definition (§ 1.15) requires an establishment serving "the neighborhood in which it is located," and the Code defines a neighborhood as "primarily residential areas." Buc-ee's represents that the store will serve the surrounding neighborhood (pages 2 and 4). It will not. This project is a regional tourist destination, not a neighborhood store — and the company says so itself:

- At the grand opening of the company's recently opened Goodyear, Arizona travel center — a store identical to the one proposed here (74,000 square feet, 120 fueling positions) — Buc-ee's own store-opening manager called it "a destination," comparing it to Disney World (*Arizona Daily Star*, June 22, 2026).
- The *Arizona Republic* reported that hotels nearest that store sold out for opening weekend, and the *Arizona Daily Star* documented customers driving in from Oregon, Minnesota, and other states, with Nevada and California plates filling the lot.
- According to figures Buc-ee's provided to the City of Springfield, Missouri, the company estimates roughly **six million customers a year, with 88% traveling more than 20 miles** to reach the store (*City of Springfield official website*; *Springfield Daily Citizen*).

A store the company itself markets as a multi-state destination, drawing customers who travel hundreds of miles and book hotels, does not serve "the neighborhood in which it is located." It cannot be shoehorned into the one C-1 use the application relies on.

3. This decision belongs at a public hearing, not behind closed

doors. Deciding the permitted uses of a specific parcel by applying the Code's definitions to specific facts is a discretionary judgment — the Code's own § 5.3.6(B) describes it as an "analysis and comparison of various code provisions ... as opposed to a nondiscretionary review." A decision of this consequence, affecting the whole region, requires public notice and a hearing — and the County itself stated in February 2026 that "a public hearing is required to determine the use classification" for a project like this. A no-notice administrative determination, issued with no opportunity for the public to be heard, is the wrong vehicle.

4. The application is also unreliable on its face. Beyond the violations above, it repeatedly misstates the Code and the facts — including a "full list of allowed C-1 uses" (page 8) that omits Convenience Store, the very use it claims is permitted; fuel-footprint percentages calculated on shifting denominators (pages 2 and 6); and a landscaping requirement misstated as 5% when the Code requires more (page 2). A record this flawed is one more reason the determination must be tested at a public hearing rather than accepted on paper.

I respectfully request that the County:

1. **Decline** to issue any administrative determination on the paper record;
2. **Refer** this matter to the Board of County Commissioners for a full, noticed public hearing;
3. **Recognize** that a 120-position fuel facility is a gas station, which the Code excludes from C-1; and
4. **Require** the applicant to use the proper public process — a rezoning to C-2, or special-use/PUD review — with full notice and hearing.

The public is entitled to be heard before a use the Code excludes from C-1 is allowed in by administrative determination. Please make this decision in public, on the record.

Respectfully,

Katherine Rexford
19150 Sixpenny Ln
Monument, CO 80132

From: [Vickie Lamb](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTU News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Subject: Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Wednesday, February 25, 2026 9:53:24 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

Boundary Line Adjustment – PCD File No. EXBL261

Concurrent Grading Permit – PCD File No. CDR261

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required

County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres.**

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

Clean Water Act §404

Clean Water Act §401

Colorado Regulation 87 (2024 revisions)

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

“will not result in a change in the water supply for either lot.”

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms —** stating that:

The BLA will not result in a change in water supply;

Neither parcel has an existing well;

No adjudicated water rights are associated with the parcels;

No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

U.S. Army Corps of Engineers

Colorado Department of Public Health and Environment (Water Quality Control Division)

Colorado Division of Water Resources

EPA Region 8

I respectfully request these state and federal agencies:

Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;

Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;

Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;

Independent verification of the required "no change in water supply" finding under LDC §7.2.2.E.4(c);

Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

A mapped riverine feature crossing the parcel,

Filed commercial production well applications,

Proposed large-volume fuel storage,

And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,

Vickie Lamb

cc:

El Paso County Board of Commissioners

U.S. Army Corps of Engineers – Omaha District

Colorado Department of Public Health & Environment

Colorado Division of Water Resources

EPA Region 8

From: [Greg Woodrow](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
Cc: [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTU News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Subject: Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Monday, February 23, 2026 12:16:34 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

•

Boundary Line Adjustment – PCD File No. EXBL261

•

Concurrent Grading Permit – PCD File No. CDR261

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required

County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres.**

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

- **Clean Water Act §404**
- **Clean Water Act §401**
- **Colorado Regulation 87 (2024 revisions)**

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line

adjustment:

“will not result in a change in the water supply for either lot.”

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms —** stating that:

- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;
- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado

Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources
- EPA Region 8

I respectfully request these state and federal agencies:

1.
Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2.
Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3.
Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4.
Independent verification of the required "no change in water supply" finding under LDC §7.2.2.E.4(c);
5.
Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,
Greg Woodrow
Palmer Lake, Colorado 80133

From: [Carol Gaskill](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Subject: Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Wednesday, March 4, 2026 12:55:40 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- Boundary Line Adjustment – PCD File No. EXBL261
- Concurrent Grading Permit – PCD File No. CDR261

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

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Within a one-mile radius of the project area, NWI mapping reflects approximately 57 classified wetland, water, and stream features totaling roughly 134 acres.

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under

- : • Clean Water Act §404
• Clean Water Act §401
• Colorado Regulation 87 (2024 revisions)

II. Commercial Production Well Applications Filed Prior to BLA Narrative

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- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;
- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988, with thousands documented within Colorado. In Texas, there have been several UST leaks, some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight. Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources

- EPA Region 8

I respectfully request these state and federal agencies:

1. Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2. Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3. Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated. Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization, a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,
Carol J. Gaskill
Monument, CO. 80132

cc: El Paso County Board of Commissioners
U.S. Army Corps of Engineers –
Omaha District Colorado Department of Public Health & Environment Colorado Division of Water Resources
EPA Region 8

From: [Maureen Henning](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Strong Opposition to the Proposed Buc-ee's Development in the Bent Tree Area
Date: Thursday, April 16, 2026 1:26:35 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

April 16, 2026
El Paso County Board of County Commissioners
200 S. Cascade Avenue
Colorado Springs, CO 80903

Dear Commissioners,

I am a resident of the Bent Tree neighborhood in Monument, directly adjacent to the site of the proposed Buc-ee's mega gas station. I am writing to express my strong opposition to this project and respectfully urge the Board of County Commissioners to deny any future application.

This development, which includes 120 gas pumps and anticipates 11,000 to 20,000 vehicles per day, would place an enormous strain on our local infrastructure and environment. The project's estimated water usage of 1.1 million gallons per month is particularly concerning, especially given evidence from other Buc-ee's locations across the country showing that the company's projections consistently underestimate actual traffic, water consumption, and other impacts. Local taxpayers and residents are often left to bear the long-term costs of these shortfalls.

I share the serious concerns already voiced by Colorado Governor Jared Polis, U.S. Senators Michael Bennet and John Hickenlooper, and thousands of residents throughout our community. Specifically, I urge the Board to consider the following:

- **Traffic and Water Infrastructure Impacts** on Monument and surrounding areas
- **Environmental Risks** to the adjacent 36,000-acre conservation corridor and the world's largest wildlife overpass, located just one mile away
- **Public Safety Concerns** and the significant strain this project would place on El Paso County Sheriff's Office and Monument emergency services
- **Negative Effect on Property Values** documented near similar mega gas stations
- **Overstated Economic Benefits** and the company's history of underestimating real-world impacts
- **Disregard for Community Input** and local governance, as this massive commercial project conflicts with the character and wishes of the affected communities

Given the scale and permanence of this development, along with its potential for substantial long-term harm to our neighborhoods, wildlife corridor, and quality of life, I strongly request that the Board of County Commissioners deny any re-application for this project.

Thank you for your time and service to El Paso County. I respectfully ask that you prioritize the health, safety, and well-being of current residents over this proposed development.

Sincerely,
Maureen Henning
1375 Scottswood Dr.
Monument, CO 80132

From: [Ralph Henning](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Corv Applegate](#); [Megan Herington](#)
Subject: Strong Opposition to the Proposed Buc-ee's Development in the Bent Tree Area
Date: Tuesday, April 21, 2026 2:29:07 PM
Attachments: [image.png](#)
[image.png](#)

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Report

El Paso County Digital, Strategy
& Technology (DST)

April 22, 2026

El Paso County Board of County Commissioners
200 S. Cascade Avenue
Colorado Springs, CO 80903

Dear Commissioners,

I am a resident of the Bent Tree neighborhood in Monument, directly adjacent to the site of the proposed Buc-ee's mega gas station. I am writing to express my strong opposition to this project and respectfully urge the Board of County Commissioners to deny any future application.

I'll get straight to my point because I know you heard of the reasons you should not approve this project including:

- **Traffic and Water Infrastructure Impacts** on Monument and surrounding areas
- **Environmental Risks** to the adjacent 36,000-acre conservation corridor and the world's largest wildlife overpass, located just one mile away
- **Public Safety Concerns** and the significant strain this project would place on El Paso County Sheriff's Office and Monument emergency services
- **Negative Effect on Property Values** documented near similar mega gas stations
- **Overstated Economic Benefits** and the company's history of underestimating real-world impacts
- **Disregard for Community Input** and local governance, as this massive commercial project conflicts with the character and wishes of the affected communities (most importantly as YOU REPRESENT US, Not BUC-EES).

But my **main objection** is as you enter El Paso County on I25, going south, and as the first thing you see entering beautiful El Paso County valley, the site and sight of "America the Beautiful", do you want to see this???? Really?



Or would you rather add a symbolic Gateway entering this beautiful region? Make this a symbol to remember why people visit this region. Home of Pikes Peak, Garden of the Gods, Air Force Academy, Cheyenne Zoo, Broadmoor Resort, Colorado Springs, and the USA Olympic museum and training center. Dedicated to Katharine Lee Bates, Ute Native Americans, Zebulon Montgomery Pike, William Jackson Palmer & Spenser Penrose. So much you can do with this landmark. The possibilities are endless!



Commissioners, the answer is clear. Allowing Buc-ees at the entrance of the Pikes Peak region only cheapens our community. Let Buc-ees build further south on I-25 where the impact to our beauty land is lessen. They can make their money there just as easily. Don't sell out over dollars. Keep El Paso County memorable by adding a dramatic arch/gateway or monument at this site for all visitors to remember and HELP El Paso county to remain one of the top Colorado and national destinations people will continue to visit for generations!

Thank you for your time and service to El Paso County. I respectfully ask that you prioritize the beauty of this region for all residents and visitors over this proposed development of a simple, yet disruptive, Gas Station!!!.

Sincerely,
Ralph Henning
1375 Scottswood Dr.
Monument, CO 80132

From: [M L FIGLEY](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [achalfin@krcc.org](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Subject: Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Monday, April 20, 2026 8:51:37 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- **Boundary Line Adjustment – PCD File No. EXBL261**
- **Concurrent Grading Permit – PCD File No. CDR261**

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

[I. Federally Mapped Riverine Feature Crossing the Parcel](#)

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres.**

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

- **Clean Water Act §404**
- **Clean Water Act §401**
- **Colorado Regulation 87 (2024 revisions)**

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

"will not result in a change in the water supply for either lot."

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms** — stating that:

- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;
- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken

years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources
- EPA Region 8

I respectfully request these state and federal agencies:

1. Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2. Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3. Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,

Mary Lou Figley & Keith Ray
Monument, CO 80132

CC:

El Paso County Board of Commissioners
U.S. Army Corps of Engineers – Omaha District
Colorado Department of Public Health & Environment
Colorado Division of Water Resources
EPA Region 8

From: [mkthbwlr](#)
To: [Carrie Geitner](#)
Subject: Suspected Buc-Ees fuel station in Northern El Paso County
Date: Friday, July 3, 2026 2:41:26 PM

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Sent from my Galaxy

----- Original message -----

From: mkthbwlr <mkthbwlr@yahoo.com>

Date: 7/3/26 2:30 PM (GMT-07:00)

To: HollyWilliams@elpasoco.com

Subject: Suspected Buc-Ees fuel station in Northern Ep Paso County

Hello. My name is Mike Minton. I live near Voyager Pkwy and Interquest.

Over the past number of months to a year, there has been much media and neighborhood communication about a suspected Buc-Ees fuel station at the southwest corner of county line rd and I-25. Some type of holding company is doing extensive work on a property at that location.

Buc-Ees tried to get this property annexed into Palmer Lake City boundary. The people overwhelming rejected it. Now they are trying to get the county to rezone the property for a convenience store. BucEes business model is a 100 plus fuel station and advertise other locations as a travel center.

Having been to BucEes fuel stations in my travels around the country, BucEes is not catering to the local home/landowners as a convince store is designed to do. It markets to interstate travelers.

The infrastructure and traffic designs that a BucEes type travel station would require at this location would be tremendous. The traffic problems at this locations at the top of monument hill would be tremendous.

I strongly request that you and the other county commissioners reject any zoning change requests, building permits, or any other such documents submitted for this piece of property. A BucEes type business is not wanted and doesn't belong at this location.

Thank you, Mike Minton.

Sent from my Galaxy

From: [JL Sellers](#)
To: [CARCTB](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); trilakespreservation@gmail.com
Subject: Subject: Opposition to Proposed Fueling Center Development
Date: Thursday, April 30, 2026 2:06:08 PM

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To the Board of County Commissioners,

I am writing again with a zoning addition to formally express my strong opposition to the proposed development of a high-volume fueling and travel center in our community. As a long-term resident and professional dedicated to the study of our local ecology and restorative environments, I believe this project poses a significant threat to the unique character of our area.

