

Statement for Project File

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From: [nancy](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
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Subject: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road
Date: Thursday, June 25, 2026 8:59:43 AM

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Report

El Paso County Digital, Strategy
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Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road

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,

Nancy and Gerald Hemendinger
19240 Starwood Drive
Monument, Colorado Wakonda Estates

From: [ALESIA KOSKELLA](#)
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](#); [Laura Kronick](#); [Kenneth Kimple](#); [mfiorito@tomgov.org](#); [eharris@palmer-lake.org](#); [moseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [Atis Jurka](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [jarvis.caldwell.house@coleg.gov](#); [matthew.smith1@mail.house.gov](#); [Integrity Matters](#); [contact@trilakespreservation.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [Austin Sack](#); [EXTERNAL Fox News](#); [EXTERNAL KKTV News](#); [Andrea Chalfin](#); [EXTERNAL KRCC News](#); [newstips@denver7.com](#); [spencer.soicher@9news.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: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road
Date: Friday, June 26, 2026 2:34:28 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

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Refer this matter to the Board of County Commissioners for a full,
noticed public hearing;

Recognize that a 120-position fuel facility is a gas station, which the
Code excludes from C-1; and

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,

Alesia Koskella

20345 True Vista Circle

Monument, CO 80132

The Heights - El Paso County

From: [Sonja Schuh](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#)
Cc: trilakespreservation@gmail.com; [Meggan Herington](#)
Subject: Public Concern — Impending Application by Buc-ee's LLC EPCO to Construct a Buc-ee's on Monument Hill - Letter of Opposition
Date: Monday, May 11, 2026 8:41:24 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Commissioners:

I write in formal opposition to the proposed Buc-ee's EPCO LLC travel center on Monument Hill, and I respectfully request that this letter be entered into the permanent public record. The Tri-Lakes region, which encompasses Monument, Palmer Lake, and their surrounding communities, faces a convergence of **clear, quantifiable, and irreversible harms** that this single development would directly impose. This is not opposition to commerce. It is opposition to a specific project that is demonstrably wrong for this specific location, at this specific time, for reasons that span water supply, public safety, light pollution, wildlife corridor integrity, and the protection of a \$15 million federal infrastructure investment completed just months ago.

The proposed facility would require 37,300 gallons of water per day from a nonrenewable aquifer already under drought stress, surge the local distribution system by 20 to 33 percent, and require public infrastructure upgrades the town cannot fund. Its 24-hour light output would violate Palmer Lake's dark sky ordinance and is scientifically documented to deter elk, pronghorn, and mountain lions from using the wildlife corridor that North America's largest wildlife overpass was built to restore. Emergency fire suppression capacity, already at risk in drought years, would face direct competition from a commercial tenant drawing tens of thousands of gallons daily. The Palmer Lake Planning Commission, Governor Polis, and both U.S. Senators have all formally opposed this project on these grounds.

The evidence supporting this opposition is not speculative. It is documented in engineering reports, municipal water analyses, Colorado Division of Water Resources permit filings, peer-reviewed scientific literature on artificial light at night, Colorado Department of Transportation wildlife corridor data, and the formal recommendations of local, state, and federal elected officials. **Every document cited in this letter is part of the public record. This letter adds to it.**

I. THE WATER DEMAND DATA IS UNAMBIGUOUS

According to a formal engineering analysis submitted to Palmer Lake's water supervisor, the proposed Buc-ee's facility requires an average of 37,300 gallons of water per day to operate, with maximum daily demand spikes reaching well above that baseline. The current maximum daily demand for the Monument Sanitation District is approximately 113,600 gallons. The addition of Buc-ee's would represent a surge of approximately 20 to 33 percent on the distribution system in a single development decision.

This is not a marginal increase. It is a structural transformation of the community's water demand profile, driven by one commercial tenant.

Comparative Water Demand Analysis: Palmer Lake / Monument Hill Area

Water Metric	Current System	With Buc-ee's
Avg. Daily Demand	~113,600 gal/day	~150,900 gal/day
Max. Daily Demand	~113,600 gal/day	+33% surge capacity needed
Annual Extraction	Existing aquifer draw	+33 acre-ft/yr (~11M gal)
Infrastructure Required	Current plant sufficient	New well + plant upgrade
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.

II. INFRASTRUCTURE GAPS REQUIRE TAXPAYER-FUNDED REMEDIATION

A GMS Inc. engineering report determined that the existing water infrastructure in the area cannot absorb Buc-ee's demand without significant capital investment. Specifically, the report identified the following required upgrades:

- Construction of at least one new water supply well
- Expansion and upgrade of the water treatment plant
- Distribution system capacity improvements throughout the service area

These are not optional accommodations. They are prerequisites for the facility to operate legally and safely. The critical question before this Board is: who funds these upgrades? **If the answer is the public, then El Paso County residents are**

effectively subsidizing a private, out-of-state corporation's access to a finite, nonrenewable community resource.

III. THE AQUIFER IS NOT RENEWABLE AND DROUGHT CONDITIONS ARE WORSENING

The Tri-Lakes area relies on the Arapahoe Aquifer, a confined, nonrenewable groundwater system. The two wells permitted on the Buc-ee's parcel by the Colorado Division of Water Resources in early 2026 are authorized to extract up to 7.1 million gallons per year from this aquifer alone, with a second permit allowing extraction of up to 3.5 million gallons annually from shallower strata. Combined, the site's permitted annual extraction approaches 11 million gallons, equivalent to approximately 33 acre-feet per year.

Once drawn, this water cannot be replenished on any human timescale. The region has experienced sustained drought cycles consistent with broader Colorado Front Range climate patterns. Adding a high-consumption commercial anchor tenant under these conditions is not a calculated risk. It is an irreversible commitment of a resource that the entire community depends on for drinking water, sanitation, and emergency response.

IV. FIRE SUPPRESSION CAPACITY IS A LIFE-SAFETY ISSUE

The Tri-Lakes region has experienced significant wildfire activity in recent decades, and the Monument Hill corridor sits adjacent to terrain classified as high fire-risk by the Colorado State Forest Service. Water supply is not merely a quality-of-life concern in this region. It is a life-safety and emergency response issue.

When the Palmer Lake water supervisor declared a water emergency and the town's Planning Commission recommended against the annexation required for this project in September 2025, that opposition was not reflexive. It was grounded in documented evidence that a 30% surge to the distribution system from a single commercial user creates **immediate triage questions about priority access during curtailment events**. The answer to those questions, whether residents or commercial tenants receive water first during a drought or fire emergency, must be established before this project is ever approved, not after.

V. 24-HOUR LIGHT POLLUTION VIOLATES PALMER LAKE'S DARK SKY ORDINANCE AND HARMS WILDLIFE

Palmer Lake has enacted a formal dark sky ordinance to protect its rural night environment. 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. The light output from that configuration does not comply with Palmer Lake's ordinance by any reasonable interpretation. Compliance cannot be promised by a developer and then verified after construction. It must be evaluated and enforced before any permit is issued.

Beyond the ordinance, the scientific record on artificial light at night is extensive and unambiguous in its conclusions. The peer-reviewed literature documents the following

findings directly relevant to this site and its adjacent wildlife habitat:

- A 2023 study published in ScienceDirect concluded 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.
- Research compiled by DarkSky International documents that artificial light at night radically alters the nighttime environment of nocturnal species by converting night into day, with research scientist Christopher Kyba describing it as potentially the most drastic environmental change humans have made for nocturnal animals.
- Wildlife ecologist Paul Beier of Northern Arizona University found that mountain lions traveling at night actively avoid brightly lit areas, causing them to miss critical landscape linkages, precisely the kind of linkages this corridor provides.
- A 2018 peer-reviewed study in Nature Scientific Reports found that artificial light at night is most concentrated within the very migration passage areas that birds traverse during their biannual journeys, disrupting circadian rhythms and causing disorientation during flight.
- The National Institutes of Environmental Health Sciences has documented that even a single artificial light source can compromise a wildlife corridor, preventing animals from moving across landscapes at night.

The Palmer Lake Planning Commission specifically cited light pollution as one of the grounds for its September 2025 recommendation against approval.

Commissioner Bill Fisher explicitly called for *cutting down on the site's lighting* as a precondition for any reconsideration. U.S. Senator Michael Bennet described the project as one that would *flood a treasured landscape with noise, traffic, and light*. Governor Polis and both U.S. Senators joined that concern formally in their September 2025 letter to Buc-ee's CEO Arch Aplin. These are not marginal concerns. They represent a documented consensus at every level of government with jurisdiction over this landscape.

VI. THIS PROJECT DIRECTLY THREATENS NORTH AMERICA'S LARGEST WILDLIFE CROSSING

In December 2025, the Colorado Department of Transportation completed construction of the I-25 Greenland Wildlife Overpass near Larkspur, the single largest wildlife bridge structure in North America and one of the largest in the world. The overpass measures 200 feet wide by 209 feet long, covering 41,800 square feet, nearly a full acre. It spans six lanes of Interstate 25 traffic and connects 39,000 acres of habitat on both sides of the highway between Larkspur and Monument. The \$15 million project, funded through the federal Bipartisan Infrastructure Law, was completed ahead of schedule and under budget.

The overpass was designed specifically for elk and pronghorn, two large game species that require wide open structures with clear sight lines. They cannot use the narrow underpasses preferred by mountain lions and black bears. **Before the overpass and its companion underpasses were built, there was an average of one wildlife-vehicle collision per day along this corridor. CDOT data shows the**

crossing system has already reduced those collisions by 91 percent. The overpass completes an 18-mile wildlife crossing network running from Castle Rock to Monument, and the proposed Buc-ee's site sits at the southern anchor of that network.

The threat this development poses to that investment is direct and quantifiable:

- The proposed Buc-ee's parcel sits directly across County Line Road from the southern boundary of Greenland Ranch, the 22,000-acre protected open space that the overpass was built to connect to the 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.
- Scientific research documents that pumas and mountain lions actively avoid brightly lit areas, disrupting the very landscape linkages the overpass was engineered to restore.
- Elk and pronghorn, the primary target species for the overpass, 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.
- The corridor between Larkspur and Monument bisects 55 square miles of protected land, the largest contiguous preserved habitat on the Colorado Front Range. **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.**

The federal government, the State of Colorado, Douglas County, Colorado Parks and Wildlife, and the Douglas Land Conservancy invested nine years of planning and \$15 million in construction to build this crossing. That investment was predicated on the premise that the corridor would remain a functional wildlife habitat. **Approving a 24-hour, high-intensity commercial facility immediately adjacent to the overpass approach zone would undermine that federal and state 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.

VII. THE PALMER LAKE PLANNING COMMISSION ALREADY SAID NO

In September 2025, the Palmer Lake Planning Commission formally recommended against the annexation required to proceed with this project. That recommendation was based on the same body of evidence presented in this letter: insufficient water supply capacity, inadequate infrastructure, light pollution, wildlife corridor disruption, and unacceptable risk to existing residents and emergency services. This Board should give serious weight to that local planning determination. It reflects the considered judgment of the community most directly affected.

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

Respectfully submitted,

Sonja & Paulo Ferreira
17475 Oxbridge Road
Monument, CO 80132

From: [Jessica Garrison](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
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Respectfully,

Jessica Garrison
19430 Kershaw Court / King's Deer / El Paso County

Cc:

[sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mforito@tomgov.org](#); [eharris@palmer-lake.org](#); [rmoseley@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](#); [mlakind@tomgov.org](#)

Subject:

Re: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road

Date:

Wednesday, June 24, 2026 2:59:37 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

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Respectfully,

Sabine Reynoso, AAS, RVT

From: terreswim77@gmail.com
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; mforito@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: Re: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road
Date: Wednesday, July 1, 2026 7:18:11 AM

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Terre Christensen

From: [Victoria Baker](#)
Cc: [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; ntegritymatterscos@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; javarado@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: 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: Sunday, February 22, 2026 12:19:44 PM
Importance: High

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Report

El Paso County Digital, Strategy
& Technology (DST)

Attn: 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,
Victoria Baker

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

Victoria Baker, CNE, SRES, CMRS, MRP

Broker/Owner
Monument, CO

Office: 719-488-2234

Cell/Text: 719-339-2623



From: [Dale Pittock](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [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](#); [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](#); [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@ap.org](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
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: Friday, February 20, 2026 5:24:08 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Harrington,

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,
Pamela Sissung
Monument Colorado, 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: [Mike Stern](#)
Subject: A Dumb Mega Gas Stations Don't belong on Monument Hill
Date: Friday, June 26, 2026 11:09:11 AM
Attachments: [image.png](#)

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Report

El Paso County Digital, Strategy
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DUMB MEGA GAS STATION vs. CONVENIENCE STORE

NOT A CONVENIENCE STORE. A MONSTROSITY OF A TRAVEL CENTER.

DUMB MEGA GAS STATION		TYPICAL CONVENIENCE STORE	
~150,000+ SQ FT		2,500 – 3,000 SQ FT	
			
DUMB MEGA GAS STATION IS:		CONVENIENCE STORES ARE FOR:	
✓ A FUELING NIGHTMARE ✓ A TIME SINK ✓ AN OVERPRICED FOOD COURT ✓ A RESTROOM MAZE ✓ A TRUCKER THEME PARK ✓ A MERCH STORE THE SIZE OF A WALMART ✓ A TOURIST TRAP ✓ A LOGISTICAL DISASTER IT'S NOT A STOP. IT'S AN ODYSSEY. BRING SNACKS.		✗ GRABBING A SNACK ✗ BUYING A DRINK ✗ MAYBE SOME GAS ✗ IN AND OUT ✗ NOT A DESTINATION DUMB MEGA GAS STATIONS AND CONVENIENCE STORES AREN'T IN THE SAME LEAGUE.	
~150,000+ SQ FT		2,500 – 3,000 SQ FT	
500 – 1,500+ SPACES		10 – 30 SPACES	
200 – 500+ PUMPS (ALL THE PUMPS)		4 – 8 PUMPS	
20 – 40+ STALLS (AND STILL A LINE)		1 – 2 STALLS (IF YOU'RE LUCKY)	
RESTAURANT, BBQ, PIZZA, SNACKS, BAKERY, ICE CREAM, FOUNTAIN DRINKS, & MORE		BASIC SNACKS, COFFEE, FOUNTAIN DRINKS, MAYBE A HOT DOG	
A SOUVENIR SHOP THE SIZE OF A GROCERY STORE		1,000 – 3,000 PRODUCTS	
100 – 300+ EMPLOYEES		5 – 15 EMPLOYEES	
AN EXPERIENCE YOU DIDN'T ASK FOR		PIT STOP (IN AND OUT)	
SIZE		SIZE	
PARKING SPACES		PARKING SPACES	
FUEL PUMPS		FUEL PUMPS	
RESTROOMS		RESTROOMS	
FOOD & BEVERAGE		FOOD & BEVERAGE	
PRODUCT SELECTION		PRODUCT SELECTION	
EMPLOYEES		EMPLOYEES	
EXPERIENCE		EXPERIENCE	

IT'S NOT A CONVENIENCE STORE. IT'S A MONSTROSITY.



BUILT FOR
VOLUME.



BUILT FOR
TRUCKERS.



BUILT FOR
MADNESS.



A WORLD-CLASS
WASTE OF TIME.



ONE OF A KIND.
GLORIOUSLY POINTLESS.

Mike Stern

“It is not our part to master all the tides of the world, but to do what is in us for the succour of those years wherein we are set, uprooting the evil in the fields that we know, so that those who live after may have clean earth to till. What weather they shall have is not ours to rule.”

Tolkien

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From: [Laurie Caves](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: A pro Buc-ees point of view
Date: Wednesday, February 11, 2026 7:52:00 AM

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Report

El Paso County Digital, Strategy
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Dear Commissioners,

We are writing to express support for welcoming Buc-ee's to their intended location in unincorporated El Paso County. This project represents a meaningful opportunity for our region and the constitutional right for a person to buy and sell their property.

In addition to the many residents who have spoken publicly, I believe there is a large silent group in our community who also support this project. In conversations across the region, it's clear that many people see the value Buc-ee's would bring but may not feel compelled to speak at meetings or online. Their support is real, and it reflects a broader confidence in the benefits this development offers.

Buc-ee's is known for providing stable, good-paying jobs with strong benefits and opportunities that help local families thrive. Beyond employment, the project will generate significant tax revenue that supports essential county services and infrastructure. These long-term financial benefits strengthen the entire region and reduce the burden on existing residents.

Buc-ee's has demonstrated a willingness to invest in the area, operate as a good neighbor, and contribute to the economic vitality of El Paso County. Welcoming them is an investment in our shared future.

Thank you for your leadership and for your continued commitment to thoughtful stewardship of the county's resources and opportunities. We respectfully encourage your support for this project and the benefits it will bring to our region.

Sincerely,

Tim & Laurie Caves
Palmer Lake residents

From: [Heather Barkley](#)
To: [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: ACTION NEEDED: Stop the Buc-ee's Development at Monument Hill
Date: Thursday, April 30, 2026 6:18:05 PM

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Report

El Paso County Digital, Strategy
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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 future development applications for a high-volume travel center, such as 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 and Traffic: Our local roads and the I-25 interchange cannot accommodate the exponential increase in passenger and heavy-vehicle traffic this brand attracts, posing 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 and Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect the natural vistas and quiet environment that make northern El Paso County unique.

The land is currently zoned for community commercial use; however, a project like Buc-ee's is more consistent with regional commercial zoning. Re-zoning to accommodate such a facility would contradict the original intent of the community commercial designation. Furthermore, Buc-ee's business model focuses primarily on transient through-traffic between Denver and Southern Colorado rather than serving the local community. A regional commercial center would have a significantly greater negative impact on nearby open spaces and residential neighborhoods compared to the smaller-scale businesses intended for this

space.

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,

Heather Barkley

From: [Kimi Auty](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: ACTION NEEDED: Stop the Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 12:45:51 PM

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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 Palmer Lake in the Tri-Lakes area, 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. I think that voting against it and all our opposition for the last several years would be enough, in addition to the letters written by our governor and two senators Asking the CEO to put it at another location, but apparently you and Buc-ee's don't give a crap about us, or the environment.

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.

Regards,

Kimberly Auty
444 Virginia Avenue, PL, CO

PS It should mean something that both our senators, as well as our governor have written public letters against this location. They have publicly asked Buc-ee's to look for somewhere else in Colorado and that they are more than welcome at another location.

Buc-ee's and how they're handling this is going to make them enemies of any community they end up in. I would highly recommend they revise their strategy and build somewhere where they're actually wanted instead of destroying a peaceful community who will forever hate them and make them feel unwelcome as we should. I and others will also be looking for any infractions and make sure that this will be a costly and stressful location for them.

When you come into a community, destroy the environment, take away the night sky Of which there are laws for in Palmer Lake, put it next to the most expensive and largest wildlife pass in America, suck all its water dry after we've been forced to restrict our water for the past 20 years - it is outrageous. This is a hill I'm 1,000% willing to die on and I am willing to do whatever it takes to stop this.

I personally will be encouraging and participating in class action lawsuits Should this go forward. Marches, picketing, Shaming and canceling the CEO, whatever it takes To make Buc-ee's and whoever supports them uncomfortable and accountable for The underhanded way they are going about this.

From: [Jerry Hadfield](#)
To: [Kenny Hodges](#); [Meggan Herington](#); [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [Kylie Bagley](#)
Cc: [Integrity Matters](#); [TPI Secretary](#); governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; newsroom@coloradosun.com; [EXTERNAL KRCC News](#)
Subject: ADM264 — Objection to Administrative Classification of Proposed Buc-ee's as C-1 Convenience Store
Date: Saturday, June 27, 2026 2:51:36 PM
Attachments: [ADM264 Opposition Letter 6.27.2026.docx](#)

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Report

El Paso County Digital, Strategy
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Ms. Herington, et al.,

Dear Members of the Planning Commission and Board of County Commissioners,

I am submitting the attached letter of objection regarding ADM264, the administrative determination request by Buc-ee's EPCO, LLC.

I will also be submitting this letter by registered mail and request that it be included in the ADM264 file and in any official record considered in connection with this determination. Because time is of the essence, I am also providing the letter by email.

I respectfully ask that you consider the objections stated in the attached letter before any administrative determination is made. In my view, classifying the proposed Buc-ee's Travel Center as a C-1 "Convenience Store" would exceed the proper scope of administrative interpretation and could establish a precedent that materially alters the meaning of "neighborhood" and "Convenience Store" under the El Paso County Land Development Code.

Thank you for your time and consideration. Please confirm receipt of this email and attachment.

Respectfully,

Gerald C. Hadfield

From: [Paul Lee](#)
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: ADM264 — Objection to Buc-ee's Use Classification and Request for Referral
Date: Wednesday, June 24, 2026 10:05:02 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Director Herington and Commissioners:

I submit this objection to the administrative determination requested by Buc-ee's EPCO, LLC in Project ADM264. Please include this letter in the project file and consider it before any determination is issued.

The applicant proposes an approximately 74,000-square-foot retail building with 60 dispensers, 120 fueling positions, approximately 20 electric-vehicle chargers and roughly 790 parking spaces. The question is whether this entire development may be classified as a single "Convenience Store" permitted in the C-1 district.

It should not be.

1. The proposal includes the separately defined use of a Gas Station

Section 1.15 defines a Gas Station as property where gasoline, diesel or other vehicle fuel is sold at retail. The definition states that repairs, accessory

installation, washing and servicing “may” also be included. Those activities are optional, not required.

The applicant therefore cannot avoid the Gas Station classification merely because Buc-ee’s will not provide repairs, oil changes or vehicle washing. The proposal unquestionably includes the retail sale of vehicle fuel through 120 fueling positions.

The application also describes a Gas Station as a use “primarily oriented toward” petroleum fueling and vehicle servicing. That qualification does not appear in the Code. Section 1.6.1 requires the Code to be read literally, based on its adopted language rather than additional requirements supplied by the applicant.

2. Gas Stations and Convenience Stores are separate uses under the Code

The Code separately defines Convenience Store and Gas Station and separately lists them in Table 5-1.

Although the Convenience Store definition states that such a store may include gasoline sales, that language cannot reasonably mean that every fuel operation becomes only a Convenience Store whenever food and merchandise are also sold. Such an interpretation would make the separate Gas Station definition and use-table entry largely meaningless.

The Code also permits multiple principal uses on commercial property. The retail store may qualify as one use, while the 120-position retail fueling operation qualifies as another. Common ownership does not require every activity on the site to be classified as a single use.

3. Gas Stations are excluded from C-1

Table 5-1 permits Convenience Stores in C-1 but does not permit Gas Stations there.

Sections 1.6.6 and 5.3.6(C)(2) provide that listing a use in certain zoning districts excludes that use from districts in which it is not listed.

The Code therefore affirmatively excludes Gas Stations from C-1. Classifying the entire development as a Convenience Store would allow a separately defined Gas Station use into C-1 without the zoning approval otherwise required.

4. The similar-use process cannot override that exclusion

Section 5.3.6 is intended to classify uses that are not clearly identified or defined by the Code. Here, both relevant uses are expressly defined and listed.

Section 5.3.6 also states that an interpretation may not amend, waive or abrogate another Code requirement. The similar-use process therefore cannot be used to avoid the express exclusion of Gas Stations from C-1.

If the applicant seeks to operate a Gas Station in this district, it should pursue the applicable rezoning, variance-of-use or other hearing-based approval.

5. The applicant has not shown that this is a neighborhood-serving Convenience Store

The Convenience Store definition describes an establishment offering goods “to the neighborhood in which it is located.” The Code defines neighborhoods as primarily residential areas connected by shared characteristics and facilities.

The proposed Buc-ee’s is designed around regional and interstate traffic. Its scale, 120 fueling positions, approximately 790 parking spaces and estimated 22,150 daily vehicle trips are substantially different from the ordinary neighborhood-serving use described by the Code.

The application treats motorists traveling on Interstate 25 and surrounding roads as part of the relevant neighborhood. But an interstate travel corridor is not itself a primarily residential neighborhood. The applicant has not provided a defined neighborhood boundary, customer-origin analysis or other evidence showing that the proposed development is principally intended to serve the neighborhood in which it is located.

6. Revenue and site-area percentages do not control the classification

The applicant relies on projected retail revenue and selected site-area percentages to argue that the development’s “primary” use is a Convenience Store.

The Code does not classify uses according to which activity produces the most revenue or occupies the greatest portion of a site. It classifies uses according to their actual character.

A 120-position retail fuel operation does not cease to be a Gas Station merely because food and merchandise sales are expected to produce more revenue.

7. Referral to the Board of County Commissioners is warranted

I recognize that the Code authorizes the Director to issue an administrative determination. The County has also stated, however, that the Director may refer this matter to the Board of County Commissioners.

Referral is appropriate because the requested interpretation:

- Concerns two separately defined and regulated uses;
- Would allow a 120-position fuel operation in a district where Gas Stations are excluded;
- Requires discretionary interpretation of multiple Code provisions;
- Would allow later County land-use reviews to proceed administratively; and
- Has substantial regional traffic, infrastructure and community implications.

A public proceeding would allow the competing interpretations to be evaluated on a complete record and would provide transparency for a decision of this significance.

Requested action

I respectfully request that the County:

1. Deny the requested classification of the entire development as a single Convenience Store use;
2. Determine that the proposal includes a Gas Station use not permitted in C-1;
3. Decline to use the similar-use process to override that exclusion;
4. Alternatively, refer ADM264 to the Board of County Commissioners for a noticed public proceeding;
5. Require the applicant to pursue the appropriate hearing-based land-use approval; and
6. Confirm that this letter has been included in the ADM264 project file and considered before the determination is issued.

This objection does not ask the County to decide later engineering, traffic, water, drainage or site-design issues now. It asks the County to apply the existing use classifications and zoning restrictions before those later reviews proceed.

Thank you for your consideration.

Respectfully,

Paul Lee
 North Woodmoor
 Monument, CO 80132
PAULLEE.1990@GMAIL.COM

--

Paul J. Lee
 University of Maryland, Class of 2013
paullee.1990@gmail.com
 410.624.6328

From: [Michelle Beichley](#)
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](#); [governorpalmer@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: Administrative Objection and Request for Public Hearing to Buc-ee's Administrative Determination Request
Date: Friday, June 26, 2026 11:26:07 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Director Herington and Honorable Commissioners:

This letter constitutes a formal objection to any administrative or ministerial determination classifying the proposed Buc-ee's development as a permitted use within the Commercial (C-1) Zoning District. On behalf of interested parties and affected property owners, it is respectfully requested that this matter be referred to the Board of County Commissioners for a formal, noticed public hearing. The pending application improperly requests an administrative use classification that circumvents the plain language of the Land Development Code ("LDC" or "Code") and violates established procedural mandates.