My concerns are centered on critical areas:

•

Ecological Stewardship: Our community serves as a vital corridor for bird migration. The immense light pollution inherent to a 24-hour operation of this scale disrupts "Lights Out" safety initiatives and harms the local ecosystem.

•

Aesthetic Integrity: Our region is defined by its "Architecture of Awe"—the unobstructed views of the mountains and the natural horizon. Replacing these restorative vistas with massive signage and pavement permanently degrades the mental well-being and property values of residents.

- **Infrastructure Strain:** Our local roads are not designed for the exponential increase in heavy-vehicle traffic this brand attracts. This poses a direct risk to public safety and noise levels in a primarily residential and natural forest zone.
- Incompatibility; The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial."
- Other concerns include the larger impact that regional commercial Buc-ees would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the long-term ecological health and character of our community over short-term commercial expansion. Please deny the zoning and development applications for this project.

Respectfully,

Janet Lee Sellers
Woodmoor Community Resident
1390 Catamaran Lane, Monument, Co 80132

Thank you,

Janet

"Art is not passive documentation; it is a form of creative action".

Janet Lee Sellers is an American artist, thinker and writer in Woodmoor, Colorado. She is a member artist of the Art in Embassies, U.S. Department of State.

<https://www.aieregistry.org/users-post-gallery/member/janetleesellers/> Read her Art Matters columns on the global and local art world: www.OCN.me

From: [Ron Poelstra](#)
To: [Carrie Geitner](#)
Subject: The proposed travel center
Date: Friday, May 15, 2026 9:51:24 AM

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Good morning, I wanted to take the time to let you know that we as a couple and business owners would like to see the Buc-ee's travel center come in. Please let me know if there is anything else I can do to help.

Thank you

Ron Poelstra

Ron Poelstra
Taste of Life
ron@tasteoflifestores.com
<http://www.tasteoflifestores.com>
<http://www.tasteoflifeshipping.com>
719.210.4828



From: [Laurel Schow](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [Kenny Hodges](#); [Meggan Herington](#); [CARCTB](#)
Cc: [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [Steve King](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [Integrity Matters](#); [Tri-Lakes Preservation, Inc.](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [Elizabeth Harris](#); [moseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [Atis Jurka](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [Jim](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: This is Buc-ee's: Letter to the Editor of The Colorado Springs Gazette, February 27, 2026, in Response to "County Pushes Back on Buc-ee's Rumors," February 25, 2026
Date: Monday, March 9, 2026 5:07:05 PM
Attachments: [EPC Public Record This IS Buc-ee's 03-09-2026.pdf](#)

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Subject: This is Buc-ee's: Letter to the Editor of The Colorado Springs Gazette, February 27, 2026, in Response to "County Pushes Back on Buc-ee's Rumors," February 25, 2026

March 9, 2026

Dear El Paso County Board of County Commissioners, EPC Planning and Community Development Executive Director Megan Herington, and El Paso County Attorney Kenny Hodges:

I am submitting the following materials for entry into the public record pursuant to the Colorado Open Records Act (CORA). Included are:

1. My letter to the Editor of The Colorado Springs Gazette as originally submitted (February 25, 2026) and as printed (February 27, 2026), with a note regarding the omission of the reference to former EPC Commissioner Mark Waller in the published print and online versions, along with all timestamped reader comments.
2. The Colorado Springs Gazette article "County Pushes Back on Buc-ee's Rumors," February 25, 2026, along with all timestamped reader comments.
3. The Colorado Springs Gazette article "Contention Arises Over Palmer Lake Major Donor," September 8, 2025 — the source for my reference to El Paso County Planning Commissioner Sarah Jack as a paid consultant for pro-Buc-ee's

forces during Palmer Lake's special election — along with all timestamped reader comments.

4. Letter to the Editor from Sarah Brittain Jack, published in The Colorado Springs Gazette, March 3, 2026, along with all timestamped reader comments.

Respectfully submitted,

Laurel Schow
Woodmoor, CO

ITEM 1A — LETTER TO THE EDITOR AS SUBMITTED

The Colorado Springs Gazette Letter to the Editor February 25, 2026

Submitted by: Laurel Schow 20065 Lofty Pine Lane Monument, CO 80132 (719) 649-8181

Re: "County Pushes Back on Buc-ee's Rumors," February 25, 2026

To the Editor:

El Paso County's statement that no Buc-ee's application has been filed misses the point entirely.

What IS before the county is a Boundary Line Adjustment (BLA, File No. EXBL261) — a property line change the applicant is seeking to push through as a simple administrative action, no public hearing required. Its purpose is to transfer water rights to the development site. If approved administratively, it allows Buc-ee's to bypass El Paso County's 300-year water rule and instead operate under the far more permissive state 100-year rule — dramatically increasing their draw from our non-renewable Denver Basin aquifer.

This is not unrelated to Buc-ee's. This IS Buc-ee's.

Integrity Matters' February 20th filing documents that Monument Ridge West filed commercial production well applications on December 17, 2025. One month later, their consultant Vertex Consulting certified to the county: no wells, no water rights, no change in water supply. That is a documented material misrepresentation — and under the county's own Land Development Code, grounds for immediate denial.

The connections demand scrutiny. Vertex Consulting is led by Craig Dossey, a former El Paso County Commissioner who played a role in shaping the 2021 Your El Paso County Master Plan. Mark Waller, also a former Commissioner, is a paid Buc-ee's consultant. Current El Paso County Planning Commissioner Sarah Jack was a paid consultant for pro-Buc-ee's forces during Palmer Lake's special election — as reported in this newspaper on September 8, 2025.

This project sits at the extreme northern edge of El Paso County — the gateway to our community. The county must choose its constituents over a developer's agenda.

Deny the BLA. Halt the drilling. Demand accountability.

Laurel Schow 28-Year Resident, Tri-Lakes/Monument, CO 42-Year Resident of El Paso County

ITEM 1B — LETTER AS PRINTED *(Note: Reference to former EPC Commissioner Mark Waller omitted in published print and online versions)*

The Colorado Springs Gazette February 27, 2026

This is Buc-ee's

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What is before the county is a Boundary Line Adjustment (BLA, File No. EXBL261) — a property line change the applicant is seeking to push through as a simple administrative action, no public hearing required. Its purpose is to transfer water rights to the development site. If approved administratively, it allows Buc-ee's to bypass El Paso County's 300-year water rule and instead operate under the far more permissive state 100-year rule — dramatically increasing their draw from our non-renewable Denver Basin aquifer.

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Deny the BLA. Halt the drilling. Demand accountability.

Laurel Schow, Monument

ITEM 1C — READER COMMENTS: "This is Buc-ee's," February 27, 2026

Reader2202398 | February 27, 2026, 5:50 AM You should also mention former EPC Commissioner Mark Waller is also a paid consultant for Buc-ee's. It's pretty obvious the generations of GOP Commissioners running EPC have not resulted in the types of development desired by the taxpayers and citizens. Yes, the Democrats are currently screwing up the state, but the Republicans have been exclusively screwing up the county for over 50 years. (*Upvotes: 23 | Downvotes: 10*)

ljfschow | February 27, 2026, 7:36 AM Reader2202398: I did include mention of Mark Waller in my original submittal: "Mark Waller, also a former commissioner, is a paid Buc-ee's consultant." (*Upvotes: 16 | Downvotes: 2*)

Reader2204285 | February 27, 2026, 6:02 AM The only best answer is to have a special vote of the Palmer Lake community. Buc-ee's is likely to lose that vote. But Buc-ee's, along with their well-paid insiders, will be persistent and cagey working their way to get the water rights they need. A special vote is needed now to protect Palmer Lake. (*Upvotes: 16 | Downvotes: 6*)

Reader2202398 | February 27, 2026, 6:05 AM Reader2204285: Buc-ee's and the property owners have withdrawn the annexation request to Palmer Lake. Therefore, no vote is needed by Palmer Lake. If Buc-ee's is built, it will be in unincorporated EPC and approved by the EPC Commissioners without a vote by the people. (*Upvotes: 23 | Downvotes: 1*)

Reader2202470 | February 27, 2026, 6:22 AM Why don't all the people complaining about Buc-ee's just buy the property? Then you could turn it into a park and give it to the city or the county. That would stop any bad people from ever thinking there would be an opportunity to do business in Palmer Lake. (*Upvotes: 20 | Downvotes: 10*)

Reader2224816 | February 27, 2026, 9:55 AM Reader2202470: That's called an "end run." (*Upvotes: 3 | Downvotes: 0*)

Reader2538832 | February 27, 2026, 11:37 AM Reader2202470: That won't stop Buc-ee's from choosing a nearby parcel. (*Upvotes: 0 | Downvotes: 0*)

Reader2202494 | February 27, 2026, 10:51 PM Reader2202470: If they could, they probably would! (*Upvotes: 0 | Downvotes: 0*)

Reader2202281 | February 27, 2026, 6:48 AM It seems Buc-ee's, or any development not readily accepted by one jurisdiction, seeks out another back door to get what they want. Past or even apparently current government employees, city council members, county commissioners, and planning commission seats with ties to a given development don't raise integrity or conflict of interest concerns. Our society as a whole seems to have lost any ability to determine boundaries. "Where there is a will, there is a way" is a great motivational slogan when fighting the good fight — but is every fight a good fight, a fair fight? Or is it really more about "the end justifies the means"? (*Upvotes: 15 | Downvotes: 2*)

Reader2461295 | February 27, 2026, 6:53 AM Misrepresentation is a polite characterization. (*Upvotes: 10 | Downvotes: 3*)

stevenmeldridge58 | February 27, 2026, 8:24 AM When Walmart moved into town, many small grocery, hardware, and clothing stores went out of business due to being unable to compete with their low prices. The same was true with earlier versions in the community: gone was the mom-and-pop hardware store in favor of The Depot; the corner grocery store in favor of Safeway; the boutique clothing store in favor of JC Penney; the neighborhood bookstore in favor of Barnes and Noble, and then Amazon. Low prices ruled the day to push these businesses out of the way. What will be lost with Buc-ee's moving into town? Where will all that saved money go, with the local jobs their presence eliminates? Where do the profits end up? Buc-ee's heads off to Texas. Walmart profits go to Arkansas. Amazon goes to Washington. Even property taxes are

eliminated as cities cut deals to bring in these behemoths. The city loses jobs, employee pay rates drop, community identity is lost, and America becomes just one big shopping mall without any character or identity. The loss is greater than the pocketbook. (*Upvotes: 11 | Downvotes: 5*)

Reader2216884 | February 27, 2026, 6:10 PM stevenmeldridge58: America is already simply one big shopping mall. One big shopping mall and one gigantic TV screen. (*Upvotes: 1 | Downvotes: 0*)

veronicaleighbaker | February 27, 2026, 8:28 AM I wish the BoCC would read these comments and seriously consider and value what their constituents want. (*Upvotes: 11 | Downvotes: 3*)

Reader2203128 | February 27, 2026, 11:03 AM I believe more angst than is warranted is being directed toward a boundary change. The simple fact remains that Buc-ee's would have a bunch of hoops and a tremendous amount of public outrage to overcome to actually build on that spot. The potential for tying it up in court for a dozen years is quite foreseeable. (*Upvotes: 0 | Downvotes: 3*)

ljfshaw | February 28, 2026, 4:01 PM Reader2203128: That was actually our mindset back in December 2024 — and we wish it had stayed that simple. But here's what we've learned: this company is relentless. Every time we think we've slowed them down, they come back through a different door. [That's] a documented pattern.

The overwhelming majority of Tri-Lakes residents oppose this project. And the longer this goes on, the more incompatible it becomes — not Buc-ee's as a company, not even a second Colorado location, but this project at this location. A 74,000-square-foot retail and dining complex with 120 fueling positions doesn't belong at the I-25/County Line Road corridor.

This corridor is unlike any other interchange. It is not a retail hub, but a daily connector linking families and neighborhoods across the Tri-Lakes area — the communities of Palmer Lake, Monument, and Woodmoor. This corridor is defined not by commerce but by community, sustaining the rhythm of daily life. For those of us who live here, it is not an entry ramp to development — it is a road home.

We're not baffled by Buc-ee's — we understand exactly why they want this spot. I-25 at Monument Hill generates the kind of interstate traffic volume that justifies their largest travel center format, and that is exactly why they want this spot, regardless of what it takes to get it.

What we can't understand is why county officials continue to accommodate a company that has misrepresented facts to their own constituents at every turn.

We've watched Buc-ee's fight communities for a decade until they simply wore them down. We're not going to be one of those communities. We want this ended — the right way, and now. (*Upvotes: not recorded | Downvotes: not recorded*)

ITEM 2 — ARTICLE: "County Pushes Back on Buc-ee's Rumors" The Colorado Springs Gazette February 25, 2026 By Savannah Eller

Addressing "significant public interest," El Paso County released a statement on its website last week saying that planning staff have not received an application for a Buc-ee's.

"A project such as the construction of a Buc-ee's does require a transparent public process," read the statement.

The county's note addressed rumors around a land application opened this month. According to El Paso County records, Vertex Consulting Services applied on behalf of the landowner for a boundary line adjustment on the parcel where a Buc-ee's has previously been planned.

The request would change the property line between two parcels and is subject to administrative review by county staff. The county stressed that the change would not allow construction.