As an initial point, along with LDC § 1.6.1 which mandates that the code be read literally, Courts too have held that when interpreting statutes or ordinances courts must ascertain and give effect to the legislative intent. *See State v. Nieto*, 993 P.2d, 493, 500 (Colo. 2000); *Walker v. People*, 932 P.2d 303, 309 (Colo. 1997). Further, courts must refrain from ruling inconsistent with the legislative intent. *Nieto*, 993 P.2d at 500. Courts look at the plain language of the ordinance and give effect to the ordinary use of words. *Askew v. Industrial Claim Appeals Office*, 927 P.2d 1333, 1337 (Colo. 1996). If statutory language is clear and not ambiguous, the language should not be subjected to a strained or forced interpretation. *Boulder County Bd. Of Equalization v. M.D.C. Constr. Co.*, 830 P.2d 975, 980 (Colo. 1992).

I. The Proposed Fueling Facility Constitutes a "Gas Station," a Use Expressly Excluded from the C-1 District

As a matter of statutory construction, the proposed development cannot be categorized as a permitted use within the C-1 district.

1. **C-1 Zoning Does Not Permit A Gas Station or Travel Center:** LDC Table 5-1 explicitly enumerates "Gas Station" as an allowed or permitted use within the CC, CR, CS, C-2, and M zoning districts. Notably, "Gas Station" is omitted from the C-1 district provisions. Pursuant to LDC §§ 1.6.6 and 5.3.6(C)(2), the express listing of a use in specific districts "shall be deemed to be an exclusion of the use from any other zoning district in which the use is not listed." Further, what should be looked at is the legislative intent. If legislators wanted to include "gas stations" in C-1 zoning, they would have done so. The Board of County Commissioners does not have the power to rewrite or apply ordinances as they see fit, they must look at the legislative intent.
2. **The Applicant Cannot Strain the Language of An Ordinance to Meet Zoning Requirements:** If language of an ordinance is clear and not ambiguous, the language should not be subjected to a strained or forced interpretation. *Boulder County Bd. Of Equalization v. M.D.C. Constr. Co.*, 830 P.2d 975, 980 (Colo. 1992). The language in C-1 is clear: it permits a convenience store. The proposed project is not a convenience store, it is a very large gas station and a 74,000 square foot store. Surely, the legislative intent of C-1 zoning for "convenience stores" could not have been interpreted to include 120 gas pumps and 74,000 square foot store. We know this because gas stations with accompanying stores that large did not exist when C-1 was in effect. Therefore, we cannot strain or force a different interpretation on the legislative intent of C-1 zoning.
3. **The Scale of the Operation Establishes the Primary Use:** A commercial facility featuring 60 dispensers and 120 fueling positions constitutes a "Gas Station" under any literal construction of the Code. LDC § 1.6.1 mandates that provisions be read literally.

Even by Buc-ee's own admissions and press releases it states it is the "world's largest gas station" and the "mother of all gas stations." See <https://www.youtube.com/watch?v=XbV4XWpfMyE>

"Convenience Store" and "Gas Station" are distinct, separately defined, and separately categorized land uses under the Code. While the definition of a "Convenience Store" notes that it "may include retail sale of gasoline," this language contemplates an incidental or subordinate fueling component. It cannot be used as a colorable mechanism to introduce a massive, dedicated fueling infrastructure into a C-1 district where the principal use has been deliberately excluded by the legislature.

4. **The Applicant's Interpretive Errors:** The application relies on flawed textual interpretations to evade the C-1 prohibition (see Application at p. 5):
 - *First*, the applicant argues the facility is not a gas station because it lacks vehicle repair, oil change, or car washing capabilities. However, LDC § 1.15 explicitly states that a gas station "may include [these services] as an incidental use." The absence of these optional, secondary services does not negate the character of the primary use.
 - *Second*, the applicant interpolates a "primary orientation" standard into LDC § 1.15 that does not exist in the text.
 - *Third*, the applicant incorrectly asserts that § 1.15 restricts a gas station's retail operations to the incidental sale of vehicle accessories. Under the plain text of LDC § 1.15, the defining characteristic of a gas station is the retail sale of petroleum products for motor vehicles—a definition that squarely encompasses the applicant's 120-position fueling facility.

II. The Proposed Facility Fails to Satisfy the Statutory Definition of a "Convenience Store"

The applicant's attempt to classify the project as a "Convenience Store" fails as a matter of law based on the operational scope and geographic draw of the development.

1. **The Neighborhood Restriction:** LDC § 1.15 explicitly defines a "Convenience Store" as an establishment designed and intended to serve "the neighborhood in which it is located." The Code further defines a "neighborhood" as "primarily residential areas."
2. **Evidentiary Contradictions:** Despite the applicant's self-serving assertions that the store will serve the immediate neighborhood (Application at pp. 2, 4), the applicant's own corporate data and operational models demonstrate that the proposed development is a regional tourist destination.
 - On June 22, 2026, the applicant's store-opening manager publicly characterized an identical 74,000-square-foot, 120-fueling-position travel center in Goodyear, Arizona, as a "destination" akin to a major theme park (*Arizona Daily Star*).
 - The Nashville Ledger dated September 13, 2022 released an article titled "Buc-ee's Turns Detour into Destination" which brags about Buc-ee's being a travel destination for travelers. See <http://www.tnledger.com/editorial/Article.aspx?id=156952>.
 - Verified market performance data for identical facilities indicates an extraordinary regional draw: regional hospitality providers experienced total occupancy during opening cycles, and interstate traffic accounted for a substantial plurality of patrons (*The Arizona Republic*; *Arizona Daily Star*).
 - Data provided by the applicant to the City of Springfield, Missouri, indicates an annualized volume of approximately six million patrons, with 88% of those consumers traveling in excess of 20 miles to reach the site.

An interstate commercial destination designed to attract millions of regional travelers cannot reasonably or legally be classified as a local establishment serving a "primarily residential" neighborhood.

III. Administrative Determination is Procedurally Deficient and Violates Due Process

A land-use decision of this magnitude cannot legally be executed through a non-discretionary, administrative review.

1. **The Decision Requires Discretionary Analysis:** LDC § 5.3.6(B) explicitly dictates that determining the permitted uses of a specific parcel through code interpretation requires an "analysis and comparison of various code provisions ... as opposed to a nondiscretionary review." It is a quasi-judicial, discretionary judgment.
2. **Prior Administrative Admissions:** The County has previously acknowledged the proper procedural path for this exact classification issue. In February 2026, the County stated on the record that "a public hearing is required to determine the use classification" for projects of this nature. Proceeding via an administrative determination without public notice or an opportunity to be heard would constitute an abuse of discretion and a denial of procedural due process.

IV. Material Inconsistencies on the Face of the Application

The administrative record contains severe factual and legal errors that preclude summary administrative approval:

- **Omission of Key Uses:** Page 8 of the application purports to provide a "full list of allowed C-1 uses" yet entirely omits "Convenience Store"—the very use classification the applicant relies upon to justify the project.
- **Shifting Data Denominators:** The fuel-footprint calculations on pages 2 and 6 utilize inconsistent and shifting baselines, undermining the reliability of the applicant's spatial

analysis.

- **Misstatement of Mandatory Controls:** Page 2 of the application misstates the mandatory minimum landscaping requirement as 5%, whereas the Code prescribes a significantly higher threshold.

Given these material defects, the application cannot be verified or approved on the paper record alone.

Formal Request for Relief

Based on the foregoing arguments, I respectfully request that the Director and the Commission grant the following relief:

1. **Deny** the issuance of any administrative use determination based on the current flawed and legally deficient application;
2. **Refer** this matter to the Board of County Commissioners to convene a formal, public hearing with proper statutory notice;
3. **Enter a Finding** that a 120-position fueling facility constitutes a "Gas Station" under LDC § 1.15, thereby excluding it from the C-1 Zoning District; and
4. **Direct** the applicant to pursue the mandatory legislative or quasi-judicial remedies required for such uses, including but not limited to a petition for rezoning to Commercial (C-2), a Special Use permit review, or a Planned Unit Development (PUD) amendment.

The public interest and the integrity of the Land Development Code demand that a project of this unprecedented regional scale be subjected to rigorous public scrutiny on the record.

Respectfully submitted,

Michelle Beichley, Esq., No. 52272

19834 Kershaw Ct. Monument, CO 80132

From: [Anne Doerr](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
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](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [tips@cnn.com](#); [news-tips@nytimes.com](#); [news.tips@abc.com](#)
Subject: AGAINST Proposed Bucee's in El Paso County
Date: Sunday, March 1, 2026 4:45:09 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.

Anne Doerr

10092 Hannaway Drive

Colorado Springs, Colorado 80924

From: [Michael Chapman](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Any plans for Bucees needs full public participation!
Date: Wednesday, February 11, 2026 8:27:25 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Members of the County Board,

I am writing to formally request transparency and full public participation regarding the proposed Buc-ee's development within our region.

This project must not be approved administratively. A development of this magnitude carries long-term implications for infrastructure, environmental sustainability, traffic patterns, and overall community character. It warrants a comprehensive and fully transparent public review process.

The requested water allocation—reportedly three times the current allowance—is particularly concerning. In a region where water resources are already constrained and carefully managed, such an increase is unacceptable without rigorous public analysis and justification.

Additionally, the scale of deforestation and broader regional impact extends well beyond the immediate site. The environmental, traffic, and economic effects will influence all of Tri-Lakes—not just a single parcel of land. Decisions of this scope demand broad community engagement and formal hearings to ensure residents have an opportunity to evaluate the tradeoffs and voice their perspectives.

I respectfully urge the Board to require a full public review process and ensure that this proposal receives the level of scrutiny appropriate for a project of this scale and consequence.

Thank you for your consideration and service to our community.

Sincerely,

Michael Chapman

20060 Lost Arrowhead Drive

Monument, CO 80132

719-600-8546

From: [Jan McKinley](#)
To: [Carrie Geitner](#)
Subject: Average convenience store is 3,500 sq ft.; average Bucee's is 50,000-75,000 sq ft. Bucee's is NOT a convenience store
Date: Tuesday, June 23, 2026 4:07:15 PM

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Report

El Paso County Digital, Strategy
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Please do the right thing for El Paso County and heave the Beave.

From: [Rodney and Laura Leone](#)
To: [Carrie Geitner](#)
Cc: [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#)
Subject: BLA, File No. EXBL261 and Buc-ee's Travel Center Concerns
Date: Saturday, March 7, 2026 12:37:37 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Members of the Board,

I am sure you have had many letters writing to you opposing the proposed Buc-ee's travel center. My husband and I are residents of the Colorado Estates subdivision (Unincorporated El Paso County) and our home is located 2 miles from the proposed site. We are vehemently opposed to Buc-ee's building on the top of Monument Hill which is the gateway to our community.

My concern is the pending boundary line adjustment (BLA, File No. EXBL261) adding 10 acres south of the Buc-ee's parcel that is being considered and merely a "routine administrative action". This BLA deserves critical detailed scrutiny and should have public notice and public input before approval since it's purpose is to transfer water rights to the Buc-ee's development site. Something of this magnitude and consumption must go to a public hearing. The people deserve the right to speak, especially those most affected in the surrounding areas.

A Buc-ee's Travel Center at that particular location is a whole community issue dealing with water, wetlands, dark sky, traffic, pollution, wildlife corridors, fire evacuation, traffic congestion, underground storage tanks, etc... The people of this area deserve better and a full and transparent review before any approvals of a development of this scale and complexity move forward.

It's blatantly obvious that Buc-ee's/Monument Ridge West/Vertex Consulting are not transparent and trying to manipulate lawful processes having complete disregard for the citizens of the Tri-Lakes communities. There are serious concerns about public trust. This issue has thoroughly shattered the Tri-Lakes area and continues to do so until Buc-ee's moves on to a more suitable location.

The public is very aware of the network, connections and deceptive practices of Vertex Consulting:

Craig Dossey (former EPC Commissioner)

Mark Waller (former EPC Commissioner)

Sarah Jack (Current EPC Planning Commissioner) who was a paid consultant for pro-Buc-ee's forces during Palmer Lake's special election.

Everyday more examples of Buc-ee's unscrupulous tactics are uncovered:

Most recently-Monument Ridge West, LLC filed applications for two commercial production wells targeting the Denver Basin and Arapahoe aquifers (non renewable water sources) on 12.17.2025 BEFORE the BLA narrative was executed in January 2026.

I strongly urge the board to deny Buc-ee's request for administrative approval (File No. EXBL261) and that any future filings by Buc-ee's, Monument Ridge West, LLC and Vertex Consulting have a full transparent public review. Please choose the voice of your constituents over a developers agenda.

Respectfully,

Laura and Rodney Leone
19620 Belatrix Drive
Monument, CO 80132

From: tdlutgmazlyq@use.startmail.com
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [Kenny Hodges](#); [Meggan Herington](#); [Kylie Bagley](#); info@nepco.org
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Subject: Blatant conflict of interest!
Date: Monday, March 16, 2026 3:34:59 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners, Planning Commission members, government officials and news outlets:

Our water is precious. It's a life-giving non-renewable resource that is there for the people who pay for the right to use it, not for an out-of-state corporation's profit. The Planning Commission just betrayed the citizens of El Paso County through the blatant collusion and the conflict of interest on the part of Planning Commissioner Sarah Jack and others.

This is appalling.

As Laurel Schow said in her February 26th letter to the editor of the Gazette, "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."

Ms. Jack's work for Bucee's and their representatives was a clear conflict **against** the citizens of El Paso County, the State of Colorado and the federal government's water laws. She is said to have bought ads in the misleading 501c4s, Protect Palmer Lake and Keep Palmer Lake Independent that was created to promote Buc-ee's and work against the Recall and Ballot Initiatives in Palmer Lake. Ms. Jack is also said to have purchased mailers promoting Bucee's. This is, again, a clear conflict of interest.

Ms. Jack is violating her duties as a commissioner and should be removed from the El Paso County Planning Commission.

In order to show that the planning commission works for the good of our county, they need to remove Sarah Jack's vote on the BLA and conduct another one with government neutrality and public input.

Mark Waller has been a paid lobbyist for EPC Clerk and Recorder Steve Schlieker as recently as March of 2025 and a paid representative for Bucee's as of December 2024. Is he double-dipping? He's working for and getting paid lots of money from an out-of-state multi-billion dollar corporation that has fought against our citizens' interests and legal authority.

Together with Bucee's, Mr. Waller worked to create division within Palmer Lake, Monument and Northern El Paso County residents. He took part in an effort to push an illegal annexation approval by the former Palmer Lake Board of Trustees. **That makes him an accessory to violations of legal statute.** He also held secret meetings with since-recalled board members and the former mayor of Palmer Lake who resigned in disgrace last year. We see Waller's "in" with the BoCC and Steve Schlieker as unfair and biased. Anyone who colluded with him should be removed from office.

Craig Dossey and Nina Ruiz, two other former Planning Commission workers, started Vertex Consulting to work for Bucee's.

All this stinks of collusion to mislead and defraud our county government and its citizens. There's another word for these peoples' actions - bribery.

Our government employees are duty bound to be neutral objective representatives of the citizens, not lobbyists for out-of-state corporate interests. Those interests are refusing to acknowledge the environmental damage with which they wish to burden us, solely to take profits out of our state.

Our government employees are also duty bound to protect our lands, wildlife and laws from overdevelopment and the community destruction that comes with it. The people who are being paid large sums of money from Bucee's are violating their oaths, backstabbing our citizens and committing disloyal acts.

The EPC Planning Commission would be right to remove all people involved in conflicts of interest from the discussion of Bucee's, its promotion and its border line adjustment. Also to get approval from the citizens of Northern El Paso County before any further backdoor deals are made about Monument Hill.

In the "County Pushes Back on Buc-ee's Rumors" article in the Colorado Springs Gazette on February 25, 2026, Savannah Eller writes, "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," This was shown by your approval of the BLA on March 5 to be a lie.

One reader's reply to that article said, "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."

Governor Polis, Senator Michael Bennett and Senator John Hickenlooper even signed a letter to Bucee's asking them to chose another location. So the Planning Commission thinks they and their cronies can just ignore our highest state and federal officials? How obnoxious.

Also from Laurel Schow's letter to the Gazette (in case you don't read what your constituents say):

“The overwhelming majority of Tri-Lakes residents oppose this project... [Monument Hill] is unlike any other interchange. It is not a retail hub, but a daily connector linking families and neighborhoods across the Tri-Lakes area. 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. 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.”

Do your jobs with respect. Stop trying to embarrass our whole county. Act upon what our citizens says. We don't want Bucee's. We want our county officials to tell them in no uncertain terms to go away.

From: [Michelle Beichley](#)
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](#); [Laura.Kronick](#); [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: Boundary Line Adjustment - Immediate Attention Required
Date: Tuesday, February 24, 2026 2:16:07 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:

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Boundary Line Adjustment – PCD File No. EXBL261

•

Concurrent Grading Permit – PCD File No. CDR261

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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:

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- **Clean Water Act §401**
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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;
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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.

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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:

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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;
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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.

This matter deserves immediate attention and the actions taken by the applicant are devious, malicious and will irreparably harm the community

and surrounding areas.

Thank you for your time and attention.

Sincerely,

Michelle Beichley

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: [Tim Beichley](#)
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](#); [Laura.Kronick](#); [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: Boundary Line Adjustment - Immediate Attention Required
Date: Wednesday, February 25, 2026 4:15:54 PM
Attachments: [Preview attachment Buc-ee's UST Leaks Texas](#)[Preview attachment Buc-ee's UST Leaks Texas](#)[Buc-ee's UST Leaks Texas](#)[Shared in Drive_url.msg](#)
[Addendum_BLA_Objection_Commercial_Well_Permits.pdf](#)
[CO Wetland Inventory_1_mile.pdf](#)
[62f0ddca-531b-4071-9a72-54994c54cd58 \(1\).pdf](#)
[USTLeaksI25Corridor.png.pdf](#)
[DWR_4555491.pdf](#)

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Report

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& Technology (DST)

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- **Concurrent Grading Permit – PCD File No. CDR261**

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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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- No adjudicated water rights are associated with the parcels;
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- Colorado Department of Public Health and Environment (Water Quality Control Division)
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- EPA Region 8

I respectfully request these state and federal agencies:

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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.

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

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This matter deserves immediate attention and the actions taken by the applicant are devious, malicious and will irreparably harm the community and surrounding areas.

Thank you for your time and attention.

Sincerely,

Tim Beichley

Monument, CO 80132

cc:

El Paso County Board of Commissioners

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Colorado Department of Public Health & Environment

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EPA Region 8



Notice to EPCO Attorney BLA

Objection_compiled.pdf

From: [Lynn M.](#)
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@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: Boundary Line Adjustment Administrative Approval
Date: Tuesday, February 24, 2026 9:38:41 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

I am sending this letter in an effort to save a beautiful open space and precious water reserves in and around Palmer lake and surrounding neighborhoods.

I feel it is important to do anything and everything to stop the Buckee's development. They have one concern and that is profit at any cost (slightly oxymoronic to be sure). They have no concern whatsoever for this beautiful open space and it's precious water or the pollution of adjacent neighborhoods. Please do not authorize any approval for this development to proceed.

Respectfully,
Lynn McMahan

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-

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- **Concurrent Grading Permit – PCD File No. CDR261**

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Sincerely,
[Name]
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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: [RANDY COWDEN](#)
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@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](#)
Subject: Boundary Line Adjustment for Buc-ee's and Concurrent Grading Permit
Date: Sunday, February 22, 2026 2:46:59 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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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.

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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;
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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,

Nora Swenink
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: [RANDY COWDEN](#)
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 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: Boundary Line Adjustment for Buc-ee's and Concurrent Grading Permit
Date: Sunday, February 22, 2026 2:55:44 PM

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Report

El Paso County Digital, Strategy
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- **Concurrent Grading Permit – PCD File No. CDR261**

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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.

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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;
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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,
Randy Cowden
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: [Sheryll Robbins](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: boundary line adjustment for buc-ee's
Date: Sunday, March 1, 2026 2:17:48 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

March 1 2026

To the EPCO BoCC and to the El Paso County Planning Department,

From what we've read and understood there is activity on the 10 acre property just south of the property which Buc-ee's is attempting to build at the north end of El Paso County. The activity involves underground water best we can tell.

How does this relate to the boundary line adjustment for the 2 properties? Is Buc-ee's trying to get a head start on building???

It would appear that Buc-ee's is relentless in their pursuit of the property to build their over-sized gas station regardless of water restrictions in place and regardless of being told by the residents that they are not welcome here.

If the BLA is approved then it looks like a green light for Buc-ee's.

The residents in close proximity to it would be subject to the chaos of such a gas station. Not to mention the damaging effects to the environment of Northern El Paso County.

One effect might be the lowering of property values for residents.

This means lower property tax revenue for the county. How does a Buc-ee's make up for that loss of revenue?

El Paso County Commissioners you can stop this. El Paso County Planning you can make a better plan for the beautiful north end of our county than a supersized ugly gas station.

Sheryll and Tom Robbins

El Paso County and Woodmoor residents

From: [Stephanie Markle](#)
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](#); [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](#); [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: Boundary Line Adjustment
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Report

El Paso County Digital, Strategy
& Technology (DST)

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Thank you for your time and attention.

Sincerely,

Stephanie Markle
19485 Soaring Wing Ct, Colorado Springs, CO 80908

From: [Pamela Lawlor](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); coryapplegate@eloasoco.com
Subject: Buc'ees on Monument Hill
Date: Thursday, February 12, 2026 8:42:58 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners,

We are 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.

We 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.

We 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.

We 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)(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.

Regards,
Al and Pamela Lawlor
Monument, CO

From: [Carolyn Hill](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
Cc: [Carrie Geitner](#); laurennelson@elpasocounty.com; [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#)
Subject: Buc-ee's Project BLA
Date: Sunday, February 22, 2026 8:45:42 AM

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As a Tri-Lakes community resident, I concur wholeheartedly with the below sentiment.

Carolyn Hill
Monument, CO 80132

Dear Mr. Hodges and Ms. Herington,

I am writing as a resident who has closely followed the Monument Ridge West property and previously proposed Buc-ee's project near Monument Hill.

After annexation was unsuccessful in Palmer Lake, the project has resurfaced as a ten acre Boundary Line Adjustment accompanied by a grading permit. While presented as administrative, the practical effect is to advance the same large scale fuel development on the same parcel. For that reason, it warrants full regulatory review.

Public records show that the parcel contains a federally mapped riverine feature identified by the National Wetlands Inventory as an intermittent, seasonally flooded streambed. Within a one mile radius, dozens of mapped wetlands and water features total more than one hundred acres. The applicant's grading materials acknowledge this stream feature. Given the presence of mapped waters, clarification is needed regarding potential applicability of the Clean Water Act and Colorado Regulation 87 before any land disturbance occurs.

Colorado Division of Water Resources records also show that commercial production well applications were filed in December 2025, shortly before the Boundary Line Adjustment narrative was finalized. The BLA materials repeatedly state that there will be no change in water supply. In light of the well filings, documented verification of that required finding is appropriate.

The proposal includes 24-hour fuel sales with underground storage tanks. While modern systems have improved, Colorado has a documented history of underground storage tank releases. When fuel storage is proposed near mapped waters and groundwater, careful review is prudent.

Given the project's history and the environmental features present on this site, many residents are paying close attention to how this process unfolds and expect decisions to be grounded in clear findings and full compliance with federal and Colorado law.

Before final action on EXBL261 or CDR261, I respectfully request written clarification of:

- Whether the mapped stream feature constitutes jurisdictional waters
- Whether grading triggers Clean Water Act review
- Whether Colorado Regulation 87 applies
- Whether the no change in water supply finding has been independently verified
- Confirmation that no earth disturbance will occur prior to required permitting

Respectfully,

Sent from my iPhone

From: [Steve de Seve](#)
To: [Holly Williams](#); [Holly Williams](#); [Carrie Geitner](#); [Carrie Geitner](#); [Bill Wysong](#); [Bill Wysong](#); [Cory Applegate](#); [Cory Applegate](#); [Lauren Nelson](#); [Lauren Nelson](#); [Kenny Hodges](#); [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](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [governorpoliis@state.co.usnat](#); [asha_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](#); [tony.keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [noah.caplan@koaa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [All Company](#); [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](#); [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](#); [lbergman@newsnationnow.com](#); [tips@thefp.com](#); [talkshow@aol.com](#)
Subject: Buc-cees (The effects to Dark Sky)
Date: Monday, June 29, 2026 10:05:48 AM
Attachments: [Dark Sky Presentation.pptx](#)
[Flagstaff Colorado Springs.docx](#)

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Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Dear County Commissioners,

I am a resident of Monument and a commercial factory lighting specialist. Over the past 10 years, Colorado has not paid much attention to the rapid growth in LED technology as Cooler color temperatures, higher lumens (the Power of light), and directional light has been destroying the night sky. Today, Colorado is at a crossroads. The main problem as I talk to people and customers is **poor education in lighting**. When the Buc-cees project was first mentioned, I knew immediately that this was going to be disastrous at the highest point on the front range. I was invited to do a lighting presentation to the Palmer Lake trustees, the building commission of Palmer Lake and the Monument town council. After my presentations, people came up to me and thanked me on the effects on lighting and how with this new technology, people need to be informed. Months following, the residences of Palmer Lake voted not to have Buc-cees.

However, even though both Palmer Lake and the residences of Monument had opposed this project, the Buc-cees group then went to El Paso County. On top of that, both Palmer Lake and Monument have no say and no public hearing. Commissioners, as a Lighting specialist, Colorado Springs has already began destroying the dark sky and at 7300 elevation, the city of Monument and Palmer Lake will be strongly affected. The City of Flagstaff, which has about the same elevation as Monument and Palmer Lake has over 70,000 people and has strict lighting regulations. You may ask yourself why? Because they have a telescope had points to Pluto.

I have attached my power point slide presentation detailing the effects of lighting to the dark sky. I would encourage the county commissioners and the others on this email to take the time to view it and get educated on dark sky compliance.

let me know if you have any questions

From: [Stephen Reed](#)
To: [Carrie Geitner](#)
Subject: Buccee's in the Tri-Lakes Area
Date: Monday, February 9, 2026 7:54:33 PM

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- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Carrie,

My wife and I have been voting Republican for 29 years here in Colorado. We have both supported campaigns for you and your husband each time you ran.

The reason I'm writing is when we moved here Monument was a 1 stoplight town and growth here is out of control. Just because you can doesn't mean you should. I know every owner has land rights and can sell who they want to but sometimes you have to look at the community and see what has been done to it. With all the building going on south of Baptist road in El Paso county, it's turning the Tri-Lakes area into a mess of semis and traffic that the Tri-Lakes area cannot absorb, let alone the circle turn near the Pilot Gas Center, which I know is a Monument issue.

I've been to Buccee's in Amarillo, TX and Grapevine, TX. While I'm not a fan of the junk food they serve, they make good BBQ. I am not against Buccee's I am against where they are proposing a site in the Tri-Lakes area. They are better suited in Fountain or further south in Pueblo. Trust me these places are a madhouse of activity.

I urge you to have some decency for the community we love. I am not a fan of the I-25 "canyon": that is in the process of being developed all throughout Colorado Springs. I urge you to consider the community and the infighting it has produced and vote no on putting a large monstrosity of a gas and convenience store in our backyard, very close to a wildlife and greenbelt.

May God grant you wisdom as you make this decision for the community and not just for El Paso County.

Sincerely,

Stephen and Lori Reed
175 Misty Creek Drive
Monument, CO 80132

From: [Steve de Seve](#)
To: [Carrie Geitner](#)
Subject: Buc-cee's Lighting consequences to Monument
Date: Thursday, March 5, 2026 9:26:10 AM
Attachments: [image003.png](#)

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- You've never replied to this person.

Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Hello Ms. Geitner,

I just read that Buc-ee's applied to expand parcel in El Paso County. Ms. Geitner, you need to be informed about the ramifications before allowing a service station at 7000 feet. I had shared my thoughts with the Palmer Lake Town and Planning committees as well as the Monument City council. I would welcome the opportunity to share with the members of El Paso planning committee as well.

Let me know if you have any questions

Working in the Lighting industry for over 15 years, the Lighting from Buc-ee's WILL DESTROY THE DARK SKY all around the MONUMENT AREA. This would "NEVER" happen in the city of Flagstaff, AZ with over 70,000 people with the same 7000 ft elevation as Monument. FLAGSTAFF is the home of DARK SKY. Why? They have a telescope that points to Pluto. Monument has a population of 15,000 and is at the highest point on the front range. Instead of looking at the stars at night, why do we need to have to look at a beacon of light instead?



Flagstaff Dark Skies Coalition

Service Station Lighting

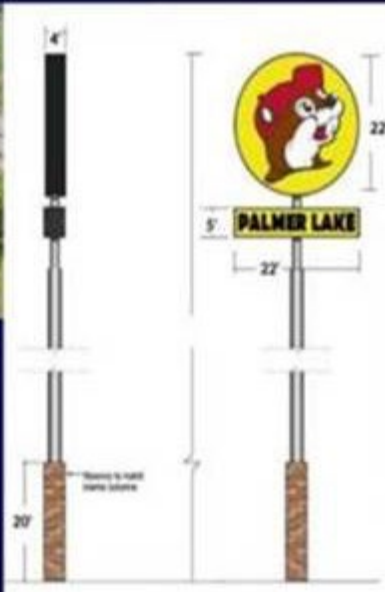


Across the country, lighting at service stations has escalated tremendously. New fixtures are brighter and have more blue-rich white light than ever. They tend to spread light everywhere, especially to the side into neighboring properties, and up into the night sky.

Service station owners, responding to stiff competition pressures, are seeking to convince potential customers that their stations are "safer" or "more attractive" than the one across the street. Industry representatives selling newer attractive fixtures often describe the effect of those poorly shielded over-brighted fixtures as "sparkle."



The sign proposed from the planning commission is over 70' high! facing the "open space"



Steve de Seve

Sales Representative



Etherium Lighting LLC

North America Headquarters

6969 Alum Creek Drive, Suite 4, Columbus OH 43217

Direct 661.219.5240

Office 614.388.9893

etheriumled.com

From: patann80921@icloud.com
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buccee's on Monument Hill
Date: Wednesday, February 11, 2026 8:32:36 AM

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

Holly Williams: HollyWilliams@elpasoco.com>,

Bill Wysong: BillWysong@elpasoco.com>,

Carrie Geitner: CarrieGeitner@elpasoco.com>,

Lauren Nelson: LaurenNelson@elpasoco.com>,

Cory Applegate: CoryApplegate@elpasoco.com,

Meggan Herington: megganherington@elpasoco.com (Executive Director of Planning & Community Development)

Kylie Bagley: kyliebagley@elpasoco.com (EPCO Planning Department Project Manager)

And to anyone else who cares and will listen to their constituents and area residents who live here and

pay taxes to El Paso County,

Please stand up for what's right! Say NO to building on top of Monument Hill/Palmer Divide, to this

horrible out-of-state company, and its consultants, that has shown time and time again its total disregard for our area and the land that we want to protect. Buc-ees and its representatives have shown

and said out loud that it cares for NO ONE except itself, and its bank account.

Stan Beard, the Buc-ees representative, even said out loud to everyone at the first meeting in Palmer

Lake that Buc-ees is a "destination travel center" for the thousands of "interstate travelers" passing

through going to 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?

There are already over 120 actual gas pumps available between exit Hwy. 105 and Baptist Rd. Go count

them like many people have already done. Do we really need another enormous amount of gas pumps

on Monument Hill/Palmer Divide? Do you want Northern El Paso County to be known as the "gas pump

capital of the world" like Buc-ees is known for being the largest gas station in the world?

If you do want Buc-ees 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, is their preferred clientele) will still get the nuggets, jerky and 70
urinals & 120
cleanest bathrooms to occupy, while they are traveling THROUGH our beautiful state going
somewhere
else and Buc-ees will not lose any revenue. Plus, it is still a short drive for any Pro-Buc-ees
people to go
and get their Buc-ees fill.
Monument Hill/Palmer Divide will stay safe and beautiful, and the water needed for residents
and towns
like Palmer Lake, Larkspur, Northern EPC stays safe for generations as well. The Greenland
Ranch Open
Space Land will be safe too. Win/Win!

Page 2 of 6

If you do decide to approve Buc-ees 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.
Another 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-
ees 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/SsfKG4nMQ6o>

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-ees 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-ees 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. (I was there at that meeting and re-watched what she said to the Trustees.) Below is what she said verbatim at the meeting. I transcribed her statement from the video. Caitlin Quander said "The foundation is opposed to the annexation, zoning, and land development of Buc-ees. 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

Page 3 of 6

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-ees & 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-ees & 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-ees & 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-ees & 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. Then
what will you do, say "we're sorry, we didn't realize?".
Buc-ees & 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 I25 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. Because they are not from here! They only want this spot so they can say
they have
one of the highest elevations in the country.
Has there been any study of what would happen if lightning were to strike on the property?
Our
own house was struck by lightning on the roof in 2015, before we bought it and our elevation
is 7,378 ft.
above sea level. The parcel where they want to build is at an elevation of 7,365 ft above sea
level, almost
the same as ours. Can you even fathom what will happen if it gets hit with all the gasoline, EV
chargers, etc.? The damage and loss of life to the whole area would be beyond devastation!

Page 4 of 6

Buc-ees & 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 insurances premiums would go up or possibly be cancelled because of them, do you even care? 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 I25 closures from the accidents and harsh weather out of our windows. It's VERY DANGEROUS especially during the winter months when it's snowing & icy to navigate the ramps. If you allow Buc-ees 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. Again, do you even care? Maybe you can't or don't care, as long as you get "your tax dollars from Buc-ees". 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. But I wonder if Buc-ees tax revenue would be greater than everyone else's tax revenue combined? Would this be your justification for EPC allowing them to move forward despite what all your constituents, homeowners, businesses, people who live & work here in the Tri-Lakes communities have fought so hard to keep them off Monument Hill/Palmer Divide? You can be assured that we are not going to quit fighting either! Maybe you are okay with Buc-ees being built at that location, that is until El Paso County gets sued in multiple wrongful deaths or class action suits because you let them move forward knowing that this is a

VERY DANGEROUS area for this scale of a gas station business. I'm very sure there will be a lot of high-powered attorneys just chopping at a chance to file those suits on behalf of their clients.

Do an online search for the most dangerous Highways in Colorado and you will find listed "Interstate 25 (I-25) Front Range Corridor: The 200-mile stretch from Fort Collins to Pueblo is highly congested, with high fatality rates in Denver and Colorado Springs due to speeding and reckless driving.

Then ask "Is Monument Hill a dangerous Highways in Colorado"

AI Overview

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.

Page 5 of 6

Key factors contributing to its reputation include:

- Winter Weather: It often acts as a dividing line for weather, frequently encountering heavy snow

and icy conditions when nearby, lower-elevation areas are dry.

- Traffic Accidents: It is a notorious spot for accidents, particularly in winter, with high incidences

of jackknifed semi-trucks and rear-end collisions.

- Safety Hazards: The stretch between Monument and C-470 recorded over 5,500 crashes between 2011 and 2015, making it a high-risk area.

Travelers are often advised to check conditions and, if necessary, avoid this stretch during storms, as it

is a major bottleneck for Colorado traffic.

Research! Research! Research!!!

Buc-ees & 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 too, 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 3x 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, actual ANY community that opposes them. They are playing and manipulating the system, and the EPC BoCC! Are you going to keep letting them do this?

Page 6 of 6

I know that 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 told me 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. Wouldn't this be a very serious "conflict of interest"? Considering that Sarah Jack has

stated that this proposal will return "to get passed". (REALLY It WILL be 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-ees was kept out, there is enormous pushback, and we will not stop until

Buc-ees 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. People are NOT ignorant!! 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 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 and 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 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!

Sincerely,

Shelley Warner (Resident of Northern El Paso County on Monument Hill/Palmer Divide)

From: [COW](#)
To: [Meggan Herington](#); [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#)
Subject: Buccee's Proposal Concerns
Date: Sunday, April 12, 2026 1:59:25 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

April 12, 2026

Dear El Paso Board of County Commissioners, including Chair Geitner, Vice Chair Nelson, Commissioners, et al.

I live in Wakonda Hills (2610 Crestwood Drive, Monument, CO 80132) 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 moved my family here (to my native state) in 2021 to live in a sustainable and responsible way, in an area dedicated to preserving natural resources and beauty. The traffic, water usage, light pollution, and exhaust/emissions are just at the top of my list of concerns re: Buccee's proposed building site. My home is within 2 miles of the proposed site, so I do have economic concerns as well regarding a reduction in property values.

I would like to express my strong opposition to this project, joining the voices of the current Colorado Governor Jared Polis and Colorado U.S. Senators Michael Bennet and John Hickenlooper, who object to this project, as well as thousands of others across the immediate area.

Through town halls and local newspaper reporting, 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.

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**
 - An expected 11,000 – 20,000 cars a day
 - At least 1.1 million gallons of water a month
 - My neighborhood is all on well water, relying on the same aquifer upon which Buccee's would draw. We purchased property and built here in 2021 to get away from traffic, pollution, and live in a sustainable way.
- **Environmental Impacts**
 - Light pollution and exhaust/emissions that would reduce air quality and negatively affect any habitats on the adjacent 36,000-acre conservation corridor.
 - Making a mockery of the \$15M wildlife overpass located just 1 mile away and affecting its' usability by wildlife
 - Adding a mega-gas station on top of the high concentration of stations located just one exit further south at CO Highway 105
- **Overestimated Revenue Numbers** due to Buccee's history of data/number Manipulation
- **Public Safety Risk** placing a strain on County Services
 - This site is at the very northern edge of El Paso County, which is already critically understaffed in terms of police, fire, and emergency services
 - Making an already dangerous stretch of I-25 worse given the unpredictable weather patterns of Monument Hill and the Palmer Divide
- **Property Rights/Values**
 - We built a custom, high efficiency home with solar power with the belief that we were joining an area that valued long-term sustainable development
 - We are on well-water and city sewer, and Buccee's would drill into the same aquifer upon which we responsibly rely for drinking water. I have concerns that Buccee's using 1 million+ gallons per month creates an unsustainable demand taking away water from local residents during a prolonged mega-drought across Colorado and the Western US
 - Having my property within 2 miles of the build site would reduce our property value and inflict negative economic and financial damage to my family without us having any input into the proposal
- **Conflict with Community Input and Local Governance**
 - The Town of Palmer Lake has already been thrown into chaos due to the manner in which Buccee's sought approval and has strained relationships between local residents and government bodies.
 - The affected residents and local neighborhoods most affected by Buccee's building plans have not had any voting rights or abilities in the existing process.
 - CDOT's own information about traffic concerns and the dangers of I-25 and Monument Hill have been discounted so far in the process.

I am a fairly simple and straightforward husband and father of two who moved to Monument with the idea that I could raise my family with an appreciation for Colorado's natural beauty and match the common sense for development and environmental values of our state. My

daughter goes to Monument Academy and my son attends Palmer Ridge High School. They share many of the same concerns, which you may hear directly from them in the near future.

Thank you for taking the time to read my concerns and consider doing what you can so that my family can continue to call our small part of Colorado home for many generations to come.

Sincerely, Chris Wilterdink
303-260-8221
chris.wilterdink@gmail.com

From: robinbrekke@comcast.net
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buccees
Date: Tuesday, February 10, 2026 7:02:48 AM

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I'm sure everyone is getting emails after Buc-ees new move to add land and go through El Paso county for their failed bid for a new station. I currently live in Woodmoor, am a Colorado native, and have watched the Front Range expand over and over. I am not unrealistic about business and expansion in El Paso county, and as a matter of fact, I actually love Buc-ees. But beyond the water and other issues, the spot they are so insistent on is simply the wrong spot. Building that massive light display, the massive traffic right on the edge of one of the most unique and last remaining open spaces on the Front Range will irrevocably change everything about that space. Let alone the backdoor, behind the scenes way they keep trying to force the issue through without any voter approval.

Please do not approve this monstrosity.

From: [lisanne wilson](#)
To: [Holly Williams](#); [Holly Williams](#); [Carrie Geitner](#); [Carrie Geitner](#); [Bill Wysong](#); [Bill Wysong](#); [Cory Applegate](#); [Cory Applegate](#); [Lauren Nelson](#); [Lauren Nelson](#); [Kenny Hodges](#); [Kenny Hodges](#); [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](#); [governorpolis@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](#); [Tony.Keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [Noah.Caplan@koaa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [ASack@kxrm.com](#); [ASack@kxrm.com](#); [EXTERNAL Fox News](#); [EXTERNAL KKTV News](#); [achalfin@krcc.org](#); [EXTERNAL KRCC News](#); [newstips@denver7.com](#); [spencer.soicher@9news.com](#); [newstips@9news.com](#); [tips@kdvr.com](#); [jalvarado@denverpost.com](#); [EXTERNAL Newsroom Denver](#); [oliviaprentzel@coloradosun.com](#); [newsroom@coloradosun.com](#); [Karin.Brulliard@washpost.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](#); [LBergman@newsnationnow.com](#); [tips@thefp.com](#)
Subject: Bucees
Date: Friday, July 3, 2026 4:40:12 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Commissioners:

I live in Woodmoor adjacent to the land proposed for a future Buc'ees TRAVEL CENTER at the intersection of I-25 and County Line Road in northern El Paso County. The legal points and minutiae surrounding this issue have been thoroughly espoused upon, so I would ask you, again, to use your good old simple common sense.

1. A 74,000 square foot destination travel center is NOT a "Convenience Store." It is larger than many grocery supermarkets in the area. It is nearly 10X the

size of what a reasonable person would consider a typical "Convenience store." One does not see the regular use of full-sized grocery carts in a "convenience store." (But that is exactly what is seen in countless Buc'ees in-store videos found online). **It will not serve the surrounding neighborhood.** Buc'ees themselves acknowledge their target customers are non-locals exiting the interstate. Although it would be adjacent to my neighborhood, it's not a place I can go to (conveniently) for a gallon of milk – I will still have to drive into the town of Monument to get most "convenience" items.

2. No other Buc'ees is built DIRECTLY across the street from residential housing (that I am aware of). Given that the immediately adjacent properties are 5-acre lots zoned residential, there is no buffered transition zone from commercial to residential, a standard practice in all sound land development planning. If this project is approved, many properties will be less than 200 feet from a Mega Travel Center with 100+ gas pumps attracting 10,000+ cars and 20,000+ people per day (toxic pollution, light pollution, noise pollution, trash blowing onto property as well as the Greenland Open Space, and increased crime). This is a trampling of property rights and will have a devastating effect on property value.

3. The applicant has used misleading, deceptive, and manipulative tactics from the beginning. They rely solely on questionable loopholes while parsing words and definitions in an attempt to circumvent and avoid - at all costs – any open and transparent application process. Tactics such as zoning word-play to exempt themselves from the "300 year" water requirements everyone else must adhere to. Obtaining a quit-claim deed to acquire additional land in order to obtain well permits (in record time, I might add), which they themselves acknowledge will not supply enough water for their planned project. It leads one to ask, "What's next?"

These examples raise a number of Red-Flags. They rightly ought to make the hairs stand up on the back of your neck. **This decision will have an enormous impact on our entire region, likely influencing county policy and decision making for**

decades. High stakes decisions such as this demand an open, public and completely transparent process, not back-room administrative rulings. The top of Monument Hill is a naturally beautiful location that marks "Welcome to El Paso County" for travelers from the north. What do **YOU** want it to say? You know the answers – your common sense has been telling you from the beginning.

Respectfully,

Lis and Joe Wilson
18275 Will O the Wisp Way
Monument, CO 80132

Martinis42@icloud.com
Mountainmama59@gmail.com

From: [Spooky Cat](#)
To: [Bill Wysong](#)
Subject: Bucc-ee"s
Date: Monday, February 16, 2026 10:26:39 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hello,

I am writing to voice my concern over the the big Texas corporation continuing to put the world's largest gas station at the location of I25 and County Line Road. It is a proposed site across from the conservation site owned by John Malone and the world's largest wildlife crossing that has been touted as a Colorado gemstone.

I live near Beacon Lite Road and County Line Road and have a well. Like most residents in the Tri-Lakes area, we love our close association to nature and wildlife, that is why we don't want irreparable harm done to our community. Residents have shown our feelings toward the Palmer Lake annexation. Our Governor and 2 Senators have written to Bucc-ee's expressing that this is not the location for this. I also feel that 3 travel centers just up the road at Baptist Road and I 25 are enough for this area. There are other location in Colorado that want Bucc-ee's. I am concerned about all the small businesses in both Monument and Palmer Lake that would likely be affected by this Bucc-ee's location. How many travlers will want to explore our neighbors businesses?

Please consider us little guys that call Tri-Lakes home. I have lived here for over 30 years and love our area. Please consider us in your decision.

Thank you for listening.

Janis Frazee

From: [Andrea Hlosek](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's
Date: Sunday, May 3, 2026 7:31:42 PM

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El Paso County BoCC and Planning Department ,

I have previously submitted a letter expressing my serious reservations about the building of a Buc-ee's and now that they have purchased the land parcel I am writing once again, as a concerned resident of unincorporated El Paso County, residing directly off of County Line Rd., across the highway from the proposed Buc-ee's site. My husband and I (both retired military) moved back to El Paso county (Cheyenne Mountain AFB was our first duty station decades ago) from Texas, because we have never found a place as beautiful and peaceful as Colorado during our many duty stations. We had been searching Co Spr real estate for several months, never quite finding the right fit for us, but the moment we pulled off on exit 163 during house hunting, we knew that it was a slice of heaven! I urge El Paso County to take a firm stance against this development which would forever mar this pristine gateway to Monument and EPCO. I urge you to officially oppose any legal maneuvering by Buc-ee's to gain zoning for the proposed site. The company has been acting in bad faith since the original Palmer Lake annexation process began. They're clearly trying to circumvent popular will and give the public the impression of "inevitability" with the extensive grading action already performed on the site.

The potential harm to the entire Tri-Lakes area far outweighs any localized benefits. Our neighbors and community were active and vocal in our opposition to Buc-ee's initial efforts to gain this land and seeing the impact on community unity and public service was horrendous. We don't want to repeat this process with EPCO.

Please know we have visited many Buc-ees in Texas and seen the massive footprint their sites entail. I don't oppose them per se, but recognize firsthand how this location is not consistent with their business model and most importantly not appropriate for this location. This project threatens to impose significant challenges on our community, including increased traffic congestion, insufficient infrastructure, strain on natural resources, and disruption to the area's character. While I support responsible and thoughtful development, a Buc-ee's megastore is not aligned with the needs, values, or long-term interests of our community.

The Problems with Buc-ee's:

Traffic Overload: Buc-ee's is expected to bring over 8,000 cars per day, overwhelming this intersection and surrounding roads and creating dangerous congestion.

Excessive Water Use: The projected water consumption was originally 860,000 gallons per month—a staggering and unsustainable draw on our local resources, particularly in light of the drought restrictions already placed on residents. The additional parcel they secured along with the well rights is a gross abuse of resources. With the planned addition of the already approved Monument Ridge East housing development, this is utterly unsustainable, particularly in light of the winter we just had with its lack of snowfall. If this becomes our new normal we're heading for difficulties.

Excessive light and noise pollution: This exit, with its direct border on the Greenland Open Space on the west side of I25 and neighboring ranch land on the east side provides a unique natural setting and environment that has been one of the major draws to surrounding home owners. We've already seen a slowdown in real estate transactions due to the uncertainty of this project and significant drops in property values are imminent if Buc-ee's moves in.

Lack of Local Benefits: With 90% of Buc-ee's customers being highway travelers, the development offers little to no utility for the residents of our area, contradicting the intended purpose of the "Commercial Community" zoning designation.

Environmental Impact: The proximity of this massive project to the newly completed wildlife overpass jeopardizes the intent and purpose of this historic project.

Legal and Procedural Concerns:

A Call to Action:

I respectfully request El Paso County officials:

Disapprove any Buc-ee's request for administrative approval for any upcoming requests before the board.

Continue to advocate for development projects that truly serve the community's needs and desires while respecting zoning designations and preserving our shared resources.

Your leadership can help protect our community, and our resources. Thank you for considering this urgent issue, and I look forward to your response.

Sincerely,
Andrea Hlosek
20272 Kenneth Lainer Dr.

From: [Michelle Renee](#)
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@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: Buc-ee's 70,000 sq ft Mega Gas Tourism Center - El Paso County, CO - Request for Regulatory Oversight and Objection to Administrative Approval of PCD Files #EXBL261 and #CDR261
Date: Monday, March 2, 2026 8:20:11 AM

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Report

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

I wish to join the throngs of gravely concerned residents of northern El Paso County, Colorado, by respectfully drawing your attention to several recently filed County applications pertaining to the Monument Ridge West proposed site for a Buc-ee's Mega Gas Tourism Center, specifically located near Monument Hill:

Boundary Line Adjustment – PCD File No. EXBL261

Concurrent Grading Permit – PCD File No. CDR261

Upon review of publicly available state and federal records, the County administrative record now contains information directly relevant to required El Paso County findings, as well as apparently falling within potential federal and state water jurisdiction oversight. These details have been outlined in the 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 within their 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, specifically with regard to the following:

Clean Water Act §404;

Clean Water Act §401;

and 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 06, 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 (8) times in various forms —** which specifically highlight the following claims:

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.

A publicly sourced map is reportedly available, which depicts 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**, of which thousands of releases have reportedly been 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, a thorough review under the 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,

and EPA Region 8;

I respectfully request these state and federal agencies:

Review 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;

Determine 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.

Specifically, this parcel involves the following relevant concerns:

A mapped riverine feature crossing the parcel;

Filed commercial production well applications;

Proposed large-volume fuel storage;

And concurrent grading authorization.

Therefore, a transparent and documented regulatory review process is necessary, so to ensure full compliance with any and all applicable Federal and Colorado laws.

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

Lastly, while our regional uproar regarding this proposed development in northern El Paso County may seem relatively overblown, given the inherent nature of population growth and requisite community development issues, this proposed Buc-ee's Mega Tourism Center is grotesquely out of place for ad nauseum reasons. These include not only the aforementioned significant water concerns, lack thereof and inherent long-term limitations, but also surrounding our community's ability to righteously maintain a rare and relatively pristine ecological niche for migrating large animal herds of elk, mule deer and pronghorn (**I-25 Greenland Wildlife Overpass** - world's largest designed structure located only a mere 1+ mile north of Buc-ee's proposed site), as well as prohibiting undue light pollution for vulnerable migrating birds (**Lights Out Colorado**). Other general conservation and traffic safety issues likewise are causing grave concern (i.e., amplified local road use/congestion within an extremely small town venue, leading to deteriorating roads/infrastructure, as well as an extremely notorious and treacherous stretch of interstate travel during colder weather along I-25 at a high-elevation geographical point), and last, but not least, our anticipated diminished home values.

Worthy of note, please know our very small rural/suburban TriLakes community (Monument, Woodmor, and Palmer Lake) is distinctly separate and apart from Colorado Springs proper; therefore, we are starkly vulnerable and ill-equipped to easily absorb any major influx of traffic, people, and any direct and indirectly associated criminal activities, which would require sufficient law enforcement resources to properly handle such issues.

Thank you very much for any consideration given to these pressing concerns, which I

deeply hope can be addressed in a timely fashion, knowing your time is quite limited and therefore very valuable.

Sincerely,
17540 Colonial Park Drive

Michelle Renee
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: [Susan Hoekstra](#)
To: [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Holly Williams](#)
Cc: [CARCTB](#)
Subject: Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 11:50:43 AM

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To the El Paso County Board of County Commissioners, As a resident of the Palmer Lake/Monument/Woodmoor area, 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. Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone. 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, Susan Hoekstra P. O. Box 116, Monument CO 80132

From: [Susan Hoekstra](#)
To: [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Holly Williams](#)
Cc: [CARCTB](#)
Subject: Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 11:51:03 AM

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To the El Paso County Board of County Commissioners, As a resident of the Palmer Lake/Monument/Woodmoor area, 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. Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone. 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, Susan Hoekstra P. O. Box 116, Monument CO 80132

From: [Ira Cline](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's development in northern El Paso CO
Date: Tuesday, February 10, 2026 1:04:27 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Ladies and gentlemen of the board:

I am a resident of El Paso County. I've resided in Monument since 2007. I am deeply concerned about the following issue. Despite Buc-ee's pulling its annexation proposal from Palmer Lake on February 4, 2026, and issuing press statements noting that they were "certainly exploring all their options" and we're 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. In the same week that they pulled their proposal from Palmer Lake, Buc-ee's/Monument Ridge West/Vertex submitted a request to EPCO 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. Currently, MRW/Vertex is requesting administrative approval in EPCO to add this land to their boundaries WITHOUT any public input or public notice. This is an egregious abuse of an administrative approval for a significant, 10 acre lot line adjustment that would grant them the ability to use 3x as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

Additionally, Buc-ee's at this location will disrupt all the wildlife and rapidly accelerate the draining of the aquifer (non-renewable) that people in the community depend on to live with its 100+ toilets. Imagine 30 acres of concrete, a 74,000 square foot impact, 120 gas pumps, and 7,000-20,000 vehicles daily overwhelming rural roads on Monument Hill. Buc-ee's will destroy the landscape and create unimaginable congestion and noise. It will destroy the dark skies as it will be open and operating 24/7/365. The Buc-ee's location would also be right next to the Greenland open space in Douglas County, which covers 3,600 acres of

public land. It's part of the much larger Greenland Ranch, which includes over 21,000 acres of protected land through conservation easements. This area serves as a critical wildlife corridor, recently enhanced by the new overpass that connects roughly 39,000 acres of habitat across I-25. Buc-ee's will clear and deforest the land, intensify traffic and infrastructure strain, and negatively impact the entire Tri-Lakes region, not just one town.