The statement has not stopped dozens of residents from emailing the county opposing and protesting the proposed activity on the property, according to planning records.

Vertex does not state a reason for the boundary line application in the submitted documents, and Buc-ee's could not be reached for comment. The application gives a legal justification for changing the property line, including that the change would not affect water rights.

Buc-ee's is a Texas-based travel center chain with one location in Colorado. A second proposed location near Monument Hill along Interstate 25 has received concerted opposition since developers announced plans in 2024.

The company originally sought to annex the proposed site into the nearby small town of Palmer Lake and access the town's groundwater resources in exchange for covering the cost of two new wells.

After significant protest and leadership turnover in Palmer Lake during a yearlong evaluation process, the annexation request was withdrawn this month.

Company representatives have not said why the request was withdrawn. But Buc-ee's consultant Mark Waller previously told The Gazette that developers were "exploring all of their options at this point."

El Paso County said any commercial construction would require a "detailed" site development plan to determine whether the project met the land use code.

"County staff does not treat projects differently and applies standard process and criteria to every request," the statement read.

ITEM 2A — READER COMMENTS: "County Pushes Back on Buc-ee's Rumors," February 25, 2026

Reader2202398 | February 25, 2026, 6:15 AM It's hard to imagine the EPC Commissioners turning away a development project over the objections of their constituents. (*Upvotes: 24 | Downvotes: 5*)

veronicaleighbaker | February 25, 2026, 6:53 AM Reader2202398: Exactly. I think we're waiting, but we already know the outcome. The BoCC is that predictable when it comes to development. (*Upvotes: 18 | Downvotes: 3*)

Reader2432849 | February 25, 2026, 7:02 AM If Buc-ee's were a good corporate neighbor, they would simply move on instead of pursuing a location where so many people do not want them. There are plenty of locations for a new Buc-ee's — just let this one go. (*Upvotes: 23 | Downvotes: 5*)

Reader2220972 | February 26, 2026, 4:44 PM Reader2432849: If Buc-ee's were to quietly retreat every time some NIMBYs tried to run them off, they would have gone out of business years ago. I remember Monument and Woodland Park both complaining about not wanting Walmart to build in their neighborhoods, but those parking lots are always full. (*Upvotes: 0 | Downvotes: 0*)

ITEM 3 — ARTICLE: "Contention Arises Over Palmer Lake Major Donor" The Colorado Springs Gazette September 8, 2025 By Savannah Eller

Tens of thousands of dollars have been spent in the little town of Palmer Lake to influence the direction of this week's special election.

Tuesday's election will have implications for the makeup of the town's leadership and the process for approving annexations — including the controversial request from Texas travel chain Buc-ee's for what would be its second Colorado location.

The name of a major donor source behind one group involved, called Keep Palmer Lake Independent, has been changed in recent days, with the former listed donor saying his name was added by mistake to the filing documents for the committee.

The Palmer Lake resident said the attachment has prompted harassment — from phone calls to people driving by his house.

"It's turned out to be one of the most divisive, derisive communities I've ever lived in," said Tim Bennett, whose name was attached to \$8,500 in donations until filings were updated after The Gazette reached out.

Keep Palmer Lake Independent, in its official filings, opposes the recall of town Trustees Shana Ball and Kevin Dreher. The committee has circulated fliers accusing "outsiders" of attempting to exert influence in the town. The group's registered agent, Gleb Berkez, has not responded to requests for comment.

According to previous campaign contribution reports retrieved Thursday afternoon, Bennett was the sole donor for the committee. By Friday, the donor form was amended to show an organization, Freedom First Colorado, with a Palmer Lake address.

According to a website for the group, Freedom First Colorado conducts "voter analytics to a level of granularity not commonly found today." It professes support for parental rights in education, affordable housing, and the local economy, while opposing illegal immigration.

Public records show the nonprofit was formed in March. The registered agent for Freedom First Colorado is listed as Bennett.

He said on Friday that he was not involved in the donations and feared for his family's safety. "You know what my concern with Buc-ee's is? Zero," he said.

Bennett is not the only person concerned about their name being attached to the special election. Another committee, Protect Palmer Lake, has listed \$15,500 in contributions through a proxy group called "Support Local Control" with a Colorado Springs address.

Committee registered agent Kyle Blakely said the contributions are aggregated from local residents who don't want to be named for "safety and security reasons." "It's set up that way so our donors are protected," he said.

He said donors to Protect Palmer Lake are concerned about threats and harassment. The group funds the services of professional political consultants Blakely and Sarah Brittain Jack, who is also an El Paso County planning commissioner.

Jack has not responded to comment requests from The Gazette.

The group opposes a ballot measure in the special election that would require all approved annexations to go to a vote of the town. The proposed ordinance would apply to Buc-ee's, which is set to go to the Palmer Lake Board of Trustees for a vote on October 2.

In content posted on social media, the group has published interviews with former mayors of the town and other citizens talking about opposing the ballot measure. Blakely said the group has reached potential voters through direct mail and social media, while the focus of the final push before the election is text messaging. "We feel like we've done a good job getting the message out there," he said.

The major opposition committee in the election is Integrity Matters, a Colorado Springs-based political group that has a continuing lawsuit against Palmer Lake over its handling of Buc-ee's and public meetings. The group has reported about \$2,000 from over a dozen individuals, none of whom contributed more than \$250. Most of the donors listed Monument addresses.

Dana Duggan, Integrity Matters organizer, pushed back on what she perceived as a lack of transparency in the filing information released by other committees in the race. "We don't have some nefarious dark donor," she said.

The town of Palmer Lake intends to post preliminary results of the mail-in ballot count after 7 p.m. Tuesday. Until then, residents can drop off their ballots Monday through Friday during business hours. On Election Day, ballots can be dropped off from 7 a.m. until 7 p.m. The town will likely release official election results more than a week later, after election officials have counted uniformed and overseas ballots, which have a later deadline.

ITEM 3A — READER COMMENTS: "Contention Arises Over Palmer Lake Major Donor," September 8, 2025

Reader2202398 | September 8, 2025, 5:05 AM Somehow the Gazette made the confusion even more confusing. Almost like they did it on purpose. (*Upvotes: 12 | Downvotes: 0*)

Reader2427480 | September 8, 2025, 5:38 AM What a royal mess this super-sized Texas gas station has brought to small-town Colorado. I now know why we used to have the Colorado/Texas tomato wars and why everyone stood up and clapped at the Monarch ski area when they said the bus for Texas was leaving. I am a third-generation Colorado native. (*Upvotes: 17 | Downvotes: 5*)

elkshooter5 | September 8, 2025, 7:28 AM Let Boulder vote for or against the issue — like the wolves. (*Upvotes: 6 | Downvotes: 13*)

Reader2202487 | September 8, 2025, 7:36 AM elkshooter5: Liberals can be so vicious if they don't get their way. I'm not from Palmer Lake, but I don't understand why they wouldn't want the improvement and tax revenue Buc-ee's would bring to their town. (*Upvotes: 7 | Downvotes: 21*)

Reader2202398 | September 8, 2025, 7:42 AM Reader2202487: Disagreement is not ignorance. Not understanding is not stupidity. (*Upvotes: 11 | Downvotes: 6*)

Reader2239221 | September 8, 2025, 8:02 AM Reader2202487: It's not just liberals. Liberal don't have a monopoly on viciousness when they don't get their way. — MaryBeth (*Upvotes: 13 | Downvotes: 15*)

Reader2203770 | September 8, 2025, 9:36 AM Reader2239221: This article has nothing to do with President Trump. Give it a rest. (*Upvotes: 11 | Downvotes: 9*)

Reader2205348 | September 8, 2025, 10:05 AM Reader2239221: TDS Alert. (*Upvotes: 4 | Downvotes: 5*)

Reader2492198 | September 8, 2025, 11:41 AM Reader2239221: What does this have to do with Trump? Nothing. (*Upvotes: 1 | Downvotes: 4*)

yesmathcanbefun | September 8, 2025, 11:50 AM Reader2202487: Maybe the folks that live around there don't see it as an "improvement." Besides, the big issue is water. The entire town's water supply comes from two wells, which are slowly going dry. (*Upvotes: 1 | Downvotes: 0*)

Reader2239221 | September 8, 2025, 11:52 AM Reader2203770: I was responding to the assertion about liberals being vicious and pointing out that conservatives can be vicious too. — MaryBeth (*Upvotes: 3 | Downvotes: 3*)

Reader2204500 | September 8, 2025, 8:32 AM Keep Palmer Lake independent and it will go broke. (*Upvotes: 4 | Downvotes: 0*)

Reader222912 | September 8, 2025, 2:12 PM It's a great deal for Palmer Lake with almost zero consequences, so why the uproar? I guarantee every person who passes the store in the morning and/or evening will get gas, burritos, etc. Many in the area will work for Buc-ee's if they can. Hypocrites, all. (*Upvotes: 3 | Downvotes: 2*)

ITEM 4 — LETTER TO THE EDITOR: "Commission is Accountable" The Colorado Springs Gazette March 3, 2026
Sarah Brittain Jack, Colorado Springs

In response to Laurel Schow's letter published here February 27, I am compelled to correct the record and inform your readers of the facts.

Ms. Schow, as a citizen, has every right to demand scrutiny — although it is not terribly clear what she is implying "demands" scrutiny. Likewise, as a member of the El Paso County Planning Commission, I have a right to defend myself against false accusations from someone I have never met or talked with. I have been a small business owner since 1994 and my occupation is as a government relations and political consultant. I advocate on behalf of many citizens and small businesses for many worthy causes.

These citizens and businesses have a right to petition their government about legislative and policy decisions, just as Ms. Schow does. If and when those causes interfere with my ability to be neutral in my role as a planning commissioner, I recuse myself from the consideration and vote in question. My experience with the county planning professionals is that they are always transparent and accountable to the commission, to the Board of County Commissioners, and especially to the public they serve.

I will continue to serve transparently and ethically, regardless of attempts to distort the record.

Sarah Brittain Jack Colorado Springs

ITEM 4A — READER COMMENTS: "Commission is Accountable," March 3, 2026

Reader2202281 | March 3, 2026, 5:57 AM Sarah — the Planning Commission is not accountable to anyone; it is advisory, although it does play a very important role in introducing favor of any given project to the County Commissioners. As having been a paid consultant for Buc-ee's, do you really think you have an objective view of when you should recuse yourself — or for that matter, that anyone would believe you? Here is a repeat of my support of Laurel Schow's comments from February 27:

"It seems Buc-ee's, or any development not readily accepted by one jurisdiction, seeks out another back door to get what they want. Past or even apparently current government employees, city council members, county commissioners, and planning commission seats with ties to a given development don't raise integrity or conflict of interest concerns. Our society as a whole seems to have lost any ability to determine boundaries. 'Where there is a will, there is a way' is a great motivational slogan when fighting the good fight — but is every fight a good fight, a fair fight? Or is it really more about 'the end justifies the means'?" (*Upvotes: 15 | Downvotes: 2*)

Reader2202398 | March 3, 2026, 6:02 AM Sarah Jack, you've never been neutral, transparent, or ethical.

August 25, 2025, Gazette: "The other registered agent for Protect Palmer Lake is Sarah Brittain Jack, a fellow public relations consultant and a current member of the El Paso County Planning Commission. Jack did not respond to a request for comment." (*Upvotes: 17 | Downvotes: 3*)

bebpmp | March 3, 2026, 6:35 AM Recusing oneself does not preclude lobbying fellow commissioners behind the scenes to favor Buc-ee's. She should be nowhere near anything related to Buc-ee's. She needs to resign immediately. (*Upvotes: 8* | *Downvotes: 6*)

veronicaleighbaker | March 3, 2026, 8:45 AM This letter does not engender any sympathy or trust from the public who have witnessed the grim reality of the Buc-ee's situation. (*Upvotes: 7* | *Downvotes: 2*)

Reader2729357 | March 3, 2026, 4:40 PM She is not lying — you and Gardner set up a dark money fake PAC, a 501(c)(4) that was never registered with the IRS, to funnel Buc-ee's money into a pro-Buc-ee's campaign. (*Upvotes: 2* | *Downvotes: 0*)

From: [sue.normile](#)
To: [Meggan Herington](#); [Carrie Geitner](#); [Holly Williams](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#)
Subject: Threat of Buc-ees
Date: Thursday, April 30, 2026 9:37:22 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hello,

We are 34-year residents of North Woodmoor in El Paso County and want to express our extreme opposition to the threat of Buc-ees in our area. A mega gas station would disrupt our abundant wildlife, permanently end our night sky, force us to travel out of our way to access the interstate and Palmer Lake, and significantly impact our diminishing water supply during a severe drought.

We already have access to numerous gas and dining options, so this is not needed. We value our lifestyle and neighborhood, and this disrupts our daily life. The Divide is noteworthy for significant weather impacts, highway closures, and accidents. This is NOT the place for a business such as Buc-ees!

As our representatives, please note our sincere opposition to this project for the public record.