This is an attempt for a massive change being advanced through a technical process that limits public visibility. Monument said no. Palmer Lake said no. The entire Tri-Lakes community said no! Now this attempt is being brought before the County. This highlights Buc-ee's MANIPULATIVE TACTICS and complete disregard for the community.

We the people understand and are grateful that the El Paso County Commissioners are obligated to represent the residents of the Tri-Lakes region. We have repeatedly, as the vast majority, spoken loudly and clearly over the past two years regarding the inappropriate location of this Buc-ee's development. The governor and two state senators have also weighed in against the location. This has made local and national news. This is not the right location. It is inappropriate for a variety of legitimate and compelling reasons. Please hear and respect us by rejecting this specific location proposal by Buc-ee's.

Thank you for your time, your service to our community, and consideration.

Ira Cline

From: [Victoria Baker](#)
Subject: Buc-ee's expansion to include 10 additional acres
Date: Monday, February 9, 2026 1:10:23 PM

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Report

El Paso County Digital, Strategy
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Re: Buc-ee's expansion to include 10 additional acres
Monument Ridge West/Vertex – non-conforming

Hello -

This is very upsetting to hear that Buc-ee's is trying yet another tactic to put their obnoxious and undesirable travel center on the S/W corner of County Line Road, Beacon Lite and west of I-25. The reason for trying to acquire the 10 acre parcel to the south of their proposed site, is to capture their water. It is zoned residential. I'm sure you realize how detrimental this will be for ALL the residents surrounding this center. With Monument Hill being the entry point to El Paso County, with the views of the mountain range, having Buc-ee's slamming into the scenery is absolutely abhorrent.

We have fought hard and long to get them to vacate their idea of annexation into Palmer Lake for the sake of water and we were successful in doing so. The public spoke loud and clear! Studies have been done to show how detrimental this will be for all our wells not to mention the destruction of our wildlife and the peace and harmony that was the reason why we bought and built on our properties here. We fought against Buc-ee's deception and dishonest dealings and now they're trying more of the same with El Paso County.

Governor Polis, Senator Michael Bennet and Hickenlooper as well as other senators and attorneys have opposed Buc-ee's placement not to mention numerous HOA's, environmental

groups documenting how detrimental the placement of Buc-ee's will be for this area. There are reports that confirm a severe drain on our already compromised well water, pollution from the gas tanks and runoff as well as detrimental traffic issues especially given the impact of weather on Monument Hill. We have the Greenland Open Space just feet to the north where herds of elk, deer, etc. migrate so Buc-ee's will impact this natural process as well.

I also understand that 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 former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, I am aware that 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. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. 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.

I strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an 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.

I therefore also urge you to allow the public of Monument, Woodmoor, El Paso County and Palmer Lake to have a voice before any decision is made. Having an open forum would also be amazing so that you can hear directly from the majority of citizens who do not want Buc-ee's here in our neighborhood. We want Monument preserved for the uniqueness that it is as well as preserving our ability to enjoy our life as it should be intended without fear of dry wells, the ruination of our wildlife, increased crime and traffic, noise and the obstruction of our night skies.

Respectfully,

Victoria Baker
19925 Indi Drive
Monument , CO 80132
719-339-2623
vicky@dancingstarproperties.com

[Victoria Baker, CNE, SRES, CMRS, MRP](#)

Broker/Owner
Monument, CO

Office: 719-488-2234

Cell/Text: 719-339-2623



-

From: [Andrea Hlosek](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's Issue
Date: Monday, February 9, 2026 7:46:18 PM

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Report

El Paso County Digital, Strategy
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El Paso County BoCC and Planning Department ,

I am writing as a concerned resident of unincorporated El Paso County, residing directly off of County Line Rd., across the highway from the proposed Buc-ee's site. My husband and I (both retired military) moved back to El Paso county (Cheyenne Mountain AFB was our first duty station decades ago) from Texas, because we have never found a place as beautiful and peaceful as Colorado during our many duty stations. We had been searching Co Spr real estate for several months, never quite finding the right fit for us, but the moment we pulled off on exit 163 during house hunting, we knew that it was a slice of heaven! I urge El Paso County to take a firm stance against this development which would forever mar this pristine gateway to Monument and EPCO. I urge you to officially oppose any legal maneuvering by Buc-ee's to gain access to the proposed site, including considering administrative action. The company has been acting in bad faith since the original Palmer Lake annexation process began. They're clearly trying to circumvent popular will and avoid negative publicity that will arise from public hearings. The potential harm to the entire Tri-Lakes area far outweighs any localized benefits. Our neighbors and community were active and vocal in our opposition to Buc-ee's initial efforts to gain this land and seeing the impact on community unity and public service was horrendous. We don't want to repeat this process with EPCO.

Please know we have visited many Buc-ees in Texas and seen the massive footprint their sites entail. I don't oppose them per se, but recognize firsthand how this location is not consistent with their business model and most importantly not appropriate for this location. This project threatens to impose significant challenges on our community, including increased traffic congestion, insufficient infrastructure, strain on natural resources, and disruption to the area's character. While I support responsible and thoughtful development, a Buc-ee's megastore is not aligned with the needs, values, or long-term interests of our community.

The Problems with Buc-ee's:

Traffic Overload: Buc-ee's is expected to bring over 8,000 cars per day, overwhelming this intersection and surrounding roads and creating dangerous congestion.

Excessive Water Use: The projected water consumption was originally 860,000 gallons per month—a staggering and unsustainable draw on our local resources. The proposed additional parcel they seek makes this new proposal so much worse than the last, tripling the amount they could use. With the planned addition of the already approved Monument Ridge East housing development, this is utterly unsustainable, particularly in light of the winter we just had with its lack of snowfall. If this becomes our new normal we're heading for difficulties.

Excessive light and noise pollution: This exit, with its direct border on the Greenland Open Space on the west side of I25 and neighboring ranch land on the east side provides a unique natural setting and environment that has been one of the major draws to surrounding home owners. We've already seen a slowdown in real estate transactions due to the uncertainty of this project and significant drops in property values are imminent if Buc-ee's moves in.

Lack of Local Benefits: With 90% of Buc-ee's customers being highway travelers, the development offers little to no utility for the residents of our area, contradicting the intended purpose of the "Commercial Community" zoning designation.

Environmental Impact: The proximity of this massive project to the newly completed wildlife overpass jeopardizes the intent and purpose of this historic project.

Legal and Procedural Concerns:

Having failed miserably and publicly with the Town of Palmer Lake, they're embarking on another behind the scenes attempt to subvert the will of the local population. Buc-ee's pursuit of administrative approval in this new effort is a perfect example of their utter lack of integrity.

A Call to Action:

I respectfully request El Paso County officials:

Promptly disapprove any effort to add another land parcel to Buc-ee's proposed site

Disapprove any Buc-ee's request for administrative approval for this project

Continue to advocate for development projects that truly serve the community's needs and desires while respecting zoning designations and preserving our shared resources.

Your leadership can help protect our community, and our resources. Thank you for considering this urgent issue, and I look forward to your response.

Sincerely,

Andrea Hlosek

20272 Kenneth Lainer Dr.

From: [David Cherry](#)
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: Buc-ee's Mega Gas Tourism Center Boundary Line Adjustment
Date: Friday, March 27, 2026 12:27:00 PM

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Report

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

As a deeply concerned citizen of the Monument / Tri Lakes area, 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,

David C. Cherry

President | Owner

The Big Green Office, LLC

Cherry Investment Properties, LLC

Monument Colorado

C: (719) 330-1958

Veteran Owned Small Businesses

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: [Comcast](#)
Subject: Buc-ee's Proposal
Date: Wednesday, February 11, 2026 10:52:10 AM
Attachments: [preview.png](#)

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Report

El Paso County Digital, Strategy
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Dear El Paso County Commissioner;

We are writing to ask that you do everything in your power to prevent Buc-ee's from moving forward with any plans to build a travel center at the Monument Hill location.

The good people of the Tri-Lakes area have spoken and made their wishes known in abundance. We agree wholeheartedly with our Governor and Colorado US Senators, per the attached September 12, 2025 memo. The Town of Palmer Lake, City of Monument and Douglas County have also made known that they do not want this commercial development. There are enough existing gas stations/convenience stores within several miles of this site (Safeway Fuel Station, Phillips 66, 7-11, Valero, QuickTrip, Pilot, Sinclair, Maverik, Murphy Express, Circle K and Conoco).

It is clearly the will of the people that you not let Buc-ee's succeed at pulling what amounts to an end run per the following, but rather make this a very public process:

<https://epcdevplanreview.com/Public/ProjectDetails/212065>

Thank you for your consideration.

Sincerely,

Dan & Kathy Willemyns

34 S Sherwood Glen
Monument, CO 80132

[\(719\) 337-0974](tel:7193370974)

JARED POLIS
GOVERNOR

Mr. Arch H. "Beaver" Aplin
President & CEO, Buc-ee's
327 FM 2004 Road
Lake Jackson, TX 77566

Dear Mr. Aplin:

We respectfully ask that you
landscape in Colorado. The
United States, a landscape th
substantial public and priva
trustees and assert the publi

The Greenland open-space l
operated cattle ranches. In 2
owner John Malone agreed
to these and other local inve
miles along I-25. The state o
25, just north of the propose
and pronghorn between Col

We are concerned that a Bu
wildlife experience this unic
Coloradans paid to protect:
skies. We are also mindful o
Commission, you champion
benefit of future generations
history. We ask that Buc-ee

To be clear, we are not askin
you to choose a site outside
request and are available at

Respectfully,



Michael F. Bennet
United States Senator

Buc-ees-CO-Letter_Final

PDF Document · 188 KB

From: [Diane Starkey](#)
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](#)
Subject: Buc-ee's proposal for unincorporated El Paso county property on County Line
Date: Tuesday, March 24, 2026 4:08:26 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

I live in the area directly near the proposed Buc-ee's development which is currently being considered through El Paso County (EPCO) 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 s 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,

Diane Starkey

383 Largo Ave.

Palmer Lake, CO 80133

From: [Liz Rush](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Buc-ee's
Date: Thursday, February 19, 2026 6:23:18 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Sent from my iPhone

We the people of El Paso County Demand a public review process rather than an administrative approval.

Residents are urging county officials and local representatives to reject this administrative approach and stop the development.

We demand a public review process rather than an administrative approval.

From: [Jessica Seifert](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [jarvis.caldwell.house@coleg.gov](#); [jim.carlton@wsj.com](#); [oliviaprentzel@coloradosun.com](#); [Breeanna Jent](#); [savanahh.eller@gazette.com](#); [tony.keith@koaa.com](#); [EXTERNAL Mary Shinn](#); [asack@kxrm.com](#); [achalfin@krcc.org](#); [maggie.bryan@koaa.com](#); [emily.coffey@krdo.com](#); [jalvarado@denverpost.com](#); [jesse@coloradosun.com](#); [rosskaminsky@iheartradio.com](#); [news@krdo.com](#); [EXTERNAL KKTU News](#); [EXTERNAL KOAA News](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [newsroom@coloradosun.com](#); [EXTERNAL KRCC News](#); [news@7news.com](#); [kktv-news@graymedia.com](#); [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: Buc-ee's - Requesting to Expand and Circumvent Public Hearings (File EXBL261)
Date: Wednesday, February 11, 2026 3:17:55 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the EPCO BoCC and to the Planning Department,

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on 4 February and issuing 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.

We are 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 3x 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 manipulative tactics and complete disregard for the community.

We are aware that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. We are also aware that former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, we are aware that 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. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. 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.

We strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an 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. 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. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company.

Very Respectfully,
Tim & Jessica Seifert
(Residents of The Heights in Monument)

From: [Tri-Lakes Preservation Inc](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: [Integrity Matters](#); [trilakespreservation@gmail.com](#); [jarvis.caldwell.house@coleg.gov](#); [Jim](#); [Olivia Prentzel](#); [Breeanna Jent](#); [savanahh.eller@gazette.com](#); [tony.keith@koa.com](#); [EXTERNAL Mary Shinn](#); [Austin Sack](#); [Andrea Chalfin](#); [maggie.bryan@koa.com](#); [Emily Coffey](#); [Jessica Alvarado Gamez](#); [Jesse Aaron Paul](#); [RossKaminsky@iheartradio.com](#); [news@krdo.com](#); [EXTERNAL KKTU News](#); [EXTERNAL KOAA News](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [newsroom@coloradosun.com](#); [EXTERNAL KRCC News](#); [news@7news.com](#); [KKTU - 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: Buc-ee's - Requesting to Expand and Circumvent Public Hearings (File EXBL261)
Date: Monday, February 9, 2026 12:33:36 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the EPCO BoCC and to the Planning Department,

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on 4 February and issuing 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.

We are 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 3x 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 manipulative tactics and complete disregard for the community.

We are aware that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. We are also aware that former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more

disturbingly, we are aware that 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. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. 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.

We strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an 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. 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. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company.

Very Respectfully,

Grace Foy



Tri-Lakes Preservation, Inc. (TPI)

www.trilakespreservation.org

www.stopbucees.com

From: [Cindy Phillips](#)
To: [Carrie Geitner](#)
Subject: Bucees : No loopholes-No special favors
Date: Monday, February 9, 2026 4:02:20 PM

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Report

El Paso County Digital, Strategy
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Good afternoon.

I am writing as a concerned resident of unincorporated El Paso County, residing close to the proposed Buc-ee's site. I urge the State of Colorado, El Paso County, the Town of Monument and the Town of Palmer Lake to take a firm stance against this development and officially oppose the site in which Buc-ee's is continuing their relentless pursuit to build across the street from the Greenland Open Space and within close proximity to the newly constructed Wildlife Overpass. The potential harm to this area's wildlife, environment, and Colorado resources, far outweighs any localized benefits.

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on February 4th and issuing 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. Even though many other municipalities have come forward offering alternative locations for this mega-gas station. Buc-ee's has chosen not to look elsewhere in Colorado, that could potentially support a build of this size, without negatively impacting Colorado's limited resources and wildlife migration. This is very concerning giving all the news about our current snowpack totals, unseasonably warm weather, the continual droughts and wildfires we face in Colorado and along the Front Range.

In the same week that they pulled their proposal from Palmer Lake, Buc-ee's/Monument Ridge West/Vertex [submitted a request to EPCO 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. Currently, MRW/Vertex is requesting administrative approval in EPCO to add this land to their boundaries without any public input or public notice. This is an egregious abuse of an administrative approval for a significant, 10-acre lot line adjustment that

would grant them the ability to use 3x as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

This project threatens to impose significant challenges on our communities, including increased traffic congestion, insufficient infrastructure, strain on natural resources, and disruption to the area's character. While I support responsible, sustainable, and thoughtful development, this Buc-ee's megastore is not aligned with the needs, values, or long-term interests of our community.

The Problems with Buc-ee's (just to list a few):

- **Traffic Overload:** Buc-ee's is expected to bring over 8,000-10,000 cars per day, overwhelming our roads and creating dangerous congestion.
- **Excessive Water Use:** The projected water consumption is 860,000-1,000,000 gallons per month—a staggering and unsustainable draw on our local resources.
- **Lack of Local Benefits:** With 90% of Buc-ee's customers being highway travelers, the development offers little to no utility for the residents of our area, contradicting the intended purpose of the "Commercial Community" zoning designation.

No one should be surprised, since it is public information, that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. That former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, that 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. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. 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.

This highlights Buc-ee's manipulative tactics and complete disregard for the community and why we must all fight back to preserve the Tri-Lakes, our beautiful Colorado environment, and our dwindling resources. I strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an 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 shattering the Tri-Lakes area, including nearly the entire Palmer Lake board of trustees. Your leadership can help protect our community, our resources, and the integrity of our local laws.

Thousands in the Tri-Lakes area are saying "NO" to Buc-ee's, joined by Governor Polis and Senators Bennet and Hickenlooper. 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. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company. Thank you for considering this urgent issue, and I look forward to your response.

We demand a public process! No special favors or loopholes for Buc-ee's!

Thank you,

Greg and Cindy Phillips

18650 Augusta Dr.

Monument, Colorado 80132

719 233-2222

From: brucebrian@aol.com
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Cc: governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov
Subject: Buc-EEs
Date: Friday, May 29, 2026 10:59:26 AM

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Report

El Paso County Digital, Strategy
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Dear Commissioners,

I have been monitoring the proposal of this mega gas station which would include 120 gas pumps, an expected 8,000 – 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 due to the following concerns:

Traffic and Water Impacts

8,000 - 20,000 cars per day on an intersection not designed for that amount of congestion

Significant use of water from our non-renewable aquifers

Environmental Impacts

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

Increased vehicle pollution and dark skies impacts to surrounding municipalities.

I have a well and am concerned that Buc-EEs wells will deplete my water. There has not been an actual study done on the Dawson Aquifer so we don't really know how much water we have and how long it will last.

Bruce Brian

7515 Shoup Rd.

Black Forest

From: [DebbieRusch](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [CARCTB](#)
Subject: Buc-EES
Date: Tuesday, March 10, 2026 8:37:26 PM
Attachments: [Document 1.docx](#)

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Report

El Paso County Digital, Strategy
& Technology (DST)

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 - which commissioners approved today**
- **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 am writing today because I am deeply concerned about the way Buc-ee's has engaged with our community throughout its proposed development process. Whether you personally support or oppose Buc-ee's coming to Monument is not the central issue. What matters is whether **the legal processes, public engagement requirements, and community-representation standards have been followed appropriately**. We have a right as public citizens to voice concerns and so far it is my opinion, we the people have not been heard. As PAID county officials : County

Commissioners your roles include :

- - **Approve or deny permits** that affect public resources such as **water**, roads, and infrastructure
 - **Hold public hearings** where **residents may speak** on issues that affect them
 -
 - **Represent the residents of their district**
 - Balance economic development **against public health, safety, welfare, and long-term sustainability**
 - Ensure that **county processes are lawful, transparent, and fair**
 - **Listen to public input**, especially during land-use and development hearings
 - Protect **private property rights** and **essential resources**, including groundwater

At a minimum, we should expect transparency, adherence to established procedures, and respect for the homeowners who will be directly affected. As my local and government official I request you ensure all processes **are conducted within the law and with full community involvement.**

Additional Note Regarding Water

I am a homeowner in El Paso County, Colorado, and I rely on a private well for household use, agricultural production to feed my family, and the care of our animals. My property is located approximately five miles from the proposed Buc-ee's development.

Can the County guarantee that the 300-year aquifer will remain sustainable with an additional demand of approximately **27,000 gallons per day (gpd)**? This figure was presented by the Monument Sanitation District (MSD), based on usage data from existing Buc-ee's travel centers, and discussed during a public MSD board meeting.

The attached research documents communities where aquifer depletion or failure has resulted in significant financial hardship, prolonged legal and regulatory disputes, and serious health and safety risks. This issue is not solely about near-term economic benefit to the County, but about long-term water security, property rights, and the well-being of future generations.

I am asking that my well rights and long-term homeowner property values be protected so that my family—and those who come after us—can continue to live, farm, and thrive in this community.

Debbie Rusch

Sent with [Proton Mail](#) secure email.

From: [Pam Lively](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Buc-ee's Abomination Is NOT Welcome on Monument Hill
Date: Sunday, March 22, 2026 11:40:24 AM

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Report

El Paso County Digital, Strategy
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3/22/26

El Paso Board of County Commissioners
Chair Carrie Geitner
Vice Chair Lauren Nelson
Commissioners Bill Wysong, Cory Applegate, Holly Williams
200 South Cascade Ave
Colorado Springs, CO 80903

Holly Williams <HollyWilliams@elpasoco.com>,
Bill Wysong <BillWysong@elpasoco.com>,
Carrie Geitner <CarrieGeitner@elpasoco.com>,
Lauren Nelson <LaurenNelson@elpasoco.com>,
Cory Applegate <CoryApplegate@elpasoco.com>
Meggan Herington megganherington@elpasoco.com (Executive Director of Planning & Community Development)

To the El Paso County Board of County Commissioners,
I live 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**
- **Environmental Impacts**
 - o on the adjacent 36,000-acre conservation corridor, and on the world's largest, \$15M wildlife overpass located just 1 mile away
- **Overestimated Revenue & History of Data/Number Manipulation**
- **Public Safety Risk & Strain on County Services**
- **Property Rights/Values**
- **Conflict with Community Input & Local Governance**

Sincerely,
Pamela Lively

18357 Heavens Pl.
Monument, CO. 80132

From: [RANDY COWDEN](#)
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@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: Buc-ee's Activity on Monument Hill West
Date: Tuesday, February 24, 2026 12:33:22 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear All,

As you know, the National Wetlands Inventory mapping Identifies an R4SBC feature (Ravine, Intermittent, Streambed, Seasonally Flooded) crossing the parcel of land on which Buc-ee's wants to build.

Burying fuel storage tanks, which absolutely can leak, raises questions regarding clean water acts, especially since water from the parcel flows into the pond in the open space that cattle use for drinking water.

This site is not appropriate for Buc-ee's because of the negative environmental impact it would have to this and surrounding down-hill areas.

Clearly the tax rebate is not even enough to off-set the decrease in property values

PLUS damage to our way of life, both human and animal.

Nora Swenink
Monument, CO 80132

From: [Aaron Kellar](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: Governorpoli@state.co.us; jarvis.caldwell.house@coleg.gov
Subject: Buc-ee's Administrative Approval Request – File EXBL261
Date: Tuesday, February 10, 2026 8:00:46 AM

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To the EPCO Board of County Commissioners and the EPCO Planning Department,

As a resident of Northern El Paso County for the past 20 years, I urge you to deny Buc-ee's request for administrative approval (File EXBL261). A change of this scale—one that would permit up to three times the currently allowed water use—clearly exceeds what is appropriate for an administrative process and warrants public input.

This request also raises serious concerns about transparency and public trust. Vertex is owned and managed by former EPCO planning officials, a former EPCO commissioner is a paid consultant for Buc-ee's, and a current Planning Commissioner was recently associated with a committee promoting Buc-ee's in Palmer Lake. Together, these relationships create the appearance of insider influence and undermine confidence in a fair and impartial process.

Additionally, the project does not comply with the C-1 zoning designation and would require rezoning. Thousands of Tri-Lakes residents oppose this development, joined by Governor Polis and Senators Bennet and Hickenlooper. The citizens of Northern El Paso County do not want the Buc-ee's project in the area and I implore you to honor the requests of your constituents.

Please deny this administrative approval and require a transparent, public process. Residents deserve the opportunity to be heard, and this project should not receive special treatment or procedural shortcuts.

Respectfully,

Aaron Kellar

From: pcmcp@proton.me
To: [Carrie Geitner](#)
Subject: Buc-ee's administrative request
Date: Monday, February 9, 2026 10:02:19 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Ms. Geitner,

As you may be aware, Buc-ee's recently submitted a request to El Paso County to extend the boundary line of their parcel in Monument, as part of their ongoing effort to build a gas station there. I am referring to this: <https://epcdevplanreview.com/Public/ProjectDetails/212065>

I urge you to decline this proposal and at least make them go through the proper public review process that is standard for development efforts of this magnitude. This firm already has a history of deception, manipulation, and disregard for the local population and what's best for us; they have been savage. Now they're trying to go behind our backs once more and reach their goal a different way. Please don't make it easy for them.

Thank you,

Peter McPherson
1620 Old Antlers Way
Monument, CO 80132
719-757-0699

Sent from [Proton Mail](#) for Android.

From: [Kendra Glaser](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#); [Bret Waters](#)
Subject: Buc-ees and The Tri-Lakes Region
Date: Wednesday, May 13, 2026 11:08:48 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

I am a homeowner and live in Palmer Lake, Colorado. As El Paso County Commissioners you are the board that is suppose to represent the people of El Paso County and not a business that keeps pushing themselves into a location they should NOT be building. This location was rejected by the majority of residents in Palmer Lake and the Tri-Lakes area and when Buc-ees could not see a future with Palmer Lake, they decided to go to El Paso County in the same location. Why was Buc-ees allowed to include another 10 acres, have dirt brought in and grade the location on the top of Monument Hill without a public hearing or even comments by the public? Everything about this process is wrong because the people who will have to deal with lights 24 hours a day, traffic, potential water issues and lower property values are being ignored. This also brings a lower quality of life for those of us who moved here for the beauty of our Colorado surroundings. I am also not someone unfamiliar with Buc-ees as I moved here from Houston, Texas in August of 2021. I have been to several Buc-ees in Texas. None of them in residential areas, none with water restrictions and none where there was not traffic issues. While they may not allow semi-trucks, they do allow buses, which only furthered the congestion and dangerous driving conditions. This issue is much too big to allow a rubber stamp approval to Buc-ees wanting to force themselves on the top of Monument Hill, but it certainly feels like that is what is happening.

When Buc-ees wanted Palmer Lake to flagpole annex the land they presented water usage of more than 13 million gallons a year. (The well permits they have received only allow for 11 million). Their traffic studies were done on the least busy day of the year.

The Tri-Lakes community has been very clear letting Buc-ees know we do not want this built on the top of Monument Hill and the zoning of the land is also clear. It is NOT zoned huge commercial, but a small portion is zoned for small commercial that benefits the surrounding community. Buc-ees has consistently been less than transparent in their dealings with Palmer Lake. Buc-ees has presented themselves as a "savior" to our small town and treated anyone who pushes back at this development with contempt. This was when there were still negotiations going on - imagine how they would have treated any issues after they received their much sought after annexation and gotten the water they need. They DO NOT CARE about the community.

Each time I drive from my home to Denver, I am reminded of what a treasure we have in the Greenland Ranch area. A respite from the over-developed I-25 corridor from the northern border of Colorado to south of Colorado Springs. And the development now being built by Castle Rock will further the blight on the I-25 corridor. The new wildlife bridge is a further benefit to our beautiful state, but if Buc-ees is allowed to erect their huge beaver sign, 74,000 square foot store and 800 space parking lot, all lighted up 24 hours a day, the bridge is useless for its intended purpose.

[The Battle to Protect Greenland Ranch](#)

I hope you have read the above article. If Buc-ees is built - there is no going back from it. We are called to be good stewards of our land, not only for ourselves, but for future generations. In no way, shape or form would this be good stewardship for Colorado.

Buc-ees has been invited to build in other communities in Colorado. Fountain, Pueblo, Lamar, where they would have water and land. But they are fixated on the gateway to El Paso County on the top of Monument Hill and are pushing their agenda as hard as they can through tearing apart our communities.

Thank you,
Kendra Glaser
Palmer Lake, Colorado

From: [Kendra Glaser](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#); [Bret Waters](#)
Subject: Buc-ees and The Tri-Lakes Region
Date: Friday, February 20, 2026 9:06:52 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

I am a homeowner and live in Palmer Lake, Colorado. I am contacting you to implore you to reject the latest attempt by Buc-ees to include yet another 10 acres and build their "travel center" on the top of Monument Hill without a public hearing or comments by the public. I am also not someone unfamiliar with Buc-ees as I moved here from Houston, Texas in August of 2021. I have been to several Buc-ees in Texas. None of them in residential areas, none with water restrictions and none where there was not traffic issues. While they may not allow semi-trucks, they do allow buses, which only furthered the congestion and dangerous driving conditions. This issue is much too big to allow a rubber stamp approval to Buc-ees wanting to force themselves on the top of Monument Hill.

The Tri-Lakes community has been very clear letting Buc-ees know we do not want this built on the top of Monument Hill and the zoning of the land is also clear. It is NOT zoned huge commercial, but a small portion is zoned for small commercial that benefits the surrounding community. Buc-ees has consistently been less than transparent in their dealings with Palmer Lake. Buc-ees has presented themselves as a "savior" to our small town and treated anyone who pushes back at this development with contempt. This was when there were still negotiations going on - imagine how they would have treated any issues after they received their much sought after annexation and gotten the water they need. They DO NOT CARE about the community.

Each time I drive from my home to Denver, I am reminded of what a treasure we have in the Greenland Ranch area. A respite from the over-developed I-25 corridor from the northern border of Colorado to south of Colorado Springs. And the development now being built by Castle Rock will further the blight on the I-25 corridor. The new wildlife bridge is a further benefit to our beautiful state, but if Buc-ees is allowed to erect their huge beaver sign, 74,000 square foot store and 800 space parking lot, all lighted up 24 hours a day, the bridge is useless for it's intended purpose.

[The Battle to Protect Greenland Ranch](#)

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would this be good stewardship for Colorado.

Buc-ees has been invited to build in other communities in Colorado. Fountain, Pueblo, Lamar, where they would have water and land. But they are fixated on the gateway to El Paso County on the top of Monument Hill and are pushing their agenda as hard as they can through tearing apart our communities.

Thank you,
Kendra Glaser
Palmer Lake, Colorado

From: [Kimberly Leonard](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc'ees at Palmer Lake
Date: Monday, February 9, 2026 6:11:46 PM

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Report

El Paso County Digital, Strategy
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Thank you for allowing me to voice my opinion in favor of Buc'ees at Palmer Lake. I have been reading a lot of hate on social media by a few people who are against change of any kind, regardless of how it will benefit the area.

This is the screaming mad crazed minority and the majority of normal thinking cool-headed citizens are literally afraid to oppose them on social media or at a town hall meeting for fear of having their wrath and ire directed at us. These haters will not listen to reason or anyone who does not think exactly as they do, they are opposed to ALL change; and therefore I will not risk peacefully living in Northern El Paso County to confront this volatile group who could harm me or my property. I steer clear of them, and most people think they are nuts and just ignore them. Unfortunately, their voices are the only ones that are listened to because they are screaming mad and making a big show.

However I would like to inform you that the silent majority will welcome Buc'ees for the following reasons.

1. It will bring good jobs and income into the area.....whereas building a housing development will just bring more people, but not more jobs.
2. I am familiar with Buc'ees and they will bring tremendous support to the local community and be boosters and donors to local schools, clubs and sports organizations.
3. They are a class act and "not just another gas station" and feature local artists and support local activities like hiking, fishing, kayaking, walking your dog,

camping, barbecuing, etc.

4. MOST IMPORTANT -- Monument Hill is dangerous in the winter. I have been stranded there with a small baby in the back seat during a snowstorm. I would have given anything for a clean, safe haven to rest while the storm passed. Monument Hill needs Buc'ees to make sure travelers are safe. It could literally save lives. I have been a Tri-Lakes resident for over 35 years. I have lived in Woodmoor, Monument and Palmer Lake. I have raised a family here and know the community very well. 80% of the people are normal, but 20% are loud scary complainers and they usually get everything they want, even though they are the minority. They do not speak for everyone, but almost everyone is afraid to oppose them for fear of retribution. Buc'ees makes most sense on Monument Hill because it is the ridge point that divides the state and one of the most dangerous places on I25 in the winter. Everyone would benefit from Buc'ees. The reasons to not have Buc'ees are flimsy at best.

5. Lighting concerns are over exaggerated. Low lighting or dark sky lighting can be achieved.

6. Sound is not an issue because the same amount of interstate traffic will continue to go north and south regardless of Buc'ees existence.

7. Water concerns are ridiculous because a plan can be implemented.

8. Wildlife concerns are bogus because we have deer in our yard almost everyday. Deer don't care about houses, people or Buc'ees. We are not a threat to their existence.

8. Every single person who lives in Palmer Lake will never even see Buc'ees because it is located on the back side of Ben Lomand. I don't understand why they are complaining. The inconveniences they over-exaggerate are fabricated and not realistic. Palmer Lake will immensely benefit with zero negative impact on everyone who lives there.

I love Buc'ees and have seen how they support the communities they locate in. I was very sad to see Buc'ees withdraw their bid for Palmer Lake. They got bullied by the crazies and now the majority of us have to suffer. Monument Hill needs Buc'ees and I hope someone has the courage to say so and make it happen.

BTW, I never write letters like this, but I am sick of self-important entitled bullies, in love with the sound of their own voices, howling at the moon over every single thing they deem an abomination - which is pretty much everything. These people are not in favor of anything and oppose everything for no other reason than to resist change in any form.

Buc'ees would be a blessing. I hope it is not too late for them to reconsider. Feel free to share this message, but do not send my name to crazy Buc'ees haters for fear they will vandalize my house or threaten my family.

Kimberly Leonard

Monument resident since 1986 (before Safeway, King Soopers, Walmart and every other company came to this area -- which were all met with stiff opposition -- thank God they didn't give in).

From: [Donn Hume](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#); [Meggan Herington](#)
Cc: [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [eharris@palmer-lake.org](#); [rmoseley@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@koa.com](#); [Noah.Caplan@koa.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](#); [spencer.soicher@9news.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](#); [mlakind@tomgov.org](#)
Subject: Bucee's bastardisation of Convenience store zoning
Date: Thursday, June 25, 2026 4:12:20 PM

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Mark Safe

Report

El Paso County Digital, Strategy
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I am writing to you, Holly, as you or your husband Wayne have represented Northern El Paso County residents for many years.

Calling this tourist attraction a convenience store is like calling an elephant a dog; it defies logic and sensibility. Any efforts to redefine this zoning is a travesty which blatantly lies to the real intention of constructing a contiguous community as intended and exists today all around the zoned acreage. They have NO intention of providing "convenience" to the surrounding people that have built and lived in their homes for decades. They profit from highway travelers that want to relieve themselves so they can sell them gas, snacks, and worthless tourist knickknacks. No one is inherently against a Bucee's store; but THIS location is not in the middle of a cornfield; its in the middle of a community of homes, schools, and churches.

Please don't let the maga size of Bucee's bully and frighten you into accepting the "gaslighting"; that words do not mean things, or succumb to promise of great financial gains whether for county funds or personal. We will all be supporting you. They have already paid off other carpetbaggers that have moved up to the area to profit from their influence peddling. As to the clearly stated convenience store zoning; - As was said over 400 years ago: a rose by any other name is still a rose.

Donn Hume
PO Box 1585

Monument, CO 80132

From: [Dana Monroe](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's concern
Date: Monday, February 9, 2026 1:36:27 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hello all -

I am writing this email as a concerned citizen regarding the Buc-ee's in Palmer Lake Colorado.

Although they have publically "pulled out" of their intended site, I have heard they are intending to purchase an additional 10 acres to the south, in order to potentially use as much as 3 x as much water per year without any public knowledge and or vote from the public that it would directly impact. This would be an obvious abuse of their power to act in a subversive way, a blatant disregard for the community it would directly impact. Buc-ee's is attempting to abuse their economic power in a manipulative manner to ultimately get what they want without any accountability BEFORE it happens.

There needs to be a PUBLIC PROCESS! We need the chance, as the public, to preserve the Tri-Lakes area and not allow a powerful economic company to be allowed any special treatment or loopholes.

The people of Tri-Lakes have spoken, we DO NOT want Buc-ee's here. There are several much better places down south (Colorado Springs/Pueblo area) that would happily welcome Buc-ee's where it could do a thriving business and be in a much better commercial space so it does not needlessly ruin the more rural, peaceful and natural area that is Palmer Lake.

Thank-you for your time and consideration.

Sincerely,

--

Dr. Dana Monroe
CEO/Founder

Monroe Mental Health, LLC
Licensed Clinical Psychologist
PsyPact Approved (For a list of approved
states: <https://psypact.org/mpage/psypactmap>)
1820 West Colorado Avenue
Colorado Springs, CO 80904

(303) 548-4236 - confidential phone
(888) 505-5816 - confidential fax

"You are normal for what you have been through."

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From: [Pamela Crowley](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: [kristin_salamack@fws.gov](#); [lisa.schwantes@state.co.us](#); [openspace@douglas.co.us](#); [wildlifecrossings@dot.gov](#); [DNR_wildlife.cpwinfo@state.co.us](#); [gabriel.cosyleon@state.co.us](#); [ajurka@palmer-lake.org](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [jromanello@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [chelsea.brentzel@krdo.com](#); [Breeanna Jent](#); [brennen.kauffman@gazette.com](#); [EXTERNAL Mary Shinn](#); [Tony.Keith@koaa.com](#); [asack@kxrm.com](#); [achalfin@krcc.org](#); [maggie.bryan@koaa.com](#); [news@krdo.com](#); [EXTERNAL KKTV News](#); [EXTERNAL KOAA News](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [newsroom@coloradosun.com](#); [talkshow@aol.com](#); [news@cpr.org](#); [opinion@gazette.com](#); [EXTERNAL Vince Bzdek](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [cihlenfeld@palmer-lake.org](#); [bfisher@palmer-lake.org](#); [rkuehster@palmer-lake.org](#); [mstephen@palmer-lake.org](#); [tbeltran@palmer-lake.org](#); [dstern@palmer-lake.org](#)
Subject: Buc-ee's Continues - Requesting to Expand and Circumvent Public Hearings
Date: Monday, February 9, 2026 1:08:45 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Good afternoon.

I am writing as a concerned resident of unincorporated El Paso County, residing close to the proposed Buc-ee's site. I urge the State of Colorado, El Paso County, the Town of Monument and the Town of Palmer Lake to take a firm stance against this development and officially oppose the site in which Buc-ee's is continuing their relentless pursuit to build across the street from the Greenland Open Space and within close proximity to the newly constructed Wildlife Overpass. The potential harm to this area's wildlife, environment, and Colorado resources, far outweighs any localized benefits.

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on February 4th and issuing 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. Even though many other municipalities have come forward offering alternative locations for this mega-gas station. Buc-ee's has chosen not to look elsewhere in Colorado, that could potentially support a build of this size, without negatively impacting Colorado's limited resources and wildlife migration. This is very concerning giving all the

news about our current snowpack totals, unseasonably warm weather, the continual droughts and wildfires we face in Colorado and along the Front Range.

In the same week that they pulled their proposal from Palmer Lake, Buc-ee's/Monument Ridge West/Vertex [submitted a request to EPCO 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. Currently, MRW/Vertex is requesting administrative approval in EPCO to add this land to their boundaries without any public input or public notice. This is an egregious abuse of an administrative approval for a significant, 10-acre lot line adjustment that would grant them the ability to use 3x as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

This project threatens to impose significant challenges on our communities, including increased traffic congestion, insufficient infrastructure, strain on natural resources, and disruption to the area's character. While I support responsible, sustainable, and thoughtful development, this Buc-ee's megastore is not aligned with the needs, values, or long-term interests of our community.

The Problems with Buc-ee's (just to list a few):

- Traffic Overload: Buc-ee's is expected to bring over 8,000-10,000 cars per day, overwhelming our roads and creating dangerous congestion.
- Excessive Water Use: The projected water consumption is 860,000-1,000,000 gallons per month—a staggering and unsustainable draw on our local resources.
- Lack of Local Benefits: With 90% of Buc-ee's customers being highway travelers, the development offers little to no utility for the residents of our area, contradicting the intended purpose of the "Commercial Community" zoning designation.

No one should be surprised, since it is public information, that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. That former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, that 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. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. 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.

This highlights Buc-ee's manipulative tactics and complete disregard for the community and why we must all fight back to preserve the Tri-Lakes, our beautiful Colorado environment, and our dwindling resources. I strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an 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 shattering the Tri-

Lakes area, including nearly the entire Palmer Lake board of trustees. Your leadership can help protect our community, our resources, and the integrity of our local laws.

Thousands in the Tri-Lakes area are saying "NO" to Buc-ee's, joined by Governor Polis and Senators Bennet and Hickenlooper. 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. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company. Thank you for considering this urgent issue, and I look forward to your response.

We demand a public process! No special favors or loopholes for Buc-ee's!

Thank you,



From: [Tom Smith](#)
To: [Carrie Geitner](#)
Subject: Buc-ee's Development
Date: Thursday, April 9, 2026 7:26:44 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the Chair, El Paso Board of County Commissioners,
I live in Woodmoor near Furrow Road. I understand that there is still a possibility that the proposed Buc-ee's commercial development on County Line Road will be built. I am writing you to express my very strong opposition to the project. My views are held by thousands of others across the immediate area.

The proposed location is a terrible place to build a commercial development the size of a Buc-ee's. I can't understand how elected and appointed officials of the county would even consider this development.

There are so many reasons why the northern Monument location is inappropriate. I visited two Buc-ee's locations, Northern Colorado and St Augustine, FL. The size and scope of these developments has no place being located next to the pristine and remarkable preservation of Greenland Open Space. An open space, where a \$15M wildlife overpass was recently constructed.

- Light pollution will have significant detrimental effects on the open space and the many of hundreds of homes that exist directly east of the development. Property rights of homeowners and values of these homes will surely be significantly, negatively impacted.
- Fresh water repercussion will be huge. Monument has experienced a significant increase in population because of many new housing developments. More housing develops are planned. Buc-ee's projected water use of 1.1 million gallons per day will tax our endangered aquifers already under distress from the recent development.
- The projected daily traffic of 11,000-20,000 cars will markedly add to the hazardous traffic patterns that exist on I-25, southbound as vehicles leave the

open space and descend Monument Hill. How many additional deaths will result from traffic associated with this planned development?

Considering the scale of the development and the significant, long-term impacts the Buc-ee's development will have on area residents, the community, and the quality of life in Northern El Paso County, I strongly urge you to use your elected, and appointed authority, to prevent this development from moving forward.

Buc-ee's is not just another gas station and convenience store. It is a massive commercial development with approximate 120 gas pumps and approximately 70,000 SQFT of commercial activity. Northern Monument is not the right location for such a massive eye-sore.

Thomas B. Smith
355 Lions Head Drive
Monument, Colorado 80132

703-795-6882 cell

From: [Glenn Whiteside](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Buc-ee's Development
Date: Saturday, April 4, 2026 9:20:34 AM

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Dear Commissioners,

As a resident of El Paso county, I strongly oppose this development in our county. For many reasons, it is development that is not wanted and will tax our natural resources too much in this area.
Please do not approve this development!

Sincerely,
Glenn and Monica Whiteside
16465 Clandestine Court
Monument, CO 80132-6126
E-mail: Whiteside.glenn@gmail.com
Phone: 719-963-2166

From: [Teri Fischer](#)
To: [Carrie Geitner](#)
Subject: Buc-ee's Development
Date: Friday, March 20, 2026 1:10:29 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To: Commissioner Carrie Geitner

We moved to the neighborhood 1/2 mile south west of the proposed Buc-ee's site 9 months ago. The Greenland Nature Preserve and the pine tree filled rolling hills is what drew us to Monument.

If Buc-ee's is allowed to purchase Monument Hill:

- 1) The aquifer will drop faster than normal.
- 2) Light, Traffic and Sound pollution from their 24 hour facility.
- 3) Monument gas stations will possibly be forced to close.
- 4) The depreciated property values (10 percent +) leading to reduced property tax collected, versus Buc-ee's income will end up being a huge loss for Monument and El Paso county.

This Buc-ee's project will not only anger a tremendous amount of Monument/Woodmoor tax payers and local businesses, but I also believe the city/county leaders will be upset as well due to greatly reduced tax receipts.

Consider the people you serve,
Please, reject Buc-ee's.

Steve & Teri Fischer

From: davehettwer@gmail.com
To: [Meggan Herington](#)
Cc: [Holly Williams](#); [Carrie Geitner](#); [Bill Wyson](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#); [contact@trilakespreservation.org](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [mforito@tomgov.org](#); [kkimple@tomgov.org](#); [jmarble@palmer-lake.org](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [integritymatterscos@gmail.com](#); [savannah.eller@gazette.com](#)
Subject: Buc-ee's filing ADM264
Date: Thursday, June 25, 2026 1:08:56 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Planning Director Herington,

My wife and I live at 4725 Mesa Top Drive (Forest Lakes neighborhood in El Paso County, near Monument) and our adult daughter lives in Palmer Lake.

In my opinion, a Buc-ee's project on Monument Hill would be a "Monumental" mistake (pun intended) that would have significant negative impacts for decades to the Tri-Lakes area and the adjacent Greenland Open Space. Respectfully, I feel strongly that it should be evaluated in public by the El Paso County Commissioners, not approved administratively by your office. The elected representatives should have that enormous responsibility and then live with their decision.

I read Filing ADM264 and it's laughable that the Buc-ee's lawyers/consultants are basically trying to make the argument that "Buc-ee's isn't a gas station at all, it's just a convenience store like 7-Eleven that serves the local neighborhoods and happens to sell some gas". Come on!

I'm not an attorney, but a Buc-ee's project seems much more like a "gas station" than a neighborhood "convenience store".

Please let the County Commissioners make that decision in public where the community has the opportunity to provide input, as should be done in an open democracy.

Thank you,
—Dave Hettwer

From: conwaydv@gmail.com
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's in Northern El Paso County
Date: Tuesday, February 10, 2026 11:05:39 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Greetings BOCC and EPCO Planning Department,

I am writing as a concerned NEPCO resident about Buc-ee's seeking to build out a site in our county. As the discussions and exploration occur, it is essential that you ensure a fully transparent and publicized process. The people of Palmer Lake and NEPCO must be fully informed and provided the opportunity to weigh in. After all, the will of the people in NEPCO should determine the outcome of Buc-ee's attempt to locate in El Paso County. Their presence will impact our environment (land, water, public safety). The bottom line is that the county residence should have absolute veto authority over organizations and persons external to the county.

Respectfully,

David Conway

David Conway

17567 Cabin Hill Lane

Colorado Springs, CO 80908

From: [Kevin K. Dreher](#)
To: [Carrie Geitner](#)
Subject: Buc-ees in Northern El Paso County
Date: Thursday, March 12, 2026 7:32:45 AM

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Report

El Paso County Digital, Strategy
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Mrs. Geitner,

I would like to email you in support of Buc-ees. I think it would be good for the local economy in the Tri-Lakes area, and it would actually make Monument Hill SAFER in the winter. I have seen the Buc-ees in Johnstown at all hours of the day and night and believe that the light pollution that would come from this Buc-ees location would be no worse than what is already coming from Monument. It would also be fantastic for School District 38. The extra property taxes and jobs it would create would be great economically for the area.

Again,

I support the Buc-ees and believe it would be a positive for the community.

Thank you,

Kevin Dreher

From: coachterre@gmail.com
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ees in Tri Lakes region JUST SAY NO
Date: Monday, February 9, 2026 7:24:08 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Honorable Commissioners and Planning Department,

A Colorado native, citizen of El Paso County since 1983, and the Tri Lakes area since 1984, I implore you to stand firm against allowing the Vertex/Buc-ees project to be built in the Monument area.

You have heard the specific concerns about water consumption, impact on wildlife, zoning designation conflict, and traffic issues. These are real and I call on you to recognize the data and deny the application.

The water issue alone is of most significance. Living in Red Rock Ranch, over the years, we have been on water restriction many summers. When again called upon to save water, our largest consumer of water could be a monstrous gas station with out-of-state ownership which will not be able to control its water use further depleting what is available to locals. How is that good for our community or county? It's absolutely not. Most of our homes and properties were designed to allay water waste. The toilets flushing at Buc-ees are nonstop. So our neighborhoods will burn up and Buc-ees bucks will flow to Texas.

One important consideration that may not have been fully addressed is the staffing requirements for a 24-hour business. Having worked in the Tri-Lakes area for over 32 years, I can state with confidence that finding enough employees locally to operate such a facility around the clock would be extremely difficult. Most employees would have to commute from

Colorado Springs, Castle Rock, or even Denver. This would increase traffic on I-25 and raise concerns about providing affordable housing for these workers within our community. Additionally, this will most certainly hurt local businesses who are already experiencing staffing shortages, some even abridging hours of business because they can't find employees.

The Tri-Lakes area is primarily a residential, "sleeping" community. A development of this scale and nature does not align with the existing zoning or the long-term city plan for Monument or Palmer Lake, which were carefully designed to preserve the character and lifestyle that residents defined and value. It cheapens everything desirable about life in our area and most importantly, DOES NOT SERVE THE CITIZENS OF TRI LAKES.

You are entrusted with the responsibility of making decisions that best serve the citizens of this community. Allowing a project of this nature to gain a foothold in the Tri-Lakes area would irreversibly alter and ultimately destroy the character of our community. I urge you to carefully consider other locations that would truly benefit from such a development.

As a lifelong Colorado native originally from the Arkansas Valley, I believe communities such as Fountain, Pueblo, or Lamar would be far better suited for this project, as they would genuinely benefit from the additional jobs and resources it provides. In contrast, the proposed site is just a few miles from two brand-new service stations on Baptist Road, making this project unnecessary and inconsistent with the needs and vision of Tri-Lakes residents.

Finally, I must express concern about the conduct of Buc-ee's and its representatives throughout this process. Their actions have not demonstrated good faith or genuine concern for the people who live here. Their focus is purely financial, with no regard for the well-being of our community.

I urge you not to allow this corporation to use our region as a steppingstone for profit at the expense of our way of life. Please act with the responsibility and integrity your constituents expect of you. We elected you to protect our community from exactly this kind of development—one that would exploit local resources while disregarding the values and quality of life that make the Tri-Lakes area unique.

You are our last line of defense. Don't fail us, please.

Sincerely,

Terre Lynn Christensen
Red Rock Ranch

From: [Mike Stern](#)
Subject: Buc-ee's is a monstrosity, not a "convenience store"
Date: Wednesday, June 24, 2026 2:45:08 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To Media Outlets and Elected Representatives,

I am writing to express my strong opposition to the proposed Buc-ee's travel center on Monument Hill. Before this project moves forward, it is vital to consider the actual scale of this development and its impact on our community.

The proposed site is not a typical convenience store. While an average station is roughly 3,000 square feet with 8 pumps, this facility would be approximately 74,000 square feet with 120 gas pumps. A development of this magnitude is expected to generate over 20,000 vehicle trips per day on a road system that was never designed for such volume.

Monument Hill is defined by its scenic views and historic character. Introducing a massive concrete megaplex will bring permanent light pollution and significant traffic congestion to an area that already struggles with weather-related road issues. Furthermore, placing this development only two miles from a \$15 million wildlife overpass undermines our local conservation efforts.

We have already seen how traffic at this location can become unmanageable. Recent reports from the Renaissance Festival highlight the severity of the situation, with bumper-to-bumper traffic forcing the festival to limit ticket sales. The proposed Buc-ee's would bring this level of congestion to Monument Hill 24 hours a day, 365 days a year.

I urge you to prioritize the protection of our community over corporate interests and tax revenue. Please vote no on the Buc-ee's proposal and protect Monument Hill.

Sincerely,

Mike Stern

Mike Stern

Ph: 360 689 9058

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From: [Mike Stern](#)
Subject: BUC-EE'S IS NOT A CONVENIENCE STORE THAT DOESN'T BELONG ON MONUMENT HILL
Date: Friday, June 26, 2026 11:09:20 AM
Attachments: [image.png](#)
[Buc vs Convenience store .png](#)

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Report

El Paso County Digital, Strategy
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BUC-EE'S vs. CONVENIENCE STORE

NOT A CONVENIENCE STORE. A MONSTROSITY OF A TRAVEL CENTER.