Bill and Sue Normile

From: [Stephen Fischer](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
Cc: [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [eharris@palmer-lake.org](#); [moseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [jarvis.caldwell.house@coleg.gov](#); [matthew.smith1@mail.house.gov](#); [integritymatterscos@gmail.com](#); [contact@trilakespreservation.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [ASack@kxrm.com](#); [EXTERNAL Fox News](#); [EXTERNAL KKTU News](#); [achalfin@krcc.org](#); [EXTERNAL KRCC News](#); [news@7news.com](#); [newstips@denver7.com](#); [spencer.soicher@9news.com](#); [newstips@9news.com](#); [tips@kdvr.com](#); [EXTERNAL News TipsDenver](#); [jalvarado@denverpost.com](#); [EXTERNAL Newsroom Denver](#); [oliviaprentzel@coloradosun.com](#); [newsroom@coloradosun.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [news-tips@nytimes.com](#); [tips@cnn.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#); [tips@thefp.com](#); [talkshow@aol.com](#)
Subject: Travel Center trying to sneak onto Monument Hill
Date: Wednesday, June 24, 2026 3:55:03 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Director Herington and Commissioners:

Buc-ee's is trying to place it's Travel Center on Monument Hill by deception. (my wife and I live a half mile south of the proposed Buc-ee's)

"Community Convenience Store" is the description that they are stating to El Paso for zoning acceptance, but publicly mentioned by Buc-ee's is that they are a Travel Center, a destination quite like Disneyland and that 80% of the patrons are from out of town. Serving the local community isn't their goal.

A "Community Convenience Store" is typically sized as a 2,000 square foot building. The proposed Buc-ee's would be 37x larger, include 790 parking spots, roughly the building and lot size of a standard Walmart. Don't allow Buc-ee's to claim the description of "Community Convenience Store".

Gas stations eventually become ground polluters. There are thousands of high pressure connections underground going to the 120 gasoline pumps, especially with the newly authorized E-15 fuel (currently E-10). Many local residents

(including us) are on well water drawing from the shallow Dawson Aquifer and, in the future will need to test for gasoline in their drinking water.

Buc-ee's will need more water than their two newly installed wells will provide. The wells maximum supply is 1.1 million gallons per month which is 25% shy of their typical usage. In time this will cause local Dawson Aquifer wells to fail.

The El Paso water engineer might not see a 100/300 year problem with Buc-ee's water consumption, but U.S. Geological Survey and the El Paso Water Master Plan both state Denver Basin Aquifer water shortage by 2050. Local Aquifers as well as the Ogallala to the east are being depleted due to over consumption. Buc-ee's is a water waster at a fragile location.

Buc-ee's wants their Travel Center on the boarder of Colorado's Crown Jewell Greenland Nature Preserve. Buc-ee's is illuminated 24 hour per day which is akin to placing a noisy lighthouse next to the Nature Preserve. Disrespectful!

Projected daily vehicle count is 22,000, which is greater than a Walmart Super Center. The Infrastructure upgrade cost to the taxpayers is 100 million (based on other Buc-ee's comps.). Road congestion would be devastating to local residents.

The town of Monument rejected Buc-ee's
The town of Palmer Lake rejected Buc-ee's.
NEPCO advised E.P. Commissioners to reject Buc-ee's.
The taxpayers of Monument and Woodmoor reject this takeover.

Commissioners, don't be deceived, Buc-ee's isn't a Community Convenience Store. It's a water wasting, polluting Travel Center.

Reject this hostile takeover.
Stephen and Teri Fischer
Monument

From: [Katherine Brennan](#)
To: [Carrie Geitner](#)
Subject: Tri-Lakes
Date: Wednesday, March 25, 2026 7:41:18 PM
Attachments: [TriLakes1 2.rtf](#)

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Sent from my iPhone

From: [KAREN MCVAY](#)
To: [Meggan Herrington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
Subject: Thank you!
Date: Wednesday, July 1, 2026 9:48:57 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Ms. Herrington,

A sincere thank you to you and your team for not applying the convenience store label to Buc-ee's and for your explanation for making this decision. This has been a long and tiring process for 18 months and I am aware that it is not over, but this was a much-welcomed reprieve for a moment.

The attachment to your decision included C-1 uses and their definitions. Store is included as an admissible C-1 use with this definition:

- An establishment operating from an enclosed building engaged in providing of services or the retail sale of products that are not primarily consumed or used upon the premises but may be assembled or installed upon the premises. The term shall not include adult uses or gasoline filling stations.

This definition of a store would seem to preclude Buc-ee's from meeting the purpose of this district. Buc-ee's does not have tables and chairs for the consuming of their food which suggests that it is not meant to be consumed on the premises, but they **do** have 120 gasoline pumps that aligns with the definition of a gasoline filling station. I would welcome any feedback that you can offer on your take on this.

Respectfully,

Karen McVay

Woodmoor resident

Monument, Colorado

From: [gilberto.armendariz](#)
To: [Carrie Geitner](#)
Subject: The Buc-ees expansion
Date: Friday, May 1, 2026 5:25:44 PM

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Report

El Paso County Digital, Strategy
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RE: Community Opposition — Proposed Buc-ee's EPCO LLC Travel Center on Monument Hill

April 29, 2026

TO: El Paso County Board of Commissioners

Carrie Geitner — CarrieGeitner@elpasoco.com

Holly Williams — HollyWilliams@elpasoco.com

Bill Wysong — BillWysong@elpasoco.com

Lauren Nelson — LaurenNelson@elpasoco.com

Cory Applegate — CoryApplegate@elpasoco.com

Clerk to the Board — carctb@elpasoco.com

CC: Meggan Herington, Director of Planning and Community Development — MegganHerington@elpasoco.com

Tri-Lakes Preservation — trilakespreservation@gmail.com

Dear Commissioners:

The people of Monument, Palmer Lake, and the Tri-Lakes communities have spoken — clearly, consistently, and through every available channel. We do not want a Buc-ee's EPCO LLC travel center built on Monument Hill. This letter formally enters that

community opposition into the permanent public record and documents, with specificity, why this project is **incompatible with who we are and what we depend on to survive**.

This is not opposition to commerce or economic growth. Our communities welcome responsible development. This is opposition to a **specific facility at a specific location** that would drain our nonrenewable aquifer, overwhelm our water infrastructure, violate Palmer Lake’s dark sky ordinance, endanger our emergency fire response capacity, and actively undermine a \$15 million federal wildlife investment completed just months ago. The harms are not theoretical. They are documented in engineering reports, permit filings, and peer-reviewed science — every one of which is part of the public record.

Our Planning Commission said no. Our Governor said no. Both of our U.S. Senators said no. And the residents of this community are saying no. We respectfully ask this Board to listen.

I. OUR WATER SUPPLY CANNOT SUSTAIN THIS FACILITY

Water is not abstract for us. In the Tri-Lakes area, water is the foundation of daily life, public safety, and emergency response. The Arapahoe Aquifer — the confined, nonrenewable groundwater system our communities rely on — is already under drought stress. Adding a single commercial tenant that draws **37,300 gallons per day** is not a measured risk. It is a permanent, irreversible commitment of a shared community resource to a private, out-of-state corporation.

A formal engineering analysis submitted to Palmer Lake’s water supervisor confirmed these numbers. The Monument Sanitation District’s current maximum daily demand is approximately 113,600 gallons. One Buc-ee’s would surge that by **20 to 33 percent in a single development decision**.

Water Metric	Our Community Today	With Buc-ee’s
Avg. Daily Demand	~113,600 gal/day	~150,900 gal/day
Max. Daily Demand	~113,600 gal/day	+33% surge needed
Annual Aquifer Draw	Existing permitted draw	+33 acre-ft/yr (~11M gal)
Infrastructure	Current plant sufficient	New well + plant upgrade required
Fire Suppression Reserve	At risk in drought years	CRITICALLY compromised

Sources: Monument Sanitation District MSD filing; GMS Inc. infrastructure report; Colorado Division of Water Resources permit filings, April 2026.

A GMS Inc. engineering report found that our existing water infrastructure **cannot absorb Buc-ee’s demand without significant capital investment** — including construction of at least one new water supply well, expansion of the water treatment plant, and distribution system improvements throughout the service area. The critical question this Board must answer: **who pays for that?** If the answer is the public, then

El Paso County residents are directly subsidizing a private corporation's access to a finite resource that belongs to all of us.

II. THE AQUIFER CANNOT BE REFILLED — EVER

The two wells already permitted on the Buc-ee's parcel by the Colorado Division of Water Resources are authorized to extract up to **7.1 million gallons per year** from the Arapahoe Aquifer alone, with a second permit allowing up to 3.5 million more from shallower strata. Combined, that's nearly 11 million gallons annually — approximately 33 acre-feet per year — from a groundwater system that does not recharge on any human timescale.

Once that water is gone, it is gone. Our region has experienced sustained drought cycles consistent with broader Colorado Front Range trends. Adding a high-consumption anchor tenant under these conditions is not a calculated risk. It is an irreversible decision that affects every household, every business, and every emergency responder in our communities for generations.

III. THIS IS A LIFE-SAFETY ISSUE, NOT A LAND-USE ABSTRACTION

Monument Hill sits adjacent to terrain classified as high fire-risk by the Colorado State Forest Service. We live with that reality every dry season. Water supply is not a quality-of-life preference for us — it is the difference between containing a wildfire and losing homes.

When our Palmer Lake water supervisor declared a water emergency and the Planning Commission formally opposed this project's required annexation in September 2025, that was not a reflexive reaction to change. It was a grounded, evidence-based determination that a **30% surge from a single commercial user creates an immediate triage problem**: during a drought or fire emergency, do our residents get water first, or does a fuel station and gas canopy complex? That question must be answered before any permit is granted — not after.

IV. OUR DARK SKIES ARE PART OF WHO WE ARE

Palmer Lake enacted a formal dark sky ordinance because our communities value the night environment we have built and protected. A Buc-ee's operates 24 hours a day, 365 days a year. Its standard facility footprint includes 120 fuel pump canopies, large-format signage, expansive parking lot lighting, and a 74,000-square-foot building lit throughout the night.

That configuration does not comply with our ordinance by any reasonable interpretation. A developer's promise to "work on" lighting compliance is not a legal commitment enforceable after construction. Compliance must be evaluated and guaranteed **before** any permit is issued — and the scientific record makes clear that a facility of this scale cannot meet that standard.

The peer-reviewed literature on artificial light at night is unambiguous:

- A 2023 study in ScienceDirect found that light pollution disrupts nocturnal and diurnal animal migrants at local, regional, and broad scales, acting simultaneously as an attractant and a repellent that reshapes migration timing and routing.

- Wildlife ecologist Paul Beier of Northern Arizona University documented that mountain lions actively avoid brightly lit areas at night, causing them to miss the critical landscape linkages this corridor was specifically engineered to restore.
- A 2018 peer-reviewed study in Nature Scientific Reports found that artificial light at night is most concentrated in the very migration passage areas that birds traverse during their biannual journeys, disrupting circadian rhythms and causing disorientation.
- The National Institutes of Environmental Health Sciences has documented that even a single artificial light source can compromise a wildlife corridor by preventing animals from moving across landscapes at night.

The Palmer Lake Planning Commission explicitly cited light pollution in its September 2025 recommendation against this project. Commissioner Bill Fisher called for cutting the site's lighting as a precondition for any reconsideration. U.S. Senator Michael Bennet described the project as flooding **“a treasured landscape with noise, traffic, and light.”** Governor Polis and both Senators put that objection in writing directly to Buc-ee's CEO Arch Aplin. These are not fringe concerns. They represent a consensus spanning every level of government with jurisdiction over our landscape.

V. THIS PROJECT WOULD UNDO NORTH AMERICA'S LARGEST WILDLIFE CROSSING

In December 2025, after nine years of planning and \$15 million in federal investment, the Colorado Department of Transportation completed the I-25 Greenland Wildlife Overpass near Larkspur — the single largest wildlife bridge structure in North America. At 200 feet wide by 209 feet long, spanning six lanes of Interstate 25, it connects 39,000 acres of habitat between Larkspur and Monument and completes an 18-mile wildlife crossing network running from Castle Rock to our community.

Before the overpass and companion underpasses were built, there was an average of one wildlife-vehicle collision per day along this corridor. CDOT data shows the system has already reduced those collisions by 91 percent. The proposed Buc-ee's site sits at the **southern anchor of that network.**

The threat to that investment is direct:

- The Buc-ee's parcel sits directly across County Line Road from the southern boundary of Greenland Ranch, the 22,000-acre protected open space the overpass was built to connect to Pike National Forest.
- The 24/7 light output from 120 fuel pump canopies, a 74,000-square-foot building, and 780-space parking lot would create a permanent artificial light zone immediately adjacent to the wildlife corridor approach lanes on both sides of I-25.
- Elk and pronghorn — the primary species the overpass was designed to serve — are acutely sensitive to artificial light and human activity near approach paths. A 24-hour high-traffic commercial facility within a quarter mile of overpass approach terrain constitutes an active deterrent to its use.
- Prior to the crossing system, vehicle-wildlife collisions accounted for 785 crashes and 6% of all crashes in this corridor between 2011 and 2015 alone. That progress would be placed at risk.

The federal government, the State of Colorado, Douglas County, Colorado Parks and Wildlife, and the Douglas Land Conservancy invested nine years and \$15 million on the premise that this corridor would remain a functional wildlife habitat. **Approving a 24-hour commercial facility immediately adjacent to the overpass approach zone would undermine that investment from the day it opens.** This Board has an obligation not to approve land uses that directly conflict with infrastructure the federal government funded specifically to protect this corridor.