AVERAGE BUC-EE'S
74,000 – 75,000 SQ FT



TYPICAL CONVENIENCE STORE
2,500 – 3,000 SQ FT



BUC-EE'S IS:

- ✓ A TRAVEL CENTER
- ✓ A TOURIST ATTRACTION
- ✓ A CLEAN RESTROOM PALACE
- ✓ A FOODIE DESTINATION
- ✓ A BRAND EXPERIENCE
- ✓ A CULTURE

**BUC-EE'S ISN'T
JUST A STOP.
IT'S AN EVENT.**

74,000 – 75,000 SQ FT

200 – 1,000+ SPACES

120 – 200+ PUMPS
(DIESEL + GAS)

30 – 100+ STALLS
(SPOTLESS & MASSIVE)

TEXAS-SIZED BBQ, BAKERY,
SANDWICHES, FUDGE, NUTS,
BEAVER NUGGETS, & MORE

10,000+ UNIQUE PRODUCTS

200 – 500+ EMPLOYEES

DESTINATION
(PEOPLE PLAN TRIPS AROUND IT)



SIZE



PARKING SPACES



FUEL PUMPS



RESTROOMS



FOOD & BEVERAGE



PRODUCT SELECTION



EMPLOYEES



EXPERIENCE

2,500 – 3,000 SQ FT

10 – 30 SPACES

4 – 8 PUMPS

1 – 2 STALLS
(IF YOU'RE LUCKY)

BASIC SNACKS, COFFEE,
FOUNTAIN DRINKS,
MAYBE A HOT DOG

1,000 – 3,000 PRODUCTS

5 – 15 EMPLOYEES

PIT STOP
(IN AND OUT)

CONVENIENCE STORES ARE FOR:

- ✗ GRABBING A SNACK
- ✗ BUYING A DRINK
- ✗ MAYBE SOME GAS
- ✗ IN AND OUT
- ✗ NOT A DESTINATION

**BUC-EE'S AND A
CONVENIENCE STORE
AREN'T IN THE SAME
LEAGUE.**



IT'S NOT A CONVENIENCE STORE. IT'S A MONSTROSITY.



BUILT BIG.
TEXAS PROUD.



BUILT FOR
MILLIONS.



LOVED BY
EVERYONE.



A WORLD-FAMOUS
TRAVEL CENTER.



ONE OF A KIND.
ONLY BUC-EE'S.

--
Mike Stern

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From: [Laurel Schow](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [CARCTB](#)
Cc: [PLNWEB](#); [Kylie Bagley](#); [Meggan Herington](#); [Kenny Hodges](#); [Bret Waters](#); [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](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [Elizabeth Harris](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [Atis Jurka](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [Jim Carlton](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [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](#); [wia@woodmoor.org](#); [Opinion@gazette.com](#); [jarvis.caldwell.house@coleg.gov](#); [Inc.](#)
Subject: Buc-ee's is NOT a CONVENIENCE STORE
Date: Monday, June 22, 2026 7:35:46 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

On Mon, Jun 22, 2026 at 7:24 PM Laurel Schow <ljfschow@gmail.com> wrote:

Regarding: El Paso County has received a request from Buc-ee's EPCO, LLC for an administrative determination of use in the C-1 zoning district.

I submit that this video clearly proves that Buc-ee's is not a COMMUNITY SERVING (C-1) convenience store:

<https://youtube.com/shorts/VFDm51xB8ZA?si=nB0YtR9wv8giwMF7>

Respectfully,
Laurel Schow

As posted on El Paso County Buc-ee's Update Page:

El Paso County has received a request from Buc-ee's EPCO, LLC for an administrative determination of use in the C-1 zoning district.

The request is for El Paso County to determine whether the proposed Buc-ee's use, as described in the applicant's request, is classified as a Convenience Store under the County Land Development Code.

An administrative determination is a written code interpretation. It does not approve construction, authorize commercial activity, or approve a site development plan. In the event this is found to be a convenience store per the Land Development Code definition in Section 1.15 and therefore a permitted use, future approvals are administrative.

If a future development application is submitted, it will be reviewed separately under the applicable County requirements. Future applications will be posted publicly through the County's EDARP review system and Planning webpage.

This is not an approval of Buc-ee's, and it is not an approval to build. This is a limited administrative code interpretation to determine whether the proposed use fits within an existing Land Development Code definition. Any future development application would be reviewed separately under the applicable County process.

FAQs

What was submitted?

Buc-ee's EPCO, LLC is asking the County to determine whether their proposed land use should be classified as a "Convenience Store," which is one of the defined land use types in the County's zoning code, and if not, whether the land use is similar enough to a "Convenience Store" to be considered a permitted use within the C-1 zone district.

Why is there an administrative determination?

An administrative determination is used when an applicant needs to determine how a proposed use fits within the existing Land Development Code. In this case, the question is whether the proposed Buc-ee's use should be classified as a Convenience Store in the C-1 zoning district.

What is an administrative determination?

An administrative determination is a written interpretation by the Planning and Community Development Director when a proposed use may not be clearly listed or defined in the Land Development Code for a specific zoning district.

The Land Development Code provides this process so staff can determine whether a proposed use falls within an existing definition or is substantially similar to a use already allowed in the zoning district.

What is the Director considering in the administrative review?

The Planning and Community Development Director is considering whether the proposed Buc-ee's use, as described in the applicant's materials, is an allowed use in the C-1 zoning district, or is similar enough to an allowed use to be considered as such.

In this case, the applicant is asking whether the proposed use should be classified as a Convenience Store under the County Land Development Code.

As part of the review, the Director may consider whether the function, performance

characteristics, and location requirements of the proposed use are consistent with the purpose and description of the zoning district. The Director may also consider whether the proposed use is compatible with uses allowed in the district and similar in characteristics such as traffic, parking, noise, glare, vibration, and dust.

This review is limited to the use-classification question. It does not approve construction, business operations, a site development plan, grading, drainage, traffic improvements, utilities, signage, lighting, or building permits.

What is the C-1 Commercial Zone?

The property Buc-ee's is considering is located in a C-1 commercial zone, which is an obsolete zone district intended for general commercial uses.

Who makes the decision?

The determination is made in writing by the Planning and Community Development Director. The Director may also refer the decision to the Board of County Commissioners.

Does this approve Buc-ee's?

No. This determination only addresses how the proposed use is classified under the Land Development Code. It does not approve construction, site design, traffic access, grading, drainage, utilities, signage, lighting, or any other development details.

Does this require public notice?

The administrative determination does not require notification to adjacent property owners.

Can the determination be appealed?

Yes, the Land Development Code states that an appeal may be filed by an aggrieved party within 30 days of the administrative determination. The Code defines "aggrieved" as the person or party who owns the property subject to the application.

How long does staff review take?

Staff review of the administrative determination may take up to 14 business days, after which a written response and determination will be issued.

For the most accurate and up-to-date information, please visit Planning & Development: <https://planningdevelopment.elpasoco.com/>. For all other projects, visit Edarp.

From: [Laurel Schow](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [CARCTB](#)
Cc: [PLNWEB](#); [Kylie Bagley](#); [Meggan Herington](#); [Kenny Hodges](#); [Bret Waters](#); [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](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [Integrity Matters](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [Elizabeth Harris](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [Atis Jurka](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [Jim Carlton](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [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](#); [wia@woodmoor.org](#); [Opinion@gazette.com](#); [jarvis.caldwell.house@coleg.gov](#); [Inc.](#)
Subject: Buc-ee's is NOT a Convince Store
Date: Monday, June 22, 2026 7:24:45 PM

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Report

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& Technology (DST)

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How long does staff review take?

Staff review of the administrative determination may take up to 14 business days, after which a written response and determination will be issued.

For the most accurate and up-to-date information, please visit Planning & Development: <https://planningdevelopment.elpasoco.com/>. For all other projects, visit Edarp.

From: [Ken Baker](#)
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](#); [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](#); [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: Buc-ees near Monument Hill
Date: Thursday, March 5, 2026 9:02:09 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,
Ken Baker
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: [Derrick Doyle](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's Near Monument/Palmer Lake
Date: Tuesday, February 10, 2026 11:50:37 PM

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Report

El Paso County Digital, Strategy
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Dear Commissioners:

There has been a lot of noise and debate over the annexation and planned construction of a Buc-ee's location along the I-25 corridor. I would just like to add my personal appeal to support the approval of the project. Having been a frequent customer and patron of many other Buc-ee's locations in Texas, Tennessee, and Colorado, I can confidently assert that this will be an asset to our community and would be welcomed by a majority of the local residents, and of course the very large volume of potential customers passing through our community. The revenues, job creation, and large variety of offerings far outweigh the purported negatives being very vocally decried by a small minority of local residents. Thank you for your time.

Regards,

Derrick Doyle

From: [PAUL CHYTKA](#)
To: [Carrie Geitner](#)
Subject: Bucees Northern El Paso County
Date: Tuesday, February 10, 2026 1:52:55 PM

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Report

El Paso County Digital, Strategy
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February 10, 2026

Carrie Geitner

EPCO Commissioner

Subject: Proposed Bucees - Northern El Paso County

Dear County Commissioner Geitner:

I'm writing to express my concern regarding the planned Bucees development at I-25 and County Line Road (Exit 163 - 7,352 ft. elevation). As a resident of North Woodmoor since 2004, I use Exit 163 every day.

The unintended consequences of this proposed development are numerous and significant:

- *Overwhelming traffic congestion during summer tourism peaks (combine with Renaissance Fair traffic) and winter snow/icing will create multiple traffic congestion issues and a high potential for fatalities.*
- *Will ruin the Mountain Town feel and culture – El Paso County I-25 North entrance will be represented by a huge gas station selling processed foods and foreign goods.*
- *Significant light/noise pollution.*
- *High potential for ground water pollution.*
- *High potential for transient crime including drug distribution and human trafficking.*
- *Selling our precious water resources for transient travelers – the explosive Monument development is already a great concern for our water resources in the future.*
- *Within line-of-sight to the largest wildlife bridge in North America*

- *Adjacent to the Greenland Preserve & Gateway for Northern El Paso County greeting visitors with the “world’s largest gas station”*

I understand El Paso County will receive a percentage of tax proceeds from Bucees; however, the ultimate beneficiary of this mega-gas station will be the Texas billionaire families who own Bucees. Bucees staff have demonstrated they do not care about our local community and are only interested in exploiting this wonderful area adjacent to the Greenland Preserve. And they will use excessive amounts of water from our non-renewable aquifer. This development will have a negative impact on the entire Tri-lakes area.

Please do not allow this excessive development to move forward. Please hold a public hearing.

Respectfully,

Paul Chytka

20210 Deer Shadow Way

Monument, CO 80132

From: terreswim77@gmail.com
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#)
Subject: Buc-ees not welcome in Tri Lakes
Date: Friday, March 6, 2026 7:59:57 PM

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Report

El Paso County Digital, Strategy
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Commissioners,

I am a 43 year resident of El Paso County, and have lived in Red Rock Ranch in Tri Lakes since 1994. I stand in strong opposition to the Bucees project.

Please do not fail to protect our region from this type of development. It's absolutely the wrong place for this mammoth travel center.

This project will diminish the peace we have preserved through careful development and planning. In fact, it'll blow up our community with garish lighting, threat to our environment and wildlife, and add to traffic in our area UNNECESSARILY! This project will infringe on the residents, not benefit them.

Your loyalty and stewardship is owed to your constituents, not a Texas carnivore. There are many other locations where they would be welcome. They are not welcome in Tri Lakes, sucking up our precious water, endangering the nearby preserve, and attracting gas station shoppers to our area.

Send them packing and stand up for those who elected you. We have to have SMART, appropriate development in thoughtful consideration to maintain the beautiful area that welcomes people into El Paso County.

You have the power AND you have responsibility in this matter. Don't fail us! Please!!

Terre Christensen
4580 Sandstone Drive, Monument

Terre

"A smooth sea never made a skilled sailor."

From: [Mary Tostanoski](#)
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](#); [kkimble@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](#); [governorpolis@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: Buc-ee's Objection Letter
Date: Thursday, July 2, 2026 8:37:48 AM
Attachments: [Bucees 2026 Objection LetterMT.pdf](#)

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Report

El Paso County Digital, Strategy
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Dear Director Herington and Commissioners:

Our family lives off of County Line Road, on 5 acres with a well, since 1991 and will be negatively impacted in many significant ways if Buc-ee's Gas Station and Mega Travel Center is allowed to bypass our El Paso County Master Plan and local zoning laws and build at the corner of Beacon Lite Road and Palmer Divide Avenue. I am not writing because I will be inconvenienced, I am writing because it is so unjust in so many ways.

I believe all of the local residents' property rights, override the rights of the one new property owner (Buc-ees Gas station and self described Mega Travel Center) who has decided the land they just purchased, now suddenly a month later, does not fit their desires and now wish to change the zoning to fit their needs. They should have bought land that was zoned to meet their needs. It is not right to change the zoning from C1, a zoning that would prioritize the communities' needs and support the intended C1 community businesses in line with the El Paso County Master Plan, and

instead, disregard our laws and change it to support the out of state traveler. At 74,000 square feet in size and 120 gas pumps, this Buc-ees Travel Center is not a convenience store.

The people have the right to be heard. “With great power comes great responsibility.”

Furthermore, I 100% agree with the following statements of other concerned citizens:

Public involvement is a cornerstone of local government, particularly around land use decisions where zoning laws affect not just a property owner, but every surrounding neighbor and community.

Our community has a direct and legitimate interest in this decision. Existing property rights of longtime residents, shared infrastructure, traffic, emergency services, and quality of life do not stop at property lines.

When applicants structure a project specifically to avoid public hearings on a controversial proposal, it falls to elected officials and decision makers to ensure the process is not bypassed at the public’s expense.

Property rights carry responsibility, and **the responsibility of those in public office is to ensure that procedural shortcuts do not substitute for the property rights of those affected and the public participation that democratic land use decisions require.**

The people have the right to be heard, and the right to protect what they have invested their lives in.

I agree with the following important facts as well:

I object to any administrative determination classifying the proposed Buc-ee’s Gas Station/Travel Center as a permitted use in the C-1 zoning district.

1. A gas station is not a permitted use 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).

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

4. The Buc-ee's application is also unreliable on its face. It repeatedly misstates the Code and the facts.

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,

Mary Tostanoski
Tri-Lakes resident, CO

From: [Joan Mac](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ees on Monument Hill - Preserve Our Tri-Lakes
Date: Wednesday, February 11, 2026 1:06:59 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](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.

Joan MacDuff

From: [dave bailey](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wyson](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#); [Meggan Herington](#); [trilakespreservation@gmail.com](#)
Subject: Buc-ee's on Monument Hill
Date: Monday, May 25, 2026 9:25:48 AM

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Report

El Paso County Digital, Strategy
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May 25, 2026

El Paso County Commissioners

RE: Opposition to Proposed Buc-ee's on Monument Hill, Monument, Colorado

Dear Commissioners,

I am writing to formally oppose the proposed Buc-ee's development on Monument Hill and to outline several significant community, environmental, and infrastructure concerns associated with this location.

• Water & Infrastructure

The water supply on Monument Hill is **not a long-term sustainable resource**. Our aquifers **do not recharge at a rate anywhere near current usage**, adding high-demand commercial development will further strain an already limited system. Additionally, under **C-1 zoning**, Buc-ee's does **not** meet the definition of a convenience store. The average convenience store is 3500 square feet. Buc-ees at 75,000 square feet is 25 times that size

• Traffic Congestion & Safety

This stretch of I-25 is one of the most vulnerable corridors in the region. Even minor accidents routinely shut down traffic. Adding a high-volume destination like Buc-ee's—on top of existing seasonal congestion from events such as the Renaissance Festival—will create severe delays and safety risks for residents, commuters, and emergency services. It is also important

to note that **CDOT has not approved the traffic plan** for this project.

- **Community Character & Local Economy**

Palmer Lake and Monument are valued for their **small-town character**, locally owned businesses, limited traffic, and dark night skies. During COVID, many small businesses struggled or closed. Introducing another large corporate development will again place pressure on local shops and boutique retailers that define our community's identity.

- **Wildlife Corridor & Open Space**

The proposed location threatens the integrity of the **Greenland Open Space wildlife corridor**, a 14-mile continuous conservation area connecting the Eastern Plains to Pike National Forest. This corridor—supported by new overpass and underpass systems—is used by elk, mule deer, pronghorn, black bear, mountain lion, and many smaller species. The overpass was specifically built to restore their seasonal movement across I-25. A development of this scale directly undermines that investment and the ecological health of the region.

- **Night Sky Preservation & Noise**

Residents currently enjoy clear, dark night skies and quiet evenings. A Buc-ee's would introduce **significant light pollution**, reducing night-sky visibility, along with **substantial noise pollution** from 24-hour operations, traffic, and deliveries.

- **Human Trafficking & Drug Trafficking Risks**

Large, high-traffic fuel stations along interstate corridors are known hotspots for trafficking activity. Existing stations in Monument and the Park-n-Ride already experience these issues. Adding a massive 24-hour facility increases the risk to our community.

I respectfully request that these comments be entered into the public record for the El Paso County Commissioners.

Sincerely,

Dave Bailey



Virus-free www.avast.com

From: [penny clinch](#)
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: Buc-ees permitted use
Date: Thursday, June 25, 2026 9:13:37 AM

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El Paso County Digital, Strategy
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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,

Penny Clinch

19125 Spring Valley Road, El Paso County, Monument Co 80132

From: [Lauren](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's Proposal- Tri Lakes area
Date: Monday, February 9, 2026 2:53:35 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the EPCO Board of County Commissioners and the EPCO Planning Department,

I am writing as a resident of the Tri-Lakes area who has been closely following the Buc-ee's proposal and the impacts it has already had on our community.

Even after Buc-ee's withdrew its annexation request from Palmer Lake on February 4 and publicly stated it was reconsidering its options in the region, it has become clear that the company has not stepped away from this specific site. The filing of File EXBL261 shows a continued effort to move this project forward through administrative channels rather than through a public process.

The current request seeks to expand an obsolete and non-conforming parcel by adding ten acres of adjacent land through an administrative approval, without public notice or an opportunity for residents to weigh in. For those of us who live here, this is extremely concerning. A change of this size is not minor and would significantly increase what could be built on the site, including allowing far more water usage than is currently permitted for conforming properties in the county.

What is most troubling to many of us is not just the substance of the request, but how it is being pursued. The use of an administrative process for a major land expansion feels like an attempt to avoid public discussion. When combined with the involvement of former county officials and planners who now represent or consult for the applicant, it creates the impression that decisions are being shaped behind the scenes rather than in the open, where residents can participate and be heard.

This project does not fit within the existing C-1 zoning and would require rezoning to move

forward. That alone should trigger a full public review. Instead, our community has been left feeling sidelined after months of disruption, division, and loss of trust in local decision-making. Nearly the entire Palmer Lake Board of Trustees was affected by this proposal, and the broader Tri-Lakes area continues to feel the fallout.

As a resident, I am asking you to deny the administrative approval requested in File EXBL261 and to require any future proposals to go through a transparent process that includes public notice and public hearings. Thousands of people in this area have spoken clearly in opposition to this project, joined by state and federal elected officials, and we deserve to have our voices respected.

Please continue to serve the people who live here by upholding transparency, fairness, and due process. Our community is paying close attention, and we are asking for a decision that reflects the will and the best interests of those who call this place home.

Sincerely,
Lauren Hinds
Resident of Woodmoor: Monument, CO

From: robyn.tinkle.23@gmail.com
To: [Meggan Herington](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#)
Subject: Buc-ees request to be considered a convenience store
Date: Thursday, June 25, 2026 6:31:36 PM

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Report

El Paso County Digital, Strategy
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Meggan Herington and El Paso County Commissioners,

According to the Buc-ee's update posted on the El Paso County website, the Planning and Community Development Director will determine whether the proposed Buc-ee's development qualifies as a "Convenience Store" under the County's zoning regulations. I also understand that the decision to approve or deny Buc-ees request may fall to the county commissioners, therefore I have cc'd them as well.

I am seeking clarification regarding this determination. During the project's pre-application discussions approximately two years ago, it appeared that County staff and the applicant agreed that a rezoning request would be required. What has changed since that time that now allows consideration of this project under the existing zoning framework?

The proposed Buc-ee's development appears substantially different in scale and function from what is commonly understood as a convenience store. The project includes approximately 120 fuel pumps, a 74,000-square-foot retail building, and a site of roughly 30 acres. These characteristics are more consistent with a regional travel center than a traditional convenience store.

For comparison, similar facilities in the area are significantly smaller:

- Buc-ee's Proposed Monument Facility: 74,000 SF building on 30 acres
- Pilot Travel Center: 13,479 SF building on 9.9 acres

- QuikTrip: 7,628 SF building on 7.56 acres
- Valero: 4,099 SF building on 2.04 acres
- 7-Eleven (Monument): 2,400 SF building on 0.23 acres

The proposed Buc-ee's facility is many times larger than existing convenience stores and even substantially larger than established travel centers. If the County's zoning code does not contain a category that accurately reflects the size and operational characteristics of this project, that may indicate the proposal falls outside the intent of the existing zoning regulations rather than fitting within them.

For these reasons, I respectfully request that the County deny the applicant's request to classify this project as a convenience store and instead require the appropriate zoning review process. Such a significant development deserves careful consideration through a process that accurately reflects its scale, impacts, and land-use characteristics.

I have previously submitted comments outlining concerns regarding traffic, community character, infrastructure demands, and compatibility with the surrounding area. Those concerns remain valid.

Thank you for your consideration of this matter.

Sincerely,

Robyn Tinkle

From: [Dana Duggan](#)
To: parker@msan.co
Cc: [Grace](#); [Kat Gayle](#); [Mitchell LaKind](#); [Steve King](#); [Bill Wyson](#); [Carrie Geitner](#); laurennelson@elpasocounty.com; [Holly Williams](#); [Cory Applegate, Inc.](#); imarble@palmer-lake.org; eharris@palmer-lake.org; mbeeson@palmer-lake.org; rmooseley@charmedquark.net; [Atis Jurka](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [Noah](#); [Spencer](#); [Sam Page](#); [Austin Sack](#); [Savannah Eller](#); [KKTV - News](#); [talkshow](#); [Jim](#); [Cohen, Jess \(Hickenlooper\)](#); tips@thefp.com; [Natasha Hutson](#); [Delgado, Daniel I CIV USARMY CESPA \(USA\)](#); michaela.snow@state.co.us; [governorpolis](#); [Colorado Attorney General](#); [Scott Hiller](#); [Jarvis.caldwell.house@coleg.gov](mailto:j Jarvis.caldwell.house@coleg.gov); matthew.smith1@mail.house.gov; [Joe Reagan](#); [Gary Casimir](#); [Sean Saw](#); [Matthew Beverly](#); [Mary Scott](#); [Angie Marie](#); mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mforito@tomgov.org; [Meggan Herington](#)
Subject: Buc-ee's Sanitation
Date: Wednesday, March 18, 2026 11:23:29 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hi Mark,

On January 21st, we had a fairly long conversation to discuss a Nextdoor post noting that you had said in a meeting that the Buc-ee's sanitation plan was approved. So, I contacted you and also documented that conversation contemporaneously.

In that discussion, you confirmed that your engineers reviewed the plans, and everything was approved. They would begin "starting now" (on Jan 21stish) laying an 8 or 10 inch line to handle 35,000 gallons of flow/day. You noted the plan is to build the pipe before the County finishes Beacon Lite, and the line will start from the top of the hill near the water tank and flow (by gravity) south. At the time, you thought Palmer Lake would still be the water source. You noted that it costs \$1 million/mile to build it, and since it's 1.5 miles, the total cost is \$1.5 million. We also discussed your thoughts that the Town of Monument water tank might become the water source, which would involve a newer tank with a 12 inch pipe. I asked about Kings Deer and Northgate as water sources. This prompted you to get out a map and observe that the parcel is equidistant to the

planned water source when compared to Palmer Lake and King's Deer/Northgate. Still, you maintained that you were told it would be Palmer Lake.

I shared our concerns that the traffic estimates grossly underestimate reality. I also shared the pattern of underestimates across the nation, using Harrison County, MS, as a recent comparable example. Harrison County reported 27,000 cars/weekday and 40,000 cars/weekend which is almost three times what the plans presented to Palmer Lake project. Since Harrison County has one-fourth the population and half the annual visitors of El Paso County, we should easily exceed those numbers. I asked about the impact of this discrepancy on the proposed plans used to begin construction. You responded that you believed the current plans would support this enormous volume of waste.

You were kind to invite me to check back any time with questions. I'm hearing that the above information may no longer be accurate, and that no plans have been approved nor did laying down that pipeline begin as was indicated.

Can you clarify what the status is? Has the pipe been laid? If not, then what changed since we spoke?

Thank you,

Dana

--

Vanderbilt, B.A.
SMU, M.B.A.
719-964-7421

From: [Annette Hagopian](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [sking@tomgov.org](#); [mlakind@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#)
Cc: [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [AG@coag.gov](#)
Subject: Buc-ee's sewer plan complete
Date: Monday, February 16, 2026 9:15:00 AM
Importance: High

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Report

El Paso County Digital, Strategy
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This is pretty concerning, is this the cart before the horse? How can this even be? What do you know that we (the community) don't know? Bucee's hasn't gotten zoning changed/approved for their 'mega travel center' and they don't have a water source. So why are they already starting construction on sewer? It's procedural coordination that ***assumes approval before any county decision*** has been made. This action was taken January 21, BEFORE they even pulled their annexation request from Palmer Lake. Our government representatives are proving the point that people see, hear and know there is corruption going on here at every level.

You better believe the community is going to fight every level of this effort, from protesting zoning changes, violations to the master plan, water sources, and more. I personally would like to see our representatives join this fight with us, to ensure our community does not get taken over by outsiders and non-residents. It is not worth it, get on board or get out of politics.

Article referenced: <https://wp.ocn.me/v26n2msd/>

Buc-ee's sewer plan complete

Parker told the board that he is attending weekly meetings with El Paso County regarding the county's project to straighten, level, pave, and add curbs and gutters to Beacon Lite Road. At a previous meeting, Parker explained that the county had planned to do this work years before Buc-ee's announced its intention to build a travel center just east of the intersection of County Line Road and Beacon Lite Road. That work has already begun, Parker said.

Parker explained that MSD had **received a complete design from Buc-ee's for the offsite sanitary sewer service required by its proposed travel center.** MSD reviewed the plans with GMS Inc., its consulting engineers, and had provided final edits to Kimley-Horn, the engineering company that created the plans for Buc-ee's. Parker said a meeting was scheduled for next week, at which final approval for the sewer work would be given, allowing Buc-ee's to put the work out to bid. Parker commented at a previous meeting that the sewer work should be completed before El Paso County completed its work on Beacon Lite Road to avoid the cost of tearing up a recently repaved road.

Thank you for your attention to this matter
Annette Hagopian

From: [Jerry Hadfield](#)
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](#); [governornorpol@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](#); [Tri-Lakes Preservation Inc](#)
Subject: Buc-ee's Site Preparation and Other Interesting Observations
Date: Friday, April 3, 2026 2:01:48 PM

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Report

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

I'm sure you have received many letters regarding the Buc-ee's site. I've heard several stories about what can and can't be happening at the site, some from El Paso County employees and elected officials. The last I heard, the Beacon Lite project was dumping its dirt on the site, but the contractor could not disturb more than an acre of land. Clearly, that has been exceeded, as the dirt has been spread and compacted across the entire site.

Does that mean they have a permit even though Integrity Matters has formally requested a U.S. Army Corps of Engineers evaluation of the site? What is the hurry?

The entire Tri-Lakes Region opposes even considering Buc-ee's building on this site. Why? Because the northern part of El Paso County is the only part along the I-25 corridor that hasn't succumbed to

Fast Food, Cheap Motels, and Disgusting Roadside Industrial sites like Buc-ee's. The amenities in this area included schools, a rural environment, wildlife, safety, and more. The disamenities that Buc-ee's will bring basically trashes those amenities.

Why is this development even being considered? It cannot be due to tax revenue. Our models indicate that, at best, Buc-ee's income will only offset the loss of property tax revenue resulting from the decline in property values. That is, before the added public safety that the residents demand if Buc-ee's is opened.

A 74,000-square-foot store selling 'out of state' produced food products and 'out of country' produced trinkets, with 120 fuel pumps, sitting on approximately 350,000 gallons of underground fuel storage, using millions of gallons of our precious non-renewable water resources, and polluting what 'dark skies' we have left, should be reason enough to reject this project. Add in the revenue the county may or may not realize, and I'll ask again, Why?

These micro-approvals seem to empower Buc-ee's, its lobbyist, and contractors to proceed with whatever they have in mind. **The residents say 'NO'.**

From the EPC Master Plan:

- ***Environmental conservation***

Reinforced at every step throughout the process was the notion that the natural environment was the most important consideration when planning for the future of the County. Environmental conservation is a value that is carried throughout the Master Plan.

What happened to those who wrote this Master Plan? Who thinks it is smart development and in the interest of El Paso County to leave a legacy of Fast Food and Cheap Trinkets as the book cover for this County?

Let's talk about safety. The Tri-Lakes Region has been in a drought for years. For many, the only way out if a wildfire occurred is County Line Rd. Think about the traffic backup at I-25 and County Line Rd. Then, add in the Navigation Apps like Waze and how they creatively figure out other routes to a given destination. This situation may not be 24x7x365, but if an app brings people through Woodmore (off I-25 and Hwy 83) and through Monument, there is literally no way out to the North and no guarantee that egress would be possible off Hwy 105 if it were even possible to get to 105. Can El Paso County guarantee that the 1000s of residents are safe if we had a wildfire like the one Black Forest experienced several years ago? This situation is applicable to both sides of I-25. How much would that guarantee cost? Would Buc-ee's foot the bill for that safety? Probably not. Buc-ee's has one thing in mind: take as much profit out of Colorado as they can and deposit it in a bank in Texas.

Now, El Paso County has a choice: either listen to the residents and their concerns or blindly approve this UNREASONABLE DEVELOPMENT. This development is wrong for northern El Paso County. Please, DO THE RIGHT THING and send Buc-ee's to one of the many places along I-25, or elsewhere, that want them.

Thank you for your time and attention.

Sincerely,
Gerald Hadfield (US Navy Veteran)
Tri-Lakes Region, Colorado, 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: [Rodney and Laura Leone](#)
To: [Carrie Geitner](#)
Subject: Buc-ee's Travel Center Opposition
Date: Friday, April 3, 2026 3:03:41 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

April 3, 2026

Dear Ms. Geitner,

My husband and I live in Colorado Estates which is an area directly near the proposed Buc-ee's development. I recently sent an email to you voicing my opposition to the BLA, File No. EXL261 which was granted in spite of overwhelming and documented opposition. This was not a routine lot-line change-everyone knows this and the reasoning behind it (water) and an exploitation of administrative loop-holes.

Now, I discovered that the State of Colorado has approved two commercial well permits at the site of this potential Buc-ee's Travel Center. **I would like to express my strong opposition to this entire 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 Tri-Lakes area. Buc-ee's at the location on the top of Monument Hill is the WRONG PLACE, WRONG SIZE, WRONG FOR THE TRI-LAKES AREA.

I attended a standing room only crowd of over 300 residents on March 19th at the Monument YMCA and have joined the effort by being a volunteer for Tri-Lakes Preservation Inc. and I will support both TPI and Integrity Matters with my time, energy and financial assistance to stop this tyrant Buc-ee's who has been pressing forward despite overwhelming opposition from your constituents that you took an oath to faithfully serve. To note: It is curious that the local television station (KRDO) filmed the meeting yet it was never aired on their station or any other in our 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 1.3 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 taxpayer, 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 you, Ms. Geitner to join the voices opposing Buc-ee's proposal when they formally file their development application 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-ongoing groundwater depletion and the effects of large capacity wells on our groundwater supply. The Center is estimated to use 1.3 million gallons of water a month!

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

- DOT 18 wheel tractor trailer weigh station less than 2 miles from the off ramp to the proposed Buc-ees poses a safety risk for personal vehicles on-ramping with 18 wheel tractor trailers attempting to off-ramp.

- Police protection will be provided by EPC Sheriff's Office which typically has a single officer in north El Paso County, who serves as the Student Resource Officer at Palmer Ridge High School. That officer would be pulled out of the high school to address issues at the travel center.

- **Property Rights/Values**

- A 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." 74,000 square foot building with 25-35 acres of concrete parking lots, 120 fueling spots, 320 Light fixtures and a 100 foot sign.

◦

The consequences of this project from water depletion, traffic congestion, to permanent environmental degradation and local property devaluation will be borne by those in the immediate vicinity which is myself and my husband. To quote a comment by Mike Stern, a neighbor who wrote a letter published in the Denver Post Open Forum section, on Saturday March 21, 2026: "A government that prioritizes the convenience of a corporation over the voice of its citizens has forgotten its primary duty. We do not exist to accommodate a developer's site plan: the developer exists to operate within the community we have built." The Tri Lakes community has made their opposition clear and unwavering. Please do what

you can to help stop Buc-ee's bullying their way into our community.

Respectfully,

Laura and Rodney Leone
Colorado Estates, Monument

From: [James Verlare](#)
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](#); [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](#); [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 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](#); [Gebeau@gebeau.net](#)
Subject: Buc-ee's Well Permit Application
Date: Tuesday, March 31, 2026 11:17:10 AM
Attachments: [CCF03312026.pdf](#)

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Report

El Paso County Digital, Strategy
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Jason, I am writing to affirm my objection to permitting wells from the Denver aquifer to support Buc-ees for the export of some 1.3M gallons of ground water per month to principally support transit customers. This is an egregious amount of water for purposes that do not primarily support the people of the Tri-Lakes area. I have a Household well on the Dawson aquifer which is hydraulically connected to the Denver aquifer. I believe the likelihood is high that far more than 250 residents with Dawson wells ranging in the 200 to 300 foot range may be impacted should this application by Buc-ees be permitted. Commercial users of this magnitude should be satisfied with surface water rights, rather than further depleting our diminishing ground water supplies. Perhaps if and when a Northern Delivery system provided by Colorado Springs water rights be made available, consideration for this type of commercial establishment may be considered. Until then, these types of commercial ventures should be located where such access is available.

Thank you for considering all of the Tri-Lakes residents. Please see my attached protest.

--

James Verlare
19280 Wakonda Way
Monument, CO 80132
719-646-3390

From: [Dana Monroe](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#)
Subject: Buc'ees
Date: Sunday, March 8, 2026 9:57:54 AM

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To all -

I am writing as a very concerned citizen who has lived in the area for over 15 years, and commute to the springs for work. I am part of an impassioned group to save what should not be tarnished. There are plenty of places that buc'ees would be welcome and thrive, the proposed location off of county line and 1-25 IS NOT ONE OF THEM! The governor as well as senators OPPOSE this development as they also know how wrong it is for its proposed placement.

We have spent over a year building an evidentiary case that has only deepened with every new revelation. The opposition to a Buc-ee's at this location has never wavered — wrong size, wrong place, wrong for Tri-Lakes — and that opposition needs to be on record directly with the five people who took an oath to faithfully serve their constituents.

In the same week that they pulled their proposal from Palmer Lake, Buc-ee's/Monument Ridge West/Vertex submitted a request to EPCO 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. Currently, MRW/Vertex is requesting administrative approval in EPCO to add this land to their boundaries without any public input or public notice. This is an egregious abuse of an administrative approval for a significant, 10 acre lot line adjustment that would grant them the ability to use 3x as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision

Please do not approve the proposal from buc'ees. The water and environmental impacts of this location could never be reversed. It will ruin the dark sky, negatively impact the environment as far

as traffic, pollution and noise. It will dramatically impact home-owners that live there and moved there for the peace and quiet as well as the natural beauty.

Please consider the constituents you serve and do not allow this to happen to such a beautiful and valued area.

Thank-you.

--

Dr. Dana Monroe
CEO/Founder
Monroe Mental Health, LLC
Licensed Clinical Psychologist
PsyPact Approved (For a list of approved
states: <https://psypact.org/mpage/psypactmap>)
1820 West Colorado Avenue
Colorado Springs, CO 80904

(303) 548-4236 - confidential phone
(888) 505-5816 - confidential fax

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From: [Scott Bryan](#)
To: [Carrie Geitner](#)
Subject: Buc-ees
Date: Tuesday, March 17, 2026 2:18:26 PM
Attachments: [image001.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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El Paso County Digital, Strategy
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Dear Carrie,

I am writing today regarding the proposed Buc-ee's development on Monument Hill. As you know, I am a builder and developer; however, I strongly believe in **responsible development**, and I must express my deep concerns. The proposed Buc-ee's at this location represents the opposite of responsible growth and would have lasting negative impacts on our community, environment, and quality of life.

I would like to highlight a few key points:

1. **Traffic Impact** – The project is expected to generate an additional 22,000 vehicle trips per day, creating congestion and safety concerns for residents.
2. **Environmental Concerns** – The site sits in the heart of one of the state's largest conservation corridors—open space purchased with \$130 million in taxpayer and supporter funds.
3. **Wildlife Disruption** – The location lies directly south of Colorado's newest and most expensive wildlife overpass. Experts have testified that traffic volumes and lighting of this scale would displace wildlife from the corridor.
4. **Scenic Integrity** – Monument Hill offers iconic views as travelers descend into the Pikes Peak region. This project would significantly alter that experience,

particularly during severe weather conditions.

5. **Community Impact** – Residents would face severe traffic burdens, increased noise, and substantial light pollution.
6. **Proximity to Sensitive Areas** – The site is directly adjacent to a church, residential neighborhoods, and a 21,000-acre ranch—placing community character and habitat at risk.
7. **Preservation of Open Space** – Voters in Douglas County supported open space initiatives precisely to prevent unchecked sprawl between Colorado Springs and Denver. This development undermines that commitment.

Importantly, this proposal has already faced local stakeholders' rejection:

1. Voters defeated a related measure by nearly 70%, along with recalling several Palmer Lake board members.
2. The Open Space Conservation Committee voted against it.
3. The Town of Monument has expressed opposition.
4. Both U.S. Senators and the Governor have publicly spoken against it.

Despite this, Buc-ee's is reportedly pressuring the Palmer Lake Board, suggesting that El Paso County Commissioners will approve entitlements regardless. To support such an unpopular project would not only disregard community will but also carry significant political risk.

For all of these reasons, I respectfully urge you to **vote against any action that would allow Buc-ee's to move forward with this project**. This is not responsible development, and it stands in direct conflict with the values and priorities of the community.

Thank you for your thoughtful consideration.

Sincerely,

Scott A Bryan

Chief Executive Officer



5475 Tech Center Drive, Suite 300

Colorado Springs, CO 80919

O. 719-632-5355

www.bryanconstruction.com

Colorado Springs | Denver | Fort Collins | Frankfurt





From: [Mike Stern](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
Subject: Buc-ee's
Date: Tuesday, February 24, 2026 7:13:50 PM

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Dear Ms Herington and Mr Hodges,

As a property owner residing one mile from the proposed Monument Ridge West / Buc-ee's site, I am writing to formally object to the administrative approval of PCD File Nos. EXBL261 and CDR261. This development poses significant risks to my community, including potential well water contamination, increased traffic congestion, and the degradation of the natural character of Monument Hill. Furthermore, the project introduces serious safety risks and concerns at all levels, especially to wildlife and the risk of wildfires. Not to mention the state of Colorado, through the Colorado Department of Transportation (CDOT), spent \$15 million on the construction of the I-25 Greenland Wildlife Overpass in Douglas County during 2025 just one mile south of this proposed site--which defies how Buc-ee's is congruent with the Greenland Open Space or any of the values that the current area possesses.

I am opposing the Boundary Line Adjustment (EXBL261) and Concurrent Grading Permit (CDR261) based on the following statutory and environmental deficiencies:

- Federally Mapped Riverine Features: National Wetlands Inventory (NWI) data identifies an R4SBC riverine feature on the parcel. This seasonally flooded intermittent streambed may fall under the jurisdiction of Clean Water Act §§404 and 401, as well as Colorado Regulation 87, which could restrict grading and development.
- Commercial Production Well Applications: On December 17, 2025, the applicant filed for two non-exempt Denver Basin production wells. This contradicts the Boundary Line Adjustment (BLA) narrative, which claims no existing wells or changes to water supply. This discrepancy potentially violates El Paso County Land Development Code (LDC) §7.2.2.E.4(c).
- Misleading Representations: The BLA materials repeatedly assert there are no changes to

water supply or impacts to natural features. These claims are undermined by the prior well filings and require a documented evaluation to ensure LDC compliance.

- Underground Storage Tank (UST) Risks: The proposed high-volume fuel facility poses a contamination risk to the site's mapped riverine features and regional groundwater. Given the history of UST leaks in Colorado and elsewhere, rigorous oversight is required under federal and state regulations.

- Required Agency Review: This project triggers necessary reviews by the U.S. Army Corps of Engineers, the Colorado Department of Public Health and Environment, and the EPA. It must be determined if grading requires §404/§401 permits and if the "no change in water supply" finding is valid.

Administrative approval of the BLA should not proceed without a transparent, documented regulatory review. I urge you to provide written clarification on these issues and ensure all federal and state permitting is completed before any final action is taken on EXBL261 or CDR261.

Sincerely Sick of Buc-ee's,
Mike Stern
Wakonda Hills, Monument, CO 80132
Ph: 360 689 9058

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From: [Matt Grubescic](#)
To: [Kylie Bagley](#); [Holly Williams](#); [Carrie Geitner](#)
Subject: Buc-ees
Date: Tuesday, March 10, 2026 5:31:46 PM

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<https://www.foxbusiness.com/retail/beloved-buc-ees-convenience-store-chain-faces-customer-service-crisis-after-devastating-f-rating>, so this is what you want your constituents to deal with since the property line adjustment was approved for the Buc-ees development. The Buc-ees development does NOT fit with the existing place types and re-zoning will be needed. The appearance of impropriety with the well permit being applied for but not included in the document for the property line adjustment is a big mistake on the counties part. This looks horrible on your behalf.

From: [Debbie Paauw](#)
To: [Carrie Geitner](#)
Subject: Buc-ee's
Date: Monday, February 16, 2026 7:56:33 PM

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Report

El Paso County Digital, Strategy
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February 16, 2026

To Commissioner Geitner,

I am writing to you out of concern for the application that has been submitted by Buc-ee's to move forward to both annex an additional 10 acres on the top of Monument Hill and to move forward in building a travel center at this location.

The Planning Commission of Palmer Lake has said no to this project. The people of Palmer Lake have said no to this project. The City of Monument has said no to this project. Our Governor, and our State Senator have advised against building a Buc-ee's at this location.

All of those who will be most directly impacted by this project have said no. Buc-ee's does not care about these voices, but our El Paso County Commissioners should. You are elected to do what is best for the residents of this county. Building a Buc-ee's at this location is at the cost of entities that we value as a county. It puts at risk our water, the safety of our roads, the protection of wildlife, the preservation of our quality of life.

For Buc-ees, a Texas-based business, it is all about the money. They don't care about the other things that we value. At one of the public meetings held at the Palmer Lake Town Hall, I was in conversation with the current property owner. I made the statement, that I know it is a

business transaction, and that it is all about the money. Mark Waller was sitting next to this person and overheard our conversation and interrupted with something to the tune of, you bet, it's all about the money. With Mark Waller being a former El Paso County Commissioner, I am sure that he knows of every loophole and backdoor way to push this through to the detriment of the citizens of the Tri-Lakes area and to the benefit of Buc-ees and the pockets of those who support Buc-ees.

I am asking the El Paso Commissioners to have integrity and transparency in this process, and to continue to allow the public to speak on this issue.

We are watching you.

Respectfully,

Deborah Paauw
Palmer Lake Resident

From: [Keith Sparzak](#)
To: [Carrie Geitner](#)
Cc: ssparzak@gmail.com
Subject: Buc-ees
Date: Saturday, March 7, 2026 2:02:26 PM

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Ms. Geitner,

Most likely by now, you have been receiving a significant number of emails urging you to hear and heed the voices of those who live in the Palmer Lake/Monument area to oppose any efforts by Buc-ees to build off of the County Line Road exit.

As a resident of Woodmoor, the impact upon my family, and on the thousands who live there, will be felt in a major way. Needless to say, it will be a negative one from our perspective.

Most of us understand the “why” behind Buc-ees persistence. The location is prime—for them. However, for the local residents it will be a nightmare. You are no doubt familiar with all the reasons and have been bombarded with them ad nauseam. I’ll not appeal with another recitation of them.

Instead, I will simply ask that you think about the fact that the sprawl up and down I-25 is already nearly hideous. We do not need to begin encroaching upon a truly beautiful open space and the wildlife it contains—especially when there are three major fueling and food plazas barely three miles further south of County Line Road (Baptist Road).

There are other towns south of County Line that would be more than pleased to have Buc-ees built in their locations. Please direct the officials employed by Buc-ees to refocus their attention on those options. If they refuse, I plead with you to resist their efforts to best of your ability utilizing your authority to do so.

Thank you for considering these thoughts. I do hope you see the rational and will act in favor of the citizens of Palmer Lake and Monument.

Respectfully,

Keith Sparzak

20110 Lost Arrowhead Drive
Monument, CO 80132

616.334.3585

From: [Mike Stern](#)
Subject: Buc-ee's
Date: Monday, February 9, 2026 2:33:09 PM

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Report

El Paso County Digital, Strategy
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Dear El Paso County Board of County Commissioners and Planning Department,

I am writing as a homeowner located approximately one mile from the proposed Buc-ee's expansion site (via Monument Ridge West and Vertex). I am concerned to learn that, following the withdrawal of their proposal from Palmer Lake, the applicants are now seeking administrative approval for a lot line adjustment to add 10 acres to the south of their current parcel.

This administrative route bypasses public notice and hearings, yet it could allow for water usage up to three times the amount typically permitted for conforming lots or surrounding subdivisions. I am formally requesting that you deny this administrative request and instead require the proposal to go through a standard public process, including proper notices and hearings.

As a nearby resident, I have significant concerns regarding the impact of this development:

- Water Supply: The projected water consumption threatens the levels of my well and those of my neighbors.
- Traffic and Safety: Traffic on Monument Hill is already congested; a large-scale travel center would create dangerous conditions and significant delays.
- Infrastructure: Local roads and existing infrastructure are not equipped to handle the heavy volume of use associated with this project.
- Community Character: A development of this scale is inconsistent with the aesthetic and character of the Tri-Lakes area.

Our community deserves a transparent process where residents can provide input on a project of this magnitude. I ask that you prioritize the protection of our local resources and ensure that

no shortcuts or special treatments are granted.

Thank you for your time and for your work in protecting our community. I look forward to receiving an update on the status of this request.

Sincerely,

Mike Stern
18970 Spring Valley RD
Monument, CO 80132
mxstern@gmail.com
360-689-9058

From: [Chuck Farmer](#)
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](#); [Lori Farmer](#); [Mark Nordby \(SummitFF@q.com\)](#)
Subject: Buc-ees
Date: Tuesday, February 24, 2026 10:40:47 AM
Attachments: [image001.png](#)
[image002.png](#)

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I'm writing to add my thoughts to the discussion on the proposed Buc-ees site at County Line Road in Monument/Palmer Lake.

I know there are a ton of arguments out there that are much more focused on regulations and statutes, but I'd like to focus much more on logic.

First, the proposed location is a beautiful spot that is currently unspoiled and sits across the street from an open space that can't be developed on. Ruining this location to set up a glorified gas station would be tragic. There are many other locations just a few miles south of the location that are already developed and would not change a beautiful,

serene spot to a crowded, busy location.

Secondly, the proposed location is in the least safe spot that anyone could think of. As everyone knows, Monument Hill gets a lot more rain, snow, and ice than any other location anywhere on the I-25 corridor. There are many accidents already that are weather related due to this phenomenon. Adding a crowded intersection with additional onramps and offramps in this location would cause many more traffic accidents as people attempt to slow down and exit the freeway in adverse conditions or try to merge on to the freeway in bad conditions. The additional risk of many injuries and or deaths by building in this hazardous location doesn't make this project feasible or moral.

Lastly, the people of this location have already spoken, and the vast majority of the folks in this location do not want the Buc-ees here. That alone should be reason enough to tell Buc-ess to go find another location. I know there are many other locations that would welcome a Buc-ees, but this community does not. Please respect the will of the community and shut this project down.

Respectfully,

...cf

Chuck Farmer
Vice President
Verdant Commercial Capital
Direct Landline 719-368-2204
cfarmer@verdantcc.com



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From: [Shannon Wright](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's
Date: Monday, February 9, 2026 1:17:29 PM

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El Paso County Digital, Strategy
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It has come to my attention that, despite Buc-ee's withdrawing its annexation proposal from Palmer Lake on February 4 and issuing public statements suggesting they were "exploring all options" in the broader region, the development team has continued to pursue this specific parcel through alternative means.

In the same week the annexation proposal was withdrawn, Buc-ee's / Monument Ridge West / Vertex Consulting submitted a request to EPCO seeking administrative approval to expand the boundaries of their existing obsolete and non-conforming zoned parcel. This request involves the potential acquisition of an additional 10 acres immediately south of the current site, with the intent to incorporate that land through an administrative lot line adjustment.

This approach raises serious concerns. A 10-acre expansion is not a minor adjustment and would materially alter the scope and impact of the development, including allowing substantially greater water use than is currently permitted under EPCO regulations. Proceeding through an administrative process—without public notice or public input—appears inconsistent with the magnitude of the change being proposed.

Given the scale of the requested boundary expansion and its implications for land use, water resources, and the surrounding Tri-Lakes community, I respectfully request that EPCO require a full public review process. Decisions of this significance should be subject to transparency, public notice, and community input, rather than handled through administrative approval.

I urge EPCO to ensure that this proposal is reviewed through the appropriate public channels and that no special exceptions or procedural shortcuts are granted.

Thank you for your consideration and for upholding a fair, transparent planning process.

Sincerely,

Shannon Wright

Woodmoor, CO

From: [Rita Ellis](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); CorryApplegate@elpasoco.com; [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ees
Date: Friday, February 20, 2026 6:47:26 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

I (we) strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ees request for an administrative approval. This project is no way fits the requirements for an administrative approval, and the people absolutely deserve, and our demanding, the right to speak. Currently, the project does not fit the obsolete C-1 zoning designation, requiring a rezoning, but more importantly the applicant has shown no respect for the community – completely, having shattered the Trilakes area, including nearly the entire Palmer Lake board of trustees.to

Thousands in the trail Lakes area are saying no to Buc-ees joined by Governor Polis and Senators Bennett and Hickenlooper. Do not allow Buc-ees special favors and loopholes that would strip the people of their rights. Buc-ees 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. Please continue to work for the people and safeguard this area from the tactics of an out of state and deceitful company. Respectfully, R. Ellis

From: [Matt Grubescic](#)
To: [Kylie Bagley](#); [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Buc-ees
Date: Wednesday, February 11, 2026 9:09:10 AM

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El Paso County Digital, Strategy
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Hello,

Ignoring the public's concerns about this administrative approval for an additional 10 acres to build a massive travel center/ Buc-ees on Monument hill shows just how illegitimate this process has become. Also, the fact that 2 former El Paso county employees' company, Vertex and a former El Paso county commissioner is representing Buc-ees for approval is suspect. The residents within proximity of this abuse have shown their dismay for the last year. This is another square peg in a round hole, no different than the Ford Amphitheater, which is now being sued. <https://www.denverpost.com/2026/01/22/ford-ampitheater-neighbors-lawsuit-noise/> The Malone family already committed to buying this parcel of land on Monument hill to add to their massive conservation easement. The city of Fountain, which is in El Paso county has already spoken in favor of the Buc-ees, build it down there. This is like beating a dead horse and embarrassing for those of you considering this approval.

Zoning ordinances exist to prevent chaotic development. While property rights are often cited as justification for these projects, zoning is itself a long-standing restriction on property rights—one that existed at the time this land was purchased and has been in place for decades. These ordinances are meant to guide responsible growth and protect adjacent property owners, including their right to peaceful enjoyment of their homes. Property rights are defined by what exists today, not by future wishes.

The residents have had it with the chaotic development that is encompassing El Paso County, the City of Colorado Springs and Monument. Crime, congestion, noise and pollution are taking over our peace and tranquility. This is the Front Range of the Rockies we need to conserve what is left of it.

Thank You,

Matthew Grubescic

From: [Shannon Wright](#)
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 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: Buces, Integrity, and Due Process
Date: Monday, February 23, 2026 8:37:07 AM

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

The letter below echoes my thoughts, but I wanted to add my own personal comments:

The citizens of Monument are watching this process closely. Your decision in this matter is an opportunity to demonstrate transparency, integrity, and a commitment to the public interest. Choosing to see through irregularities and ensure full compliance with the law has the potential to shape the future of this community for generations. The public will remember how these decisions are made and will judge whether the process upheld fairness, accountability, and the rule of law.

The citizens expect a process that is free from undue influence, irregular conduct, or decisions that undermine public trust. Where serious concerns have been raised regarding transparency,

accuracy of representations, and procedural integrity, the community expects those concerns to be fully addressed. This decision represents an opportunity to affirm that the process is guided by law, evidence, and the public interest — not expediency or private interests.

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.

Shannon Wright, Sent from my iPhone

From: [RANDY COWDEN](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's, property values, and I25
Date: Tuesday, February 17, 2026 2:27:59 PM

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El Paso County Digital, Strategy
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Just because N. Woodmoor, Misty Acres, and the new neighborhood at Monument Hill East (which will soon be built) are located near I25, does that give you the right to ruin our neighborhoods by approving Buc-ee's to be built on Monument Hill West?