VI. OUR COMMUNITY HAS ALREADY SAID NO — AT EVERY LEVEL

This is not a close question. Opposition to this project is not a fringe position or a neighborhood grievance. It is the settled, formal determination of every body with planning authority over this landscape:

- The Palmer Lake Planning Commission formally recommended against the annexation required for this project in September 2025, citing insufficient water supply, inadequate infrastructure, light pollution, wildlife corridor disruption, and unacceptable risk to existing residents and emergency services.
- The Palmer Lake water supervisor declared a water emergency in connection with this project.
- Governor Jared Polis formally opposed the project in writing to Buc-ee's CEO Arch Aplin.
- U.S. Senators Michael Bennet and John Hickenlooper formally joined that opposition in their September 2025 letter.
- Residents of Monument, Palmer Lake, and the surrounding Tri-Lakes communities have consistently and vocally opposed this development through public comment, community organizing, and direct engagement with elected officials.

This Board should give serious weight to the local planning determination. It reflects the considered judgment of the community most directly affected — the community that depends on this aquifer, lives adjacent to these wildfire corridors, and has invested in the landscape these wildlife crossings were built to protect.

OUR REQUEST

We respectfully ask this Board to **deny any application, annexation request, or land use approval** associated with the Buc-ee's Monument Hill development.

This project is wrong for this place, at this time, for documented, quantifiable, irreversible reasons. Our water cannot be replaced. Our wildlife corridor cannot be rebuilt. Our community's safety and character cannot be restored once compromised by a facility of this scale and intensity.

We are not asking you to stop commerce. We are asking you to protect us.

Respectfully submitted on behalf of the Tri-Lakes community,

Gilbert Armendariz 16553 Elk Valley Trl

Monument / Palmer Lake Resident

Tri-Lakes Region, El Paso County, Colorado

--

Gilbert Armendariz

TeleComm Network Analyst/Design

719 355-5900

From: [Mike Stern](#)
To: [Mike Stern](#)
Subject: The Buc-ee's Ghost Application Process Explained
Date: Tuesday, April 14, 2026 9:14:24 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of Commissioners:

This is what is currently occurring on Monument Hill/ Palmer Divide as it is claimed that there is 'no formal application' yet here it is...

I am writing to formally address concerns regarding the expansion tactics currently employed by large-scale commercial developers, specifically referencing the pattern observed in projects such as the proposed Buc-ee's development. It has become increasingly evident that these entities utilize a deliberate strategy of corporate maneuvering designed to minimize public oversight and bypass comprehensive safety assessments.

There is a clear, documented pattern of operation that warrants immediate attention from this Board:

1. The Use of "Ghost Applicants": Developers frequently acquire land and file for initial zoning changes, environmental permits, and annexations through anonymous LLCs or third-party site selectors. By the time the public is made aware of the project's true nature, land preparation and utility extensions are often already underway. This creates a "sunk cost" environment, which effectively pressures local officials to approve projects under the guise that it is "too late" to stop them.

2. Strategic Political Integration: Developers often work behind the scenes with economic development councils to establish aggressive tax revenue projections before the public is involved. Once these projections are presented to the Board, they are frequently treated as "budgeted income," which creates a political and financial incentive for commissioners to disregard valid community concerns regarding traffic, fire safety, and infrastructure strain.

3. Fragmentation of the Approval Process: By partitioning requirements such as water rights, traffic impact studies, and zoning, developers avoid a centralized, comprehensive review. This allows them to utilize minor code variations or boundary adjustments to skirt mandatory safety thresholds, such as long-term water supply requirements, by keeping these approvals in a "discretionary" category.

Because this model relies on non-disclosure agreements and technical adherence to notification requirements that fail to inform the public of the project's true scale—such as the impact of high-volume traffic and massive fuel storage—local residents are effectively denied the opportunity to provide meaningful input. By the time the project is fully vetted, the developer has often already committed significant physical capital, allowing them to frame any opposition as "anti-growth."

This "shell game" is fundamentally at odds with the transparency required for responsible local governance. I urge the Board to implement a "Full Disclosure Tenant Identification Act" for all high-intensity commercial project applications. Such a policy would mandate that the ultimate end-user and the total scope of the project be disclosed at the *start* of the application process, ensuring that safety assessments and public input are based on reality rather than opaque corporate branding.

The citizens of El Paso County deserve a planning process that prioritizes resident safety and infrastructure integrity over the interests of developers who seek to obfuscate their plans to avoid accountability. I ask that you take these concerns into account for all future commercial development applications.

Thank you for your consideration,

Mike Stern

Ph: 360 689 9058

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From: [Mike Stern](#)
Subject: The Death of Local Consent: Corporate Subversion of the Democratic Process in El Paso County
Date: Monday, May 4, 2026 9:55:12 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To: The El Paso County Board of County Commissioners, The Media, and the Citizens of the Tri Lakes Region

Subject: The Death of Local Consent: Corporate Subversion of the Democratic Process in El Paso County

I am writing to formally denounce the systematic disenfranchisement of our citizens through the strategic, high-finance maneuvers of Buc-ee's EPCO LLC. Recent reports confirming a \$10 million land acquisition near the very site where our community—and our elected representatives—previously rejected such a development, proves that our political system has ceased to be a democracy. It has devolved into a plutocracy where the "will of the people" is merely inconvenient noise to be muffled by money.

We have moved beyond a simple disagreement over land use. We are currently living under an occupational regime where corporate entities with infinite coffers use "suppression by exhaustion" to erode the foundations of our local governance. They do not seek a social license to operate; they seek to manage the resistance until the community collapses from the fatigue of constant defense.

The tactics being deployed are identical to the mechanisms of political influence sanctioned by the Supreme Court's interpretation of "corporate speech":

Jurisdiction Shopping as a Weapon: By treating a rejected municipal annexation as a "blank slate" at the county level, developers treat the public's electoral, moral, and historical opposition as if it never existed. This is not governance; it is procedural bullying.

The "Ghost" LLC Strategy: The use of obfuscated entities like Monument Ridge West and Buc-ee's EPCO LLC serves to bypass early-stage public scrutiny, allowing the project to build the "inertia of money" before a single resident can effectively organize.

Administrative Fragmentation: By decoupling water, traffic, and environmental impact assessments, they hide the true systemic cost of their "Disneyland of gas stations" until the project is too far along to stop.

The Reality of our Oligarchy

We are witnessing the practical application of Citizens United and Buckley v. Valeo. Because the state and federal courts have equated money with speech, a company with \$10 million to drop on a land play possesses more "speech" than the thousands of residents who have toiled to keep their rural heritage intact. When developers can out-spend the collective time, energy, and legal resources of a town, we no longer live in a democracy—we live in a system managed by the interests of the highest bidder.

Demand for Urgent Legislative Remedy

I am calling for immediate action to claw back our sovereignty from the shadow of corporate control:

- 1. Full Disclosure Tenant Identification Act:** Any application for high-intensity commercial development must require the disclosure of the ultimate parent company and intended end-user at the earliest possible filing stage. No more hiding behind shell LLCs.
- 2. Recognition of Prior Records:** Statutes must be amended to mandate that when a developer submits an application for a project size or use previously rejected in a neighboring or related jurisdiction, the pertinent public record—including prior testimony and environmental reviews—must be formally integrated into the new administrative record.
- 3. Procedural Cooling-Off Periods:** We need a mandatory period of suspension for applications following a formal ballot defeat or public denial. This stops developers from weaponizing their financial resources to keep local constituents in a constant state of administrative siege.

The "god of money" is currently being served at the expense of the citizens who call the Tri Lakes area home. If our local governments (El Paso County Commissioners) continue to allow these jurisdictional loopholes to be exploited, they are not acting as our representatives, but as facilitators for a corporate class that views our home as a mere asset to be liquidated for profit.

The choice is now clear: either restore the supremacy of the citizen or concede that we are no longer a self-governing people. Monument Hill is proving that We the People are of no concern.

Briskets or the future of Monument Hill? Judas had his thirty pieces of silver too...

Somewhat Respectfully,

Mike Stern
Monument, CO 80132
Ph 360-689-9058

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From: [David Parks](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.L.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswgcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL_KKTV_News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL_Fox_News](#); [EXTERNAL_Newsroom_Denver](#); [EXTERNAL_KRCC_News](#); [newsroom@coloradosun.com](#); [EXTERNAL_KOAA_News](#); [tips@kdvr.com](#); [tips@thefo.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL_News_TipsDenver](#); [newstips@denver7.com](#); [news:tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: The less-discussed problem with Buc-ee's attempted land-grab at Monument Ridge West... Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas T...
Date: Thursday, February 26, 2026 1:14:13 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- **Boundary Line Adjustment – PCD File No. EXBL261**
- **Concurrent Grading Permit – PCD File No. CDR261**

And I am writing, further, to share my own thoughts about why Buc-ee's request to buy that property, both the original 25-acre bid, and the additional 10-acre bid, are a threat to our way of life in Colorado, our decency as human beings, and our lifestyle and future as a truly democratic, independent nation.

Below are three items: A) my direct letter of a unique concern to you, B) a link I posted recently on social media about what it means to be an American today, and C) a response to a neighbor who questioned this recent post, facetiously, asking whether I was seriously contending that Buc-ee's was going to change the world, (i.e. whether Buc-ee's, and companies like them are ethically and socially dangerous.) Thanks in advance for your interest, and for your time in reading at least the immediate letter below.

ETHICS, SHMETHICS in BUC-EE'S CORRUPT STYLE OF DOING BUSINESS

I'm sure by now you've heard the entire litany of reasons so many of us in the Tri-Lakes region of Northern El Paso County have been so concerned, and fighting so hard to prevent the building of a Buc-ee's at the Monument Ridge development area at I-15 and County Line Road.

But besides the issues of water, traffic safety, fire evacuation, groundwater and land toxicity, noise and light and air pollution, as well as being a callous affront to the millions of dollars that have been spent on the 40,000 acres of wildlife

preserve a mere hundred feet to the north - all of which raise my hackles, and my ire - I have a particularly unique, but I believe highly valuable and worthwhile point of greater concern I'd like to raise here.

I live in Palmer Lake. We have been fighting this monster for over a year in my town. To say it has been ugly would be an understatement. I have watched long-time friends and neighbors become enemies. I have become friends with ex-trustees, even as they were losing their own community's trust and validity on the board. I have gone to the highly contentious meetings, and heard the Buc-ee's representatives give their blatant, unabashed, tainted sales pitches, filled with dressed-up nonsense and half-truths and come-ons that I would think only a middle-schooler couldn't see through, and yet I have watched the power of perceived 'money talking' dull the senses and critical thinking abilities of otherwise decent and good-hearted people.

It has been painfully obvious, pretty much from the start, that Buc-ee's simply WANTS THAT LAND, no matter what!! They will basically do WHATEVER IT TAKES, as near as they dare, and have been observed to beg steal, borrow, and even lie (without getting caught), in order to get it. They don't care about Palmer Lake, or Colorado, or our wildlife, or our precious resources, or any of it. Any they don't care what harm they do, or what damage their footprint leaves. Money is their only and absolute focus. Money, and themselves.

This most recent attempt, to go around the governor, the senators, the town and greater community who have been ripped apart by all of this - and to dismiss or ignore all of the very vocal and obvious pushback for over a year now - and to still INSIST on getting that property, and now with this latest ruse of a 'boundary line adjustment,' is just short of criminal...and is morally inexcusable. Why in the world would we, as self-respecting Coloradans, want to trade or do business with a company that obviously cares so incredibly little about us, and so very much about only themselves, and their own profit margins? They disgust me. They ARE, quite simply, disgusting. And much like a pestilence, they will spread, unless we stop them.

Shame on them, and shame on us for even entertaining their advances. They are the type of corporation that is not healthy for our world, not healthy to have in our communities, and simply not healthy by any one's honest standards. And certainly not healthy to have at that precious and fragile location at Monument Ridge West. They are morally corrupt, asea, lost, without conscience. And if we collude with them, so are we.

I have written a brief essay on social media lately, in honor of ^{SEP}Washington's and Lincoln's birthdays, about our responsibility as Americans to do the right thing when it comes to consumerism, commercialism, and development. I will include a link to it here, as well as a later response in that same post, in which I answered a question from a neighbor who asked, facetiously, if I was honestly suggesting that Buc-ee's could actually change the world.

You are welcome to read them or not, if you are curious to explore further the points I'm raising. I honestly believe the future of our children and our legacy, our heritage - as well as our immediate personal integrity and self-esteem - hang in the balance of our decisions here.

I ask you then, humbly, as one more voice in your community, to please send this silly company packing, either back to Texas, or to some other location in our state that actually wants them, and where they deem Buc-ee's impact might be a better fit for them than the site they are currently wheeling and dealing to secure.

Thank you so much for your time and interest in this issue, and for all of your hard work.

Warmest regards, and with deep respect for your public service,

David Parks

WHAT NOONE SEEMS TO WANT TO REALLY FOCUS ON IN THE BUC-EE'S ISSUE...

When I was younger, I remember Presidents' Day, or Washington's birthday, specifically, as being much more of an important commemoration. To that end, and reflecting on what it says about us as a nation, I'd like to share a few thoughts on a very real concern that I have with Buc-ee's, and with our very strange and mixed - and in many cases even apathetic or complacent - reactions to their ongoing persistence, intimidation, manipulation, and apparently, given the latest land and water news, downright lies. Where is all of this leading us, as a nation?

<https://docs.google.com/document/d/1lm46sLS0lA88L86Toskazzquzfx1Qbjs4UqhZYk2ocI/edit?usp=sharing>



[Presidents' Day... on personal integrity, freedom, and capitalism run amok... docs.google.com](https://docs.google.com)

And finally, my answer to Daniel, a reader and neighbor...

Yes, Daniel. Thank you for driving home my entire point. While I believe - or at least assume - you were perhaps trying to be funny or sarcastic here, you are stating my thesis more succinctly and eloquently than I could ever have dreamed of.

We are, as a culture, almost oblivious to the grim reality of how Buc-ee's, and any number of similarly entitled companies - think Walmart, Amazon, pick-your-poison - have changed the very way we look at ourselves, and at buying and consuming.

With various come-ons - the 'bait' of lower prices, promoting 'a good time,' or simply selling ease and theoretical efficiency ("Leave it in my garage Amazon; I'll give you my security code.") - they have crawled under our skin and into our psyches when we weren't looking, and are sucking the life out of us...as in the very nature of all parasites. Such companies, whatever we may think we are gaining from them, are in fact predators and parasites. It is built into their DNA. They seek to destroy, to break down and defeat, and to gain, at our expense.

Walmart broke into the lives of each of their new territorial conquests with the come-on of terrific, low prices and being an 'all-in-one' store, until they drove out all the competition, and then raised their prices accordingly. This was repeated over and over, and is well-documented...and was consciously planned by their development team. Killers. Sharks.

In fact, whole volumes have been written about the profound and detrimental effect on the entire world that Walmart has had, and Walmart's 'brand' or mindset of boundless consumption, and of eliminating the competition entirely.

Just ask anyone who's ever who's ever lost their or their friend's family business to Walmart, or had any kind of run-ins whatsoever with Walmart corporate...or who's ever been a vendor for Amazon, or owed their fealty to Amazon. Just ask any of them how they feel about such companies, and they will tell you in no uncertain terms.

These are ruthless, soulless companies, and they promote and encourage by their example a ruthless, soulless society. They are indeed changing our world, and have already changed it, both our immediate world, here in the United States, and globally, and they are compromising or eroding our individual clarity, decency and ethics, and altering our collective thinking or worldview altogether.

Just wait until they start replacing all their human employees with bots... Been to an Amazon-owned Whole Foods lately? It screams of just how much they care about their employees, and about human beings in general. They want people to one end only.

Under their tutelage, and by their example, we are entirely losing our moral compass, and are simultaneously

consuming ourselves to death. All while we become their willing slaves, their financial 'hosts,' and their unwitting and completely passive victims. We do and buy what they tell us to do and buy, and we die in commensurate measure.

Our favorite beaver is no different, Daniel. Its dishonest and uncaring - and sneaky, barely legal - way of doing business, and of 'acquiring' or pushing their way into new locations, and our allowing them to set up shop near us, or even our mere entertaining the idea of it, is reshaping our world for the worse, even as we sit on our uncaring or can't-be-bothered butts.

Buc-ee's is basically a Walmart, same parasitic, predatory behavior, same profit-centric goal, only with more gas pumps at it, and far less (almost zero) products of any real value or necessity to humans. It is a toxic company selling largely toxic products, including poisonous food, and yet somehow it seems that many of us are just AOK with that...

What we don't seem to be able to wrap our heads around is that we are casually and blindly allowing all of this to happen... in fact, we are basically the authors of this self-destruction, without even realizing it, simply by not standing against it, or by not demanding to change it.

Buc-ee's has taken on cult status among its followers for a very good reason... it uses the very same brainwashing (marketing) methods as any cult does, only it does so hidden behind the plastic, smiling eyes of a ridiculous, made-up beaver face.

Behind those silly, artificial smiling eyes are "the dull lifeless eyes...like a doll's eyes" of the perfect killer, the great white shark, as described by Robert Shaw in JAWS. "What we have here is a perfect engine...an eating machine." Richard Dreyfus sent chills down our spines with that description of a natural predator. Yet we can't see it, can't see through it, even in a completely artificial and constructed predator, even when it is staring us right in the face. And we are literally walking into its gaping, voracious maw, fully rejoicing in being 'consumed' by it.

So yes, Daniel, Buc-ee's IS already changing the world, and it will certainly change your neighborhood's world, and the whole world is far worse for its behavior, its shallowness, its illicit methods, and its garnering and seduction and promoting of the cult that have been brainwashed by it.

Buc-ee's, and a growing number of companies like them, are truly sinister. They are not selling human kindness or human enrichment or any kind of human empowerment. They are selling well-dressed lies, and promoting a form of mental slavery. They are not just changing the world; they are destroying it.

I don't know about you, but that's not the world I want to live in. So I choose to avoid and discourage these companies as much as I possibly can. They're not in my best interests. They are not in anyone's best interests, except their own, and their own pocketbooks.

Shame on all of them for what they are contributing to the subtle dissolution and moral decay of humanity as we have known it. If we are not part of the cure, if we do not say 'no' to them, if we do not push back against them and their methods and their selfish goals, we are part of the problem, and we are as guilty as they are of destroying what was once a caring, empathetic and truly grounded, democratic society.

But...there is hope...

They can only change the world if we let them.

Our real power - to say yes or no - is in our wallet, and in our voices.

Let us consciously choose to say NO!

From: [Janae Winkelman](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Vote No Regarding Bucces
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Report

El Paso County Digital, Strategy
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Dear El Paso County Commissioners and Planning Officials,

I am writing to urge extreme caution regarding the proposal to secure El Paso County approval for the Buc-ee's development at I-25 and County Line Road. Although the annexation application was withdrawn from Palmer Lake, the scale and impacts of this project remain unchanged.

1. Monument and Palmer Lake have already rejected this project.
2. This must not be approved administratively.
3. The water increase (3x current allowance) is unacceptable. I live in Woodmoor and my water bill is \$100 before I even use any water each month!!!
4. Deforestation and regional impact affect all the Tri-Lakes area. The county line exit is one mile from a wild life crossing over the freeway. This is no place for a humongous gas station super store.

I understand that Monument Ridge West/Vertex is seeking administrative approval to adjust boundaries and incorporate approximately ten acres into their parcel without public notice or public input. This would allow the project to access up to three times the amount of water currently permitted on a legally conforming parcel within El Paso County. A proposal of this scale and consequence should not move forward through an administrative action. It warrants full public review and transparency.

The most serious issue facing the Tri Lakes region is long term water sustainability. Colorado's water future is increasingly uncertain, as reflected in ongoing negotiations among Colorado River Basin states over declining supplies. In an area already experiencing rapid

growth and infrastructure strain, committing substantial water resources to a high intensity commercial development warrants careful independent review.

When water and infrastructure capacity are limited, allocating them to a billion dollar Texas based corporation demands scrutiny. The environmental and infrastructure impacts will remain local, while much of the profit will leave Colorado. If scarce resources are to support economic growth, it is reasonable to prioritize projects that more directly reinvest in local communities and reflect the character of this region.

Furthermore, the proposed site is directly across from a critical wildlife corridor that connects regional habitats. Disrupting that corridor carries lasting ecological consequences. These concerns have been recognized at the state level. Both of Colorado's U.S. Senators and Governor Jared Polis sent a letter to Buc-ee's CEO, Arch "Beaver" Aplin III, expressing concern about the appropriateness of this location.

I respectfully urge you to consult independent water experts, evaluate cumulative regional impacts, and require full public review and notice before any approval is granted. A project of this scale, particularly one involving increased water allocation, should not proceed without a transparent public process.

I will close with a link to a recent New York Times article detailing the ongoing impasse among Colorado River Basin states over declining water supplies. The situation described in the article underscores why local land use decisions must align with long term water constraints.

[https://www.nytimes.com/2026/01/30/climate/governors-dive-into-an-impasse-over-colorado-river-water-use.html?unlocked_article_code=1.K1A.SsQC.Q-fgtnW-uT7P&smid=url-share](https://www.nytimes.com/2026/01/30/climate/governors-dive-into-an-impasse-over-colorado-river-water-use.html?unlocked_article_code=1.K1A.SsQC.Q-fgtnW-uT7P&smid=url-share)

Thank you for your service and thoughtful consideration.

Janae Winkelman

From: [Cindy Phillips](#)
To: [Carrie Geitner](#)
Subject: Vote no to Bc-ees
Date: Tuesday, March 31, 2026 5:22:41 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners,

I am a 34 year resident of Woodmoor and a 68 year old Colorado native writing to express my strong opposition to the soon to be proposed Buc-ee's development on Monument Hill. This project raises serious concerns about sustainability, community character, and respect for the residents who call northern El Paso County home.

First and foremost, as evidenced in the failed application to Palmer Lake, the projected water usage is deeply troubling. Estimates suggest the facility could consume as much as 103 million gallons of water per month. This is in a region where residents already face water restrictions due to recurring drought conditions and a declining water table. Approving such a high-consumption development sends the message that corporate demand outweighs the long-term needs of local communities and responsible resource management.

Equally concerning is the visual impact. The proposed 100-foot Buc-ee's sign would dominate the landscape, becoming the first thing travelers see after passing through the stunning Greenland conservation area. Instead of a natural welcome to El Paso County, visitors would be greeted by an oversized commercial symbol that undermines the beauty and identity of this region. It risks conveying that commercial interests take precedence over preserving what makes this area unique.

Northern El Paso County, including the Tri-Lakes communities of Palmer Lake, Monument and Woodmoor, is home to many veterans and their families—individuals who chose to settle here because of its peaceful environment and natural beauty. Approving a large-scale commercial project of this nature would feel like a disregard for those who have served our country and sought refuge in this community.

The impact on our night skies is another serious issue. The extensive parking lot lighting required for such a large facility would create a glow visible for miles, diminishing the dark skies that residents cherish. Just this past year, I had the rare and memorable experience of viewing the northern lights near County Line Road, not far from the proposed site. Developments like this would make such experiences far less likely for future generations.

Additionally, while Buc-ee's may offer novelty and scale, it does not align with the character of Colorado. During a recent trip, I visited a Buc-ee's in northern Colorado. While impressive in size and amenities, much of what it offers—novelty merchandise and oversized convenience retail—does not reflect the values or lifestyle of our region. Colorado already provides an abundance of authentic, natural destinations that people travel here to enjoy. We do not need a themed mega gas station to serve as an attraction and our beloved local businesses do not need the competition that might drive them out of business.

Finally, there are long-term environmental concerns. Large fuel storage systems carry the risk of leaks over time, which could contaminate soil and

groundwater. The potential downstream impact on water quality is not something that should be taken lightly, especially in an already water-stressed area.

I urge you to listen to the voices of the residents who elected you. Protect our water resources, preserve our natural landscapes, property values and honor the character of the communities you serve. Please do not approve this project.

Respectfully,

Greg and Cindy Phillips
18650 Augusta Dr.
Monument, Colorado 80132
719 233-2222
Cngphillips@msn.com

From: [Diana O'Toole](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Megganherrington@elpasoco.com](#); [Kylie Bagley](#)
Subject: Water Sustainability and Public Process Concerns Re Proposed Buc-ee's Development
Date: Monday, February 9, 2026 1:41:12 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners and Planning Officials,

I am writing to urge extreme caution regarding the proposal to secure El Paso County approval for the Buc-ee's development at I-25 and County Line Road. Although the annexation application was withdrawn from Palmer Lake, the scale and impacts of this project remain unchanged.

I understand that Monument Ridge West/Vertex is seeking administrative approval to adjust boundaries and incorporate approximately ten acres into their parcel without public notice or public input. This would allow the project to access up to three times the amount of water currently permitted on a legally conforming parcel within El Paso County. A proposal of this scale and consequence should not move forward through an administrative action. It warrants full public review and transparency.

The most serious issue facing the Tri Lakes region is long term water sustainability. Colorado's water future is increasingly uncertain, as reflected in ongoing negotiations among Colorado River Basin states over declining supplies. In an area already experiencing rapid growth and infrastructure strain, committing substantial water resources to a high intensity commercial development warrants careful independent review.

When water and infrastructure capacity are limited, allocating them to a billion dollar Texas based corporation demands scrutiny. The environmental and infrastructure impacts will remain local, while much of the profit will leave Colorado. If scarce

resources are to support economic growth, it is reasonable to prioritize projects that more directly reinvest in local communities and reflect the character of this region.

Furthermore, the proposed site is directly across from a critical wildlife corridor that connects regional habitats. Disrupting that corridor carries lasting ecological consequences. These concerns have been recognized at the state level. Both of Colorado's U.S. Senators and Governor Jared Polis sent a letter to Buc-ee's CEO, Arch "Beaver" Aplin III, expressing concern about the appropriateness of this location.

I respectfully urge you to consult independent water experts, evaluate cumulative regional impacts, and require full public review and notice before any approval is granted. A project of this scale, particularly one involving increased water allocation, should not proceed without a transparent public process.

I will close with a link to a recent New York Times article detailing the ongoing impasse among Colorado River Basin states over declining water supplies. The situation described in the article underscores why local land use decisions must align with long term water constraints.

https://www.nytimes.com/2026/01/30/climate/governors-dive-into-an-impasse-over-colorado-river-water-use.html?unlocked_article_code=1.K1A.SsQC.Q-fgtnW-uT7P&smid=url-share

Thank you for your service and thoughtful consideration.

Diana O'Toole
565 Ore Cart Way
Monument, CO 80132

--

"Fight for the things that you care about, but do it in a way that will lead others to join you." Ruth Bader Ginsberg

From: [Paula R](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#)
Subject: Water usage in El Paso County
Date: Monday, May 25, 2026 9:52:40 AM

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Report

El Paso County Digital, Strategy
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After reading today's article in the New York Times "A terrible Winter for Snow Heads into a Bleak Summer of Drought" and seeing all the development going on in our county, you need to take a stand and have a moratorium on future development. Now it's the time for each of you to stand up for the citizens of this county. We cannot afford places like Buccees & other large developments to use up our water. Look at our reservoirs. They're drying up. Lake Granby is lower than I've ever seen.

Have the moral strength to do what is right.

Paula Reed

From: [EPC Postmaster](#)
To: [Carrie Geitner](#)
Subject: You have new held messages
Date: Monday, June 22, 2026 4:10:14 PM

Logo



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academyblvdimprovements@112027574.mailchimpapp.com

South Academy Boulevard Improvement Project - Project Update

2026-06-22 17:40

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From: [Michael Bartmess](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [Integrity Matters](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: You work for we, the citizens of El Paso County
Date: Tuesday, February 24, 2026 7:16:56 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

You work for we, the citizens of El Paso County, Colorado. So, I demand you do your job. You work for me.

Citizens of the Trilakes have already made their desires clear. We do not want Bucksh*ts (aka Buckees) in the Trilakes. Pay attention, this has already been dealt with by the citizens of the Trilakes. Bucksh*ts was turned away by Palmer Lake with the help of all who live in the Trilakes and now Bucksh*ts is immorally trying to circumvent the rights of the Trilkaes citizens by taking their failed plan through another attempt, through El Paso County.

We're tired of this Bullshit. Bucksh*ts would be a blight on this community and harm the community in countless ways. They plan to steal our water and the jobs and revenue of

other existing businesses. They bring no new revenue— none — and so must by definition steal from others in Trilakes to establish an unwanted business. Nobody is coming from Fort Collins, or Nebraska, or Sante Fe to stop at a BuckSh*ts gas station. So, there is no "new" revenue — which means allowing this massive gas station is tantamount to allowing the rape of our business community.

End this now. There has already been a year long referendum by the citizens of the Trilakes. Bucksh*ts is not welcome here.

Subject: Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center

Dear Mr. Hodges and Ms. Herington,

I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- **Boundary Line Adjustment – PCD File No. EXBL261**
- **Concurrent Grading Permit – PCD File No. CDR261**

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres**.

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under:

- **Clean Water Act §404**
- **Clean Water Act §401**
- **Colorado Regulation 87 (2024 revisions)**

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated “No Change in Water Supply” Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

“will not result in a change in the water supply for either lot.”

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms —** stating that:

- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;
- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have](#)

[been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources
- EPA Region 8

I respectfully request these state and federal agencies:

1. Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2. Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3. Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or

state jurisdiction if regulated waters are implicated.

Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization,

a transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

Thank you for your time and attention.

Sincerely,

Michael Bartmess

Monument, Colorado 80132

From: [Katherine Keeley](#)
To: [Carrie Geitner](#)
Subject: Tri-Lakes
Date: Monday, March 23, 2026 8:05:58 PM

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Booming Castle Rock is behind
you.

Larkspur is now in your rearview mirror.

Your southbound trek on I25 to the Tri-Lakes area begins a sweeping, curved descent. That is when you realize you are surrounded by a vast, breathtaking vista of open rangeland.

At the base of this descent is the road sign.

EXIT 167

GREENLAND ROAD

NO SERVICES

This exit leads to dirt roads which provide access to several major natural and historic landmarks, cattle ranches, and the northern border of the 3600 acre Greenland Open Space. A number of free-standing buttes between the highway and the incredible Rocky Mountain Peaks are testament to eons of harsh and extreme weather. To the east is the Greenland Ranch with 17,700+ acres of undisturbed ranchland.

“First conserved in 2000 the Greenland Ranch offers commuters a 'prairie to peaks' Colorado view that hasn't changed in hundreds of years and a glimpse at the oldest operating cattle ranch on the Front Range.” (Great Outdoors Colorado, July 15, 2020)

A lonely train whistle is heard and reminds me that 6 generations ago in the late 1890s my Colorado family found work on that railroad and we still call Colorado home.

As you begin the climb from the Greenland Exit is the SLOW ascent lane for truckers that terminates at a weigh station on the south side of Monument Hill. You travel under a sod covered overpass. It is the recently completed, largest, animal migration overpass in the USA with the intent of lessening traffic fatalities of animals and people.

Additionally, the wildlife can return to migratory paths used in centuries past. One mile later,

EXIT 163 is County Line Road or 404 or Palmer Divide Road, And the top of Monument pass, And the top of the Palmer Divide. It doesn't look like much of a threat - until it is.

You have reached El Paso County.

OUR home.

The Tri-Lakes Area.

To the east on County Line Rd. is Woodmoor CDP with a population of 8984 (2024). Woodmoor is ranked as one of the best places to live in Colorado. It is comprised of mostly single family dwellings on large wooded lots or acreages. Sixty three percent of the population has a bachelor's degree or higher and 90% of the population has at least some college or post high school educational experience. It is a quiet community that values its privacy.

East of Woodmoor is ranchland and single family housing on large acreages.

If you go west on County Line Road from I25 for 3 miles it is steep hills on a narrow, windswept road. I, nor my neighbors, travel this portion of County Line during inclement weather. In fact, the person that removes the snow from my driveway, always travels County Line Rd. before coming to my house, in order to tow disabled and stuck vehicles back on to the road as a part of his business. Those 3 miles of steep narrow roads showcase some of the region's most unique and spectacular views! When you reach the lake you are in Palmer Lake, population 2623 (2024). Palmer Lake is a small town in the foothills with Main Street shops and restaurants to the west and the lake to the east. Stunning and varied views are experienced from all areas of town - the open spaces to the north and east, the lake and Ben Lomond in the central corridor and sweeping views of the Rocky Mountains to the west with mountain peaks and rugged rock formations in the southern area. Palmer Lake is home to the famous, world's largest, land supported, lighted star that shines with 89 lights in December and for special occasions. It is also home to the historic buildings of the Town Hall, the Palmer Lake Library and the local Museum along with many other privately held historic structures. And let's not forget the world famous O'Malleys steakhouse. Entertainment in Palmer Lake revolves around year-round outdoor activities: water activities at the lake including fishing, paddle boarding, ice skating and hockey, land activities of hiking, biking, snowshoeing, and cross country skiing on the the

Santa Fe Regional Trail or Greenland Open Spaces or Spruce Mountain Open Space as well as various other local trails. Pickleball, golf frisbee and tennis are also available on town courts. Spring heralds the annual Easter Egg Hunt followed by May through September special weekly events from fishing tournaments to plays and concerts, a farmer's market and many other activities with the biggest draw being the Fourth of July Fireworks display. Forty three percent of Palmer Lake adults hold a bachelor's degree, or higher, and an additional 31%-39% have college experience or an associates degree.

Palmer Lake citizens love and value their town along with loving their privacy and quiet, tranquil lifestyle.

Monument, the third leg of the Tri-Lakes Region is south of Palmer Lake on Hwy 105. The population of Monument has rapidly grown to 13408 (2024). Monument consists of varied and unique shopping experiences and a fun downtown area. There are many superb restaurants in Monument. The biggest draw for year round activities is Monument Lake. It offers great fishing, paddle boards, wind surfing, electric motorized trolling boats and a variety of year round activities in a very scenic area. Monument hosts a Halloween Trick or Treat festivity for families down the main street and a Fourth of July parade. There is an indoor ice skating rink in Monument, a pinball pub and soon a putt-putt golf course.

Many hiking trails and camping are located throughout our Tri-Lakes home.

Education is of paramount interest to the Tri-Lakes region who avidly support the highly acclaimed El Paso County D38 School System.

Those of us that have chosen the Tri-Lakes area for our home share the love of nature, an outdoor lifestyle, our families, our pets, our homes, education, churches, and community service. We thrive in the quiet, slower paced, peace and harmony of our towns. The sunrises and sunsets, dark skies, stars, lack of traffic and traffic noise are of paramount importance to our chosen lifestyle. We relish the snowstorms, the thunderstorms, the sunshine. We vigorously tend to the health of the flowers, the forests, the wildlife, our air and our water; our chosen way of life. Our neighbors are our friends. They are artists, photographers, woodworkers, welders, authors, musicians, entrepreneurs, chefs, tradesmen, gardeners, farmers, ranchers, military, and retired military families.

What a fabulous and delightful mix.

I'm sure you must have many of the same reasons for choosing El Paso County as your home.

El Paso county deserves a welcoming, entryway of passionately protected and tended to natural beauty which signifies who we are and what we value.

Please Help Us.

Thank you for your time and attention.

Katherine Keeley
605 Academy Rd. 916
Palmer Lake, Colorado 80133
Kabrenn02@yahoo.com
3034699191

From: [Katherine Keeley](#)
To: [Carrie Geitner](#)
Subject: Tri-Lakes
Date: Wednesday, March 25, 2026 9:41:12 PM
Attachments: [TriLakes1 2.rtf](#)

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From: [Shelley Warner](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTU News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Urgent Opposition: Boundary Line Adjustment and the Future of the Northern Gateway
Date: Monday, February 23, 2026 5:26:36 PM
Attachments: [To the EPCO BoCC regarding Buc-ees 2.10.26.pdf](#)

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Report

El Paso County Digital, Strategy
& Technology (DST)

Request for Regulatory Oversight and Objection to Administrative Approval of – PCD File Nos. EXBL261 and CDR261 for a proposed 74,000 square foot Buc-ee's Mega Gas Tourism Center

Dear Mr. Hodges and Ms. Herington,

I am writing because you are likely being told that this boundary line adjustment is a "harmless" administrative formality. However, our community's experience has shown us that with this developer, nothing is ever harmless. To the thousands of residents who have spent over a year fighting to protect our homes, this move feels like a calculated dismissal of our voices and our lives.

The actions of this company and its associates have already inflicted deep wounds on

our community. They have destabilized long-standing relationships and brought genuine fear to those who have invested their life savings into what they hoped would be their "forever" or retirement homes. We are watching neighbors who have been here for generations suddenly terrified for their future.

Even as this process is supposedly "under review," the developer is acting as if the outcome is a foregone conclusion. We see the core water drilling; we see the dirt being hauled from the Beacon Lite project. This "done deal" attitude is predatory, which suggests that our local government's oversight is merely a speed bump to them. If this project were truly the "benefit" they claim it is, they wouldn't be facing these same fierce battles in towns all across the country.

I have to ask: Where is the advocacy for the people, the businesses, and the families who actually live here? We are the taxpayers who sustain this county. Do we not have a fundamental right to live here without the constant threat of our wells running dry, our property values plummeting, or our homeowners' insurance being canceled?

Sacrificing our water security and the very character of the Northern Gateway for a 74,000-square-foot commercial complex is not "progress"—it is a permanent loss for El Paso County. We expect you to stand with the people who live here, not the interests looking to exploit us.

I am also adding information that was provided to me regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill:

- **Boundary Line Adjustment – PCD File No. EXBL261**
- **Concurrent Grading Permit – PCD File No. CDR261**

Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' [Formal Notice of Statutory Deficiency](#) and subsequent [Addendum to Formal Notice of Statutory Deficiency](#).

I. Federally Mapped Riverine Feature Crossing the Parcel

National Wetlands Inventory (NWI) mapping identifies an **R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded)** crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary.

Within a one-mile radius of the project area, NWI mapping reflects approximately **57 classified wetland, water, and stream features totaling roughly 134 acres**.

The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation.

The existence of a mapped riverine feature intersecting a parcel proposed for grading

and commercial fuel sales raises clear questions regarding potential jurisdiction under:

- **Clean Water Act §404**
- **Clean Water Act §401**
- **Colorado Regulation 87 (2024 revisions)**

II. Commercial Production Well Applications Filed Prior to BLA Narrative

Colorado Division of Water Resources records confirm that on **December 17, 2025**, Monument Ridge West, LLC filed two **General Purpose (non-exempt) Denver Basin production well applications** under C.R.S. §37-90-137(4).

Hydrogeologic review was initiated January 6, 2026, and completed January 20, 2026.

The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated “No Change in Water Supply” Representations

Under **LDC §7.2.2.E.4(c)**, the Planning Director must find that a boundary line adjustment:

“Will not result in a change in the water supply for either lot.”

The BLA narrative and related materials contain **multiple categorical representations — appearing at least eight times in various forms** — stating that:

- The BLA will not result in a change in water supply;
- Neither parcel has an existing well;
- No adjudicated water rights are associated with the parcels;
- No impacts to drainage or natural features will occur.

Because County approval requires an affirmative finding under §7.2.2.E.4(c), these repeated representations warrant documented evaluation in light of the December 17, 2025 commercial production well filings and associated hydrogeologic review.

IV. Underground Storage Tank Risk Context Along the I-25 Corridor

The proposed development contemplates large-volume, 24-hour fuel sales with underground storage tanks.

Attached is a publicly sourced map depicting documented underground storage tank (UST) releases along the I-25 corridor in Colorado.

According to U.S. Environmental Protection Agency data, **more than 500,000 confirmed UST releases have occurred nationwide since the inception of the federal UST program in 1988**, with thousands documented within Colorado. [In Texas, there have been several UST leaks](#), some of which have gotten into the groundwater and taken years to remedy.

While modern tank systems have improved, the documented history of releases underscores why citing fuel storage facilities near mapped waters and groundwater resources warrants careful regulatory oversight.

Where riverine features, shallow hydrology, and regional groundwater are present, review under Clean Water Act §§404 and 401, as well as Colorado Regulation 87, becomes particularly significant.

V. Requested Agency Review

Because this correspondence is being copied to:

- U.S. Army Corps of Engineers
- Colorado Department of Public Health and Environment (Water Quality Control Division)
- Colorado Division of Water Resources
- EPA Region 8

I respectfully request these state and federal agencies:

1. Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1-mile radius with a 1-acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2. Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
3. Evaluation of Colorado Regulation 87 applicability to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

I respectfully urge that your agencies exercise their full statutory authority to ensure that no unauthorized discharge, fill, grading, or hydrologic alteration occurs prior to proper review and permitting.

VI. Importance of Documented Compliance

Administrative processing of a boundary line adjustment does not eliminate federal or state jurisdiction if regulated waters are implicated.

Given:

- A mapped riverine feature crossing the parcel,
- Filed commercial production well applications,
- Proposed large-volume fuel storage,
- And concurrent grading authorization,

A transparent and documented regulatory review process is necessary to ensure compliance with applicable federal and Colorado law.

I respectfully request written clarification of how these matters are being addressed prior to final action on EXBL261 or CDR261.

cc:

El Paso County Board of Commissioners
U.S. Army Corps of Engineers – Omaha District
Colorado Department of Public Health & Environment
Colorado Division of Water Resources
EPA Region 8

I have also attached my letter that I sent to the El Paso County Board of Commissioners about our wonderful area, how allowing Buc-ees there would permanently destroy the area, how dangerous this location is, the rapid depletion of our water, how it would cause immense harm to Monument Hill / Palmer Divide, and to the residents and animals that call it home.

Thank you for taking the time to do your due diligence in this matter.

Sincerely,

Shelley Warner

Resident of Northern El Paso County living on Monument Hill / Palmer Divide

From: [Sorin Trimbitas](#)
To: [CARCTB](#); Inweb@elpasoco.com; PPCDHearings@elpasoco.com; [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: [Trimbitas Oana](#)
Subject: URGENT: Demand for Full Public Process Regarding Proposed Buc-ee's Development
Date: Tuesday, February 10, 2026 8:27:16 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners and Planning Department Staff,

I am a resident of North Woodmoor, and I am writing to formally express my deep concerns regarding the proposed Buc-ee's travel center near the intersection of I-25 and County Line Road. As someone who will be directly impacted by this massive development, I am demanding a transparent, comprehensive, and strictly followed public process.

My primary concerns include:

- **Traffic Congestion:** The addition of 120 gas pumps and the estimated 7,000–20,000 daily vehicles will create dangerous conditions at the already stressed County Line interchange.
- **Water Scarcity:** I am extremely concerned about the strain this facility's high-intensity water usage will place on our local aquifer and limited water resources.
- **Noise & Light Pollution:** A 24/7 operation of this scale, featuring high-intensity lighting and constant noise, will fundamentally disrupt our quiet residential neighborhood and the nearby Greenland Open Space.
- **Wildlife Impact:** This project sits adjacent to critical wildlife corridors and the recently constructed Greenland Wildlife Overpass.

While Buc-ee's recently withdrew its annexation application from Palmer Lake, any further attempts to proceed through El Paso County must be met with the highest level of scrutiny. I demand that there be no special favors, expedited approvals, or

loopholes granted to this developer.

The residents of the Tri-Lakes area deserve a robust public hearing process where our voices are not just heard, but prioritized. We expect the county to adhere strictly to the El Paso County Land Development Code and master plans.

Please keep me informed of all upcoming hearings and public comment periods related to this project.

Sincerely,
Sorin Trimbitas
1112 Greenland Forest Dr, Monument

From: [Laurel Schow](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: [Integrity Matters](#); [Tri-Lakes Preservation, Inc.](#); [jarvis.caldwell.house@coleg.gov](#); [Jim](#); [Olivia Prentzel](#); [Breeanna Jent](#); [savanahh.eller@gazette.com](#); [tony.keith@koaa.com](#); [EXTERNAL Mary Shinn](#); [Austin Sack](#); [Andrea Chalfin](#); [maggie.bryan@koaa.com](#); [Emily Coffey](#); [Jessica Alvarado Gamez](#); [Jesse Aaron Paul](#); [RossKaminsky@iheartradio.com](#); [news@krdo.com](#); [EXTERNAL KKTV News](#); [EXTERNAL KOAA News](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [newsroom@coloradosun.com](#); [EXTERNAL KRCC News](#); [news@7news.com](#); [KKTV - News](#); [talkshow@aol.com](#); [news@cpr.org](#); [tips@ap.org](#); [tips@cnn.com](#); [tips@kdvr.com](#); [tips@thefp.com](#); [peter.scamarado@mysa.com](#); [spencer.soicher@9news.com](#); [rick.rojas@nytimes.com](#); [editorial@nytimes.com](#)
Subject: Your Constituents Already Said No — Through Every Legal Means Available
Date: Tuesday, February 10, 2026 4:32:33 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

February 10, 2026

Your Constituents Already Said No — Through Every Legal Means Available

To the EPCO BoCC and to the Planning Department:

I write to you not as an outsider, but as one of your constituents — a 28-year resident of unincorporated northern El Paso County who lives at the epicenter of the proposed Buc-ee's development. I am asking you a question that thousands of your constituents are now asking: Who do you work for?

Over the past two years, the citizens of El Paso County have engaged in the processes you are sworn to uphold. They attended every hearing. They submitted public comment. They funded expert studies. They gathered petitions. They voted. And they said no — decisively — to two major development projects that were found to be incompatible with the communities where they were proposed.

Colorado Springs voters rejected the Karman Line annexation by 82 percent. More than 67,000 ballots were cast against it. In the Tri-Lakes region, the proposed Buc-ee's travel center endured over a year of formal review — hearings, expert reports on water, traffic, and environmental impacts, staff analysis, and overwhelming public testimony — and was found fundamentally incompatible with the site's zoning, access, scale, environmental context, and surrounding rural residential neighborhoods. Palmer Lake's Planning Commission recommended denial. Trustees were recalled. Buc-ee's withdrew.

Yet both projects now appear to be returning through El Paso County — same locations, same scale, same impacts — as though the public record compiled by your own constituents simply does not exist.

The same week Buc-ee's withdrew from Palmer Lake, its representatives filed a request with your Planning Department to expand their parcel by ten acres through an administrative approval — no public hearing, no public notice, no opportunity for

the thousands of citizens who spent a year fighting this project to even know it was happening. Reports indicate the Karman Line development is following a similar path back into the county. Nothing about these projects has changed. Not the locations. Not the scale. Not the impacts. Not the communities that will bear the consequences. The only thing that has changed is the door they are knocking on.

I must be direct about the concerns this raises.

Buc-ee's is represented by Vertex Consulting, owned and managed by your former Planning Director, Craig Dossey, and former county planning staff member Nina Ruiz. Former El Paso County Commissioner Mark Waller is a paid Buc-ee's consultant. A current member of your Planning Commission, Sarah Jack, was recently the registered agent for a committee that promoted Buc-ee's in Palmer Lake and has reportedly stated that this project will return and be approved through the county. The concentration of former and current county insiders working on behalf of this applicant — combined with the attempt to advance a significant land expansion through administrative channels that bypass public review — creates an unmistakable appearance of a process designed to reach a predetermined outcome.

Commissioners, your own Master Plan — developed with extensive citizen participation — designates 90 percent of county land to change little or not at all over the next 20 years. It prioritizes "protecting and enhancing environmentally valued areas and the rural character and lifestyle of the county." It employs a "place-based approach" that protects the character of communities. These are the commitments your constituents invested their time, energy, and trust in creating. They are not suggestions. They are the framework citizens depend on as the shield between compatible growth and exploitation.

As I stated in my public comment to the Palmer Lake Board of Trustees on October 23, 2025: there is no zoning designation that the county can create to accommodate a Buc-ee's at this location that would not result in the erasure of a whole community that has relied on zoning protections established since the 1940s. The I-25 and County Line Road corridor is not a regional retail hub. It is a daily connector linking families and neighborhoods across the Tri-Lakes area — the gateway to northern El Paso County. For those of us who live here, it is not an entry ramp to development. It is a road home.

If El Paso County allows projects that were decisively rejected by its own residents — through elections, hearings, recalls, and withdrawals — to be retried through administrative processes that strip the public of its voice, then every safeguard and protection that citizens depend on from their county commissioners is destroyed. Every community in this county becomes vulnerable. Every hour of public participation becomes meaningless.

I respectfully but urgently request that the Board:

1. Deny any administrative approval that bypasses full public review for the Buc-ee's parcel expansion or any related development action.
2. Require that any future development proposal for this site undergo complete legislative review with full public notice, public hearings before the Planning Commission, and hearings before the Board of County Commissioners.
3. Acknowledge the substantial existing public record demonstrating this project's incompatibility with the site and require that any future applicant demonstrate materially changed circumstances before the county entertains reconsideration.
4. Address the appearance of insider influence by ensuring that no current or former county officials with connections to this applicant participate in review or decision-making.
5. Reaffirm the county's 300-year water sufficiency standard and Master Plan commitments as non-negotiable conditions for any development at this location.

The citizens of Palmer Lake, Colorado Springs, Monument, Woodmoor, and unincorporated El Paso County are the same people. They are your constituents. They have already spoken — through every legal and democratic means available to them. They should not have to do it again.

A project does not become compatible simply because it is presented to a different decision-maker. Persistence is not a substitute for compatibility. And a government that allows its citizens to be tried twice is no longer a government for the people.

Respectfully,

Laurel Schow
20065 Lofty Pine Lane Monument, CO 80132
28-year resident,
Unincorporated Northern El Paso County — Tri-Lakes Region

From: [Diane Starkey](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wyson](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#); [PLNWEB](#); [Laurel Schow](#)
Subject: Your responsibility as ELPASOCOCOM to stop the Buc-ee's Machine
Date: Friday, May 22, 2026 7:20:13 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

May 12, 2026

El Paso County Board of County Commissioners Regular Meeting

As posted for we citizens to see by

Laurel Schow

Woodmoor, CO

Copy & pasted - I do not mean for this to be in bold print.

Public Comment — Lanette Prosseda

Timestamp: 00:24:48

“Commissioners, the current construction of Beacon Light is not a gray area. It’s not a policy

preference. It is a clear test of whether this county will follow Colorado law or ignore it at the expense of its taxpayers.

The law is explicit under the Local Government Land Use Control Enabling Act and the County Planning and Subdivision Act. When infrastructure is built primarily to serve a private developer, the developer must pay for it — not partially, not eventually, in full. Why was I told that a correct commercial geotechnical report was not feasible? The developer must pay and hold our community and county harmless.

That requirement is reinforced by the Colorado Department of Transportation through 2 CCR 601-1, and it is grounded in the Colorado Constitution itself, which prohibits public funds from

being used to benefit a private corporation unless there is a true public purpose.

So the question before you is simple: Where is the public purpose here?

A 3.5-mile conversion of a rural road into a major arterial, a diamond interchange, infrastructure

scaled far beyond the needs of local residents. The Tri-Lakes community made clear by vote

there were no local benefits.

We repeatedly listened as the developer stated and made it quite clear this project is designed to

draw tourists to a single private enterprise, not to serve the community.

That matters because when the benefit is private, the cost must be private. It's not opinion. That's

the law. And yet today taxpayers are already carrying a burden they should never have been asked to bear.

Beacon Light sits on expansive soils, one of the most well-documented and high-risk geotechnical conditions in Colorado. These soils crack foundations, warp roads, and drive long-term maintenance costs. They demand extensive mitigation, specialized engineering, and constant oversight.

Exactly who will be held liable for any future cost for long-term maintenance?

Colorado is clear on this as well. When a developer chooses to build in hazardous conditions, the developer assumes the full cost and the full risk. That includes comprehensive commercial-grade

geotechnical studies and full legal accountability for failure.

But that's not what is happening. Instead, El Paso County has been shifting those costs and those risks onto the public, onto families that will never use this interchange the way the developer intends, onto taxpayers who were promised responsible stewardship of their money.

It's not just unfair, but directly against what Colorado law requires.

So I ask you plainly: Why are taxpayers subsidizing a private enterprise? Why is the county assuming long-term liability for infrastructure built on known hazardous soils?

This is not antidevelopment. Development done right strengthens a community, but development that offloads its costs onto the public weakens it.

This is about accountability. It is about the rule of law. It is about whether this board will protect the people it represents. You have both the authority and the obligation to correct this."

We the citizens of El Paso County see what's happening and it's up to you to stop it.

"The same developer, through the same consultant, led by former planning director Craig

Dossey, the author of the administrative authority provisions now being used, is navigating the

application through a framework he designed.

He knows this code. He knows that if a 74,000-square-foot travel center with 120 fuel pumps can be classified as a convenience store, the project remains on the administrative track. Mr. Dossey

wrote the provision that allows that classification. It's still in the code today — Section 5.2.3 —

unchanged in nine years."

You are we the citizens of TriLakes, Colorado, our El Paso County Commissioners. Your

decisions affects us personally forever. It's time for you to stop this "Buc-ee's machine" before their representatives push through their incongruous project without representation on the citizens of TriLakes of ElPaso County. We need you to be courageous and righteous as our elected representatives, please let us see your backbone as we've never before seen. Please STOP being part of the machine. How else, and how many times can we say this? Hear our cries to stop this illegal scheme.

In Earnest, Diane Starkey