What we have here is quintessentially Colorado with wildlife, dark skies, and beautiful views. **We are neighborhoods full of retired military** who have worked for our country, and now they have found peace in this quiet neighborhood.

Why ruin their property values, as well as ours, for a business that caters to people who are not from this area? **Progress does not equal** covering acres of land with concrete **plus** using lights that can be seen for miles **plus** promoting a 24/7 business plan that uses an exorbitant amount of resources to sell kitschy junk from China.

Before I25 was updated, we heard siren after siren on the interstate. We are fearful that the sirens will return if Buc-ee's is built. Monument Hill with its uphill on-ramp going south is dangerous even now. Add 10 to 20,000 more cars to this interchange and the congestion could prove hazardous.

Buc-ee's only wants to be the highest store in the United States. Why are we expected to bear the cost for their bragging rights? Where is our sales tax rebate for destroying our property values? Why are we not offered a buy-out since it appears the zoning, which protected our property values, is about to be changed? These are important things to consider as Monument Hill is not the place for Buc-ee's.

Respectfully yours,

Nora Swenink
20125 Doewood Drive
Monument

From: [cookcob](#)
To: [Holly Williams](#)
Subject: Buc"ees
Date: Monday, May 18, 2026 4:27:07 PM

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Good afternoon,

I would like to know when the next meeting of the governmental board which will focus on the proposed Buc'ees land acquisition and building approval request will be held. It feels as though citizens are being kept in the dark about this process.

Also, ma'am could you assist me in finding out who owns the dirt road which runs parallel to interstate 25 on the east side just east of interstate 25?

V/R
Kathleen Coblak
A

Sent from my Galaxy

From: [Joanna Peters](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#); sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mforito@tomgov.org; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; governorpolis@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; 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; mlakind@tomgov.org
Subject: Buc-ees
Date: Wednesday, June 24, 2026 3:47:13 PM

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Report

El Paso County Digital, Strategy
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Re: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road

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:

Decline to issue any administrative determination on the paper record;
Refer this matter to the Board of County Commissioners for a full, noticed public hearing;

Recognize that a 120-position fuel facility is a gas station, which the Code excludes from C-1; and

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,

Joanna Peters

19310 Rim of the World Dr

Woodmoor. El Paso County

From: [Leslie Hanks](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); laurennelson@elpasocounty.com; [Cory Applegate](#)
Cc: [Kenny Hodges](#); [Meggan Herington](#)
Subject: Buc-ee"s
Date: Monday, March 9, 2026 5:20:06 PM

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Report

El Paso County Digital, Strategy
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March 9, 2026

El Paso County Commission

200 S. Cascade Ave

Colorado Springs, CO 80903

HollyWilliams@elpasoco.com

CarrieGeitner@elpasoco.com

BillWysong@elpasoco.com

CoryApplegate@elpasoco.com

LaurenNelson@elpasoco.com

Dear El Paso County Commissioners,

The old adage - Location, location, location has never been more relevant to a matter that has been of high interest and controversy for at least the last 18 months, of which you are certainly all aware. I was certainly encouraged at a NEPCO meeting at The Barn last fall with Commissioners Williams and Wysong, where the comment was made by Commissioner Williams that the

Buc-ee's Travel Plaza proposed for Monument Hill was so important and controversial, that it would Not be given an Administrative Approval.

And yet, we see steps toward ensuring Buc-ee's will be built, with the recent BLA being given an Administrative Approval, without even proper notice. Trust is being lost that the Constituents you represent are being heard and represented properly.

As you can't possibly have missed, the vast majority, of the Tri-Lakes area in northern El Paso County oppose drastically changing the nature of our area. Monument Hill is a priceless gem. It is the "Gateway to El Paso County" Do you really want the acres of

Majestic 50 year old Pines to be removed and paved over for a monstrosity travel plaza that sells cheap Chinese goods? Do you want to be known for "Paving paradise and putting up a parking lot"?

No one can deny that water is a huge concern for Colorado and the Bue-ee's application flies in the face of good planning, with a million gallons of water a month flushed into the sewers.

Which of you hasn't driven I-25 over Monument Hill in inclement weather and experienced the nerve-wracking conditions as conditions deteriorate? Adding the ridiculous amounts of traffic (14,000-20,000 per day) that are predicted, could lead to tragic results that no one wants to see.

Why do we want to obliterate our wonderful Dark Skies with 24/7 harsh lighting that will undoubtedly change the nature of our area, tragically negatively impacting the property values of the surrounding large lot homeowners - and the homes as far as at least 3 miles away.

The 15 million dollar Wild Life Crossing, recently completed and part of the beautiful Douglas County Conservation Easement will no doubt be negatively impacted. In other parts of the country, Sea Turtles nesting habits are being negatively impacted by the non-stop lighting. Will similar negative impacts be assured by the absurd juxtaposition of a 120 pump gas station right next to the most beautiful and priceless views along the I-25 corridor?

Governor Polis, Senator Bennett, Senator Hickenlooper, Former Colorado Springs Mayor, John Suthers and John Malone have all stated publicly that they oppose this location for Buc-ee's. John Malon's tremendous work to keep Denver and Colorado Springs from merging into one massive megapolis, should be highly respected for creating a priceless jewel for all to enjoy, tourists and residents alike.

Please deny the Buc-ee's Travel Plaza at this highly inappropriate location.

Respectfully,

Leslie & John Hanks

185 E. Stirrup Trail

Monument, CO 80132

From: [Chris Wright](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Buc-ee's/Monument Ridge West/Vertex
Date: Tuesday, February 10, 2026 9:50:37 AM

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El Paso County Digital, Strategy
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Dear Members of the Board,

As a resident of Colorado Estates in Unincorporated El Paso County, I am writing to express my serious concerns regarding File EXBL261. My home is located just two miles from the proposed Buc-ee's site, and I am concerned about the direct impact this development will have on our community's infrastructure and quality of life.

I strongly urge the board to deny the current request for administrative approval. A project of this magnitude requires a transparent public discussion to ensure that the voices of those most affected are heard and considered. Please move to transition this matter to a public hearing.

Sincerely,

Chris Wright

19670 Belatrix Dr.
Monument, CO 80132

From: [Marcy Melanson](#)
To: [Carrie Geitner](#)
Subject: Buckees
Date: Monday, February 23, 2026 11:12:00 AM

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Dear Carrie Geitner,
Please do not allow Buckees to bully their way into building on the parcel along I25.
The small communities nearby have repeatedly fought it.
I agree it would absolutely permanently ruin that beautiful area!
Marcy Melanson

--

Marcy Melanson
marcy.melanson@gmail.com
mobile +1 303 641 5884

From: msalfano@juno.com
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: carctb@elpasoco.com
Date: Sunday, May 3, 2026 7:32:03 PM

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Report

El Paso County Digital, Strategy
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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 Woodmoor area, 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,

Dr. Salvatore Alfano

86 N Sherwood Glen
Monument, CO, 80132

From: [Diana O'Toole](#)
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](#); [mforito@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: Citizen Objection: Buc-ee's is a Gas Station, Not a Convenience Store
Date: Wednesday, June 24, 2026 7:30:29 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Director Herington and Commissioners:

I am writing to object to any administrative determination that would classify the proposed Buc-ee's at I-25 and County Line Road as a permitted use in the C-1 zoning district. This massive project does not belong in a closed-door administrative review. It belongs in a public hearing before the Board of County Commissioners.

The application depends on a flawed premise. The applicant is trying to fit a multi-acre regional travel center into the C-1 definition of a convenience store. The Land Development Code is very clear on two major points that prove this is not an accurate classification:

1. A gas station is explicitly banned in C-1 zones.

Table 5-1 lists "Gas Station" as an allowed use in several commercial districts, but C-1 is not one of them. Under Section 1.6.6 and Section 5.3.6(C)(2) of the code, listing a use in one district automatically excludes it from any district where it is not listed. A facility with 120 fueling positions is a gas station. The code defines convenience stores and gas

stations separately. The fact that the code states a convenience store "may include retail sale of gasoline" cannot be used as a loophole to force a massive fuel plaza into a zone where gas stations are legally prohibited.

2. This development does not serve a neighborhood.

Section 1.15 of the code explicitly states that a convenience store must serve "the neighborhood in which it is located," which means a primarily residential area. Buc-ee's is a regional tourist destination, not a neighborhood store. In the company's own official Letter of Intent, they explicitly state that each travel center draws "somewhere in the neighborhood of 70%" of its customers from outside the local area. Furthermore, during the June 22, 2026 grand opening of an identical location in Goodyear, Arizona, the company's district manager called the store a "destination" and compared it to "Disney World." A massive plaza that by its own admission depends on drawing travelers from other towns and states cannot legally qualify as an establishment dedicated to serving the neighborhood in which it is located.

Zoning codes are a contract with the community. Residents invest in their homes and businesses based on the rules the County puts in writing. Deciding the fate of a massive highway travel plaza through a closed-door administrative process completely bypasses the will of the people who actually live here. Local democracy *should* ensure that local residents' voices are heard, because a project of this scale threatens to permanently reshape our community. In fact, the County itself stated in February 2026 that a public hearing is required to determine use classification for projects of this nature.

I respectfully request that you decline to issue an administrative determination. Please refer this matter to the Board of County Commissioners for a full, noticed public hearing so the people most affected, your constituents, can be heard.

Sincerely,

Diana O'Toole
Monument, Colorado

--

"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: [Frederick Darling](#)
To: [Meggan Herington](#); [Holly Williams](#); [Holly Williams](#); [Carrie Geitner](#); [Carrie Geitner](#); [Bill Wysong](#); [Bill Wysong](#); [Cory Applegate](#); [Cory Applegate](#); [Lauren Nelson](#); [Lauren Nelson](#); [Kenny Hodges](#); [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](#); [rmoseley@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](#); [tony.keith@koaa.com](#); [Noah.Caplan@koaa.com](#); [noah.caplan@koaa.com](#); EXTERNAL KOAA News; [sam.page@krdo.com](#); [ASack@kxrm.com](#); [asack@kxrm.com](#); EXTERNAL Fox News; EXTERNAL KKTU News; [achalfin@krcc.org](#); EXTERNAL KRCC News; [newstips@denver7.com](#); [spencer.soicher@9news.com](#); [newstips@9news.com](#); [tips@kdvr.com](#); [jalvarado@denverpost.com](#); EXTERNAL Newsroom Denver; [oliviaprentzel@coloradosun.com](#); [newsroom@coloradosun.com](#); [Karin.Brulliard@washpost.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](#); [lbergman@newsnationnow.com](#); [tips@thefp.com](#)
Subject: COMMON SENSE (Buc"ees)
Date: Friday, July 3, 2026 1:06:23 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

July 3, 2026

Dear Director Herington and Commissioners:

I live on Beacon Lite Road directly across the street from the land proposed for a future Buc'ees TRAVEL CENTER at the intersection of I-25 and County Line Road in northern El Paso County. The legal points and minutiae surrounding this issue have been thoroughly espoused upon, so I would ask you, again, to use your good old simple common sense.

<!--[if !supportLists]-->**1.** <!--[endif]--> **A 74,000 square foot destination travel center is NOT a "Convenience Store."** It is larger than many grocery supermarkets in the area. It is nearly 10X the size of what a reasonable person would consider a typical "Convenience store." One does not see the regular use of full-sized grocery carts in a "convenience store." (But that is exactly what is seen in countless Buc'ees in-store videos found online). **It will not serve the surrounding neighborhood.** Buc'ees themselves acknowledge their target customers are non-locals exiting the interstate. Although it would be directly across the street from my house, it's not a place I can go to (conveniently) for a gallon of milk – I will still have to drive into the town of Monument to get most "convenience" items.

<!--[if !supportLists]-->**2.** <!--[endif]--> **No other Buc'ees is built DIRECTLY across the street from residential housing** (that I am aware of). Given that the immediately adjacent properties are 5-acre lots zoned residential, there is no buffered transition zone from commercial to residential, a standard practice in all sound land development planning. If this project is approved, my property will be less than 200 feet from a Mega Travel Center with 100+ gas pumps attracting 10,000+ cars and 20,000+ people per day (toxic pollution, light pollution, noise pollution, trash blowing onto my property as well as the Greenland Open Space, and increased crime). This is a trampling of my property rights and will have a devastating effect on my property value.

<!--[if !supportLists]-->**3.** <!--[endif]--> **The applicant has used misleading, deceptive, and manipulative tactics from the beginning.** They rely solely on questionable loopholes while parsing words and definitions in an attempt to circumvent and avoid - at all costs – any open and transparent application process. Tactics such as zoning word-play to exempt themselves from the "300 year" water requirements everyone else must adhere to. Obtaining a quit-claim deed to acquire additional land in order to obtain well permits (in record time, I might add), which they themselves acknowledge will not supply enough water for their planned project. It leads one to ask, "What's next?"

These examples raise a number of Red-Flags. They rightly ought to make the hairs stand up on the back of your neck. **This decision will have an enormous impact on our entire region, likely influencing county policy and decision making for decades.** High stakes decisions such as this demand an open, public and completely transparent process, not back-room administrative rulings. The top of Monument Hill is a naturally beautiful location that marks "Welcome to El Paso County" for travelers from the north. What do **YOU** want it to say? You know the answers – your common sense has been telling you from the beginning.

Respectfully,

Frederick Darling
20190 Beacon Lite Rd
Monument, CO 80132

freddarl82@yahoo.com
719-377-1824

From: [M. K-C](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Cc: [jim.carlton@wsj.com](#); [oliviaprentzel@coloradosun.com](#); [Breeanna Jent](#); [tony.keith@koa.com](#); [EXTERNAL Mary Shinn](#); [asack@kxrm.com](#); [achalfin@krcc.org](#); [maggie.bryan@koa.com](#); [emily.coffey@krdo.com](#); [jalvarado@denverpost.com](#); [jesse@coloradosun.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@graymedia.com](#); [talkshow@aol.com](#); [news@cpr.org](#); [tips@cnn.com](#); [tips@kdvr.com](#); [tips@thefp.com](#); [spencer.soicher@9news.com](#); [rick.rojas@nytimes.com](#); [editorial@nytimes.com](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#)
Subject: Concern Regarding Administrative Processing of High-Impact Development (File EXBL261)
Date: Friday, February 13, 2026 10:54:32 AM

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Report

El Paso County Digital, Strategy
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Dear Commissioners Williams, Wysong, Geitner, and Applegate

My name is Marcia Carteret, and I have been a resident of Palmer Lake for eight years. I am writing to express **serious concern regarding the process being used in connection with File EXBL261 and any related future applications tied to the proposed Buc-ee's development in the Tri-Lakes area.**

Public records indicate that this filing seeks to expand the existing parcel by approximately ten acres and to process that expansion administratively, **without a public hearing or formal public notice.** Given the known scale and intensity of the development associated with this parcel, this raises significant procedural concerns .

Administrative approvals are generally intended for minor or low-impact adjustments. **A parcel expansion of this size—when directly linked to a high-impact commercial use with substantial water demand, traffic generation, and infrastructure implications—does not meet that standard. Proceeding administratively risks setting a precedent that allows major development decisions to move forward without transparency or meaningful public participation.**

Regardless of one's position on Buc-ee's itself, many residents across Palmer Lake, Monument, Woodmoor, and unincorporated El Paso County agree on this fundamental

principle: **projects with far-reaching regional impacts must be subject to full public review.** Anything less undermines public trust and the consistent application of county planning rules .

I respectfully urge the Board of County Commissioners to ensure that any application associated with this parcel or proposed use is required to proceed through a **public, noticed process with opportunity for resident input**, and to reject administrative pathways that are not appropriate for developments of this magnitude.

Thank you for your attention to this matter and for your commitment to fair and transparent governance.

Sincerely,

Marcia Carteret

Palmer Lake, Colorado

From: mishnsns@gmail.com
To: [Kenny Hodges](#); [Meggan Herington](#); [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](#); [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: Concerned Citizen about Buc-ees
Date: Tuesday, February 24, 2026 2:11:52 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.

I am a resident just north of County Line in Larkspur. County Line is my entrance/exit off I-25. I have driven County Line in winter where there is zero visibility due to our micro climate of the Palmer Divide. Buc-ee's has ZERO IDEA of what this micro climate is and how dangerous this is for drivers. They think it's the same as their Johnstown, CO location.

I'm SO FRUSTRATED because they withdrew from Palmer Lake and went back to EPCC when this was already denied years ago, in 2024 due to lack of water. Now they want to add another 10 acres in the boundary adjustment so they can drill their own well? This is OUTRAGEOUS.

This company REFUSES to listen to residents, the Governor, the senators, the environmentalists about what a dangerous location and proposal this is for the Palmer Divide/Greenland Open Space/Tri-Lakes. WHY can't they go where they are WANTED south? Why are they so arrogant that they think they can bully everyone?

Is this really the kind of business that EPCC wants to support? It's NOT "just a gas station." BTW we have PLENTY of gas stations at the 105Hwy exit, Baptist Road, and even the Larkspur exits.

Here's what makes it categorically different:

Restroom Facilities ("Toilet City"):

- The proposed 74,000 sq ft facility typically includes 70-120+ toilets/urinals (New Braunfels, TX has 83 fixtures; Sevierville, TN has 71)
- These aren't just bathrooms—they've won national awards (Cintas 2012 "America's Best Restroom")
- They maintain 24/7 dedicated cleaning staff
- Each toilet uses 1.3+ gallons per flush. With 12,000-20,000 cars daily, restroom water use alone is substantial

Actual Water Usage Data:

- A Buc-ee's this size averages 37,300 gallons/day, with peak demand exceeding 113,600 gallons/day
- That's the equivalent of a motel, not a gas station
- New Braunfels location averaged 36,903 gallons/day in 2024—over 1.1 million gallons per month

It's a Retail/Food/Entertainment Complex:

- 74,000 sq ft of retail space (larger than most supermarkets)

- Full BBQ operation with smokers and food prep
- 80+ soda fountains, 31+ cash registers
- Designed for 30-45 minute visits, not 5-minute gas stops

The Real Water Crisis:

The entire business model is built around getting people to stop, use facilities, shop, and eat—which is why their bathrooms are famously abundant and clean.

We're ALL drawing from the same strained Denver Basin aquifer system (Dawson, Denver, Arapahoe, and Laramie-Fox Hills layers). This system extends from Greeley to Colorado Springs and is non-renewable—when we use it, it doesn't refill. My own residential water permit was issued decades ago and when my residential well was dug in 2018 they already had to go down to a depth of 525ft to the Dawson aquifer because the aquifers were so depleted. And this is for one small house!!

This isn't just about one town's water allocation. When Buc-ee's drills their wells and starts pulling over a million gallons per month, residential wells in the area could dry up. For comparison, Colorado's only other Buc-ee's in Johnstown uses similar amounts from this same stressed aquifer system.

So when you say "it's just a gas station," you're either unfamiliar with Buc-ee's actual operations or you're minimizing the infrastructure impact of a major commercial development with massive water demands from an aquifer that doesn't refill itself.

And now there is **LARGE CONSTRUCTION EQUIPMENT ON THE PROPERTY** documented by concerned residents. So how can they do anything without anything being approved?? WE WONDER.

Palmer Lake's process worked. Your Planning Commission did its due diligence — reviewed the documents, asked the hard questions, and uncovered conditions that should concern every resident, including a perpetual water obligation that would have locked this town into supplying Buc-ee's no matter what happens to Palmer Lake's own water needs. That's not a tax windfall. That's a liability. The Palmer Lake Commissioners report recommended Denial With Conditions, affirming that this project, at this location, is wrong for this community. The people spoke. That should matter.

When someone recently on social media dismissed these concerns as just "another North Woodmoor opinion," a neighbor spoke up:

"I'm on one of those 5-acre residential lots across the street (that is, across the street on Beacon Lite Road, NOT across the interstate in N Woodmoor). But, according to you, I get NO say in the matter because I am not a resident of Palmer Lake, even though I will see my property value crater and will have to deal with the effects of a Buc-ee's EVERY... SINGLE...DAY."

I will repeat something I said in public comment in October:

"For decades, parcels along I-25 and County Line Road have carried modest commercial zoning designations meant for small local businesses serving surrounding rural

neighborhoods of homes, ranches, and forested properties. Families have built their lives here in confidence that this balance would endure. Buc-ee's knew those limits. Their strategy was not to fit within them, but to circumvent them — by any means possible — to erase decades of planning.

The I-25 / County Line Road corridor is unlike any other interchange. It is not a regional retail hub, but a daily connector linking families and neighborhoods across the Tri-Lakes area — the gateway to northern El Paso County and to the communities of Palmer Lake, Monument, and Woodmoor. Defined not by commerce but by community, this corridor sustains the rhythm of daily life. For those who live here, it is not an entry ramp to development — it is a road home."

Buc-ee's chose this location for one reason: traffic volume. This interchange generates the traffic volume necessary to justify a supersized Buc-ee's — volume hard to match anywhere along the southern I-25 corridor.

This project was tried and found wanting — not because of fear of change, but because the facts exposed what it would cost. Putting this community through the same fight in a different jurisdiction will not change those facts. It will only deepen the wounds. We are neighbors and friends. It is time to heal, to restore community, and to stand together in saying: no more.

I live in the official Greenland Open Space where lots cannot be subdivided, no cookie cutter communities, a local elk herd, dark skies, open space. I'm grateful every day for the view I have of Rattlesnake Butte. Nothing can be touched. Except Buc-ees thinks they can bully everyone and destroy our water, dark skies, brand new wildlife crossing, open space, traffic, literally everything that goes against the Greenland Open Space.

Wrong size. Wrong place. Wrong for Tri-Lakes. Let's UNITE over LOVE OF PLACE.

El Paso County has a Master Plan that was adopted May 26, 2021, and it encourages land use to align with placetype. PLEASE REFER TO YOUR OWN MASTER PLAN

Respectfully,

Michelle Schardt

Larkspur, CO just over County Line

From: robyn.tinkle.23@gmail.com
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [CARCTB](#); [Meggan Herington](#); [Mindy Schulz](#); [Justin Kilgore](#); [Kurt Arnoldussen](#); [Petra Rangel](#); jarvis.caldwell.house@coleg.gov
Subject: Concerns about Buc-ees Travel Center
Date: Tuesday, April 14, 2026 1:37:50 PM

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Report

El Paso County Digital, Strategy
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Dear County Commissioners, Planners, and Representatives,

Many people here in Monument are adamantly against the idea of building a Buc-ee's Travel Center, and that's for good reason. We live in a beautiful area with open views, wildlife, trees, and dark skies at night. That's what makes this place special. A huge business filled with lights, traffic, and signs would change that feeling completely.

Water use is also a big worry. We keep going through droughts, and something that size would take an enormous amount of water. Drilling into our two main aquifers could hurt the wells that folks around here depend on. It just doesn't seem wise.

Traffic is already a problem on Monument Hill, especially in winter. There are lots of accidents and even semis that get stuck or jackknife. Adding hundreds or thousands of more cars and trucks will make things even worse.

Property values are another concern. A study mentioned in the *OCN* said building Buc-ee's could cause losses between \$64 and \$241 million, and that means the county would lose tax money too; an estimated \$346,000 – \$1.3 million. It's hard to see how that helps anyone who already lives here or the county.

The sheer size of Buc-ee's doesn't fit our town. A 74,000 square foot building and the 120 pumps and 35-acre parking lot belong somewhere bigger – maybe Fountain or Pueblo – not Monument. It would overshadow everything else and push out local businesses. A business with a much smaller footprint makes much more sense and seems more consistent with planning for this area in general.

Why is Buc-ees so insistent on coming to a location where they are so vehemently unwanted? By withdrawing the annexation request and going to the county they effectively eliminated

the vote and will of the people. That shows they know locals don't want this, but they're moving ahead anyway. To me, this speaks volumes about their lack of integrity and character.

I'm asking you, on behalf of the people who live here and in El Paso County, to listen to our concerns and keep Monument the kind of place we love. We have consistently and loudly resisted Buc-ees and are now appealing to you as well. Please say no to Buc-ee's.

Respectfully,

Robyn Tinkle
Woodmoor

From: [Tim Beichley](#)
To: [CARCTB](#); [Carrie Geitner](#); [Lauren Nelson](#); [Bill Wysong](#); [Holly Williams](#); [Cory Applegate](#)
Cc: [Meggan Herington](#); trilakespreservation@gmail.com
Subject: Concerns and Feedback regarding Monument Hill Development
Date: Wednesday, April 29, 2026 12:51:23 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Commissioners,

I am writing to formally submit my opposition to the proposed development by Buc-ee's LLC EPCO on Monument Hill. While I recognize the necessity of economic growth, this specific project presents significant land-use incompatibilities. The scale of this development deviates sharply from the established character of the area and introduces high-level risks to our local infrastructure—specifically regarding traffic management and sustainable water supply. I request that these concerns, along with the potential for irreversible environmental degradation, be entered into the official public record as you evaluate the long-term feasibility of this application.

Tim Beichley

From: drjubica@aol.com
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Bill Wysong](#); [Cory Applegate](#)
Cc: [CARCTB](#); [Meggan Herington](#); [Tri-Lakes Preservation Inc.](#); [Chad Zulu](#)
Subject: Concerns Regarding Misrepresentation of "Non-Development" Activity on Monument Hill
Date: Friday, May 1, 2026 10:30:40 AM
Attachments: [El Paso County Commissioner Letter April 30-2026-Chad Credeur.pdf](#)

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Report

El Paso County Digital, Strategy
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To: El Paso County Board of County Commissioners
200 S. Cascade Ave.
Colorado Springs, CO 80903

Dear Commissioners,

Please find the following correspondence for inclusion in the official public record regarding Monument Hill and the Monument Ridge West site. A formal copy of this letter is also attached to this email.

I am writing to formally express deep concern - shared by many residents - regarding what appears to be a misleading narrative surrounding the proposed Buc-ee's development on Monument Hill. The repeated assertion that there is "no formal application" and that Buc-ee's has "not submitted anything yet" is being used to suggest inaction, when on-the-ground conditions clearly indicate otherwise. To many in the community, this framing feels deliberately misleading and dismissive of public concern.

While such statements rely on procedural semantics, the physical reality is already visible. Vertex Consulting Services LLC and associated development entities are actively grading, clearing, and preparing the site for large-scale construction activity. This is occurring while the Commission remains passive, effectively allowing irreversible site alteration to proceed prior to formal approval. By permitting

substantial land disturbance in advance, the practical outcome is that the project advances incrementally until formal review becomes a mere formality. This sequencing raises serious concerns about whether the process is being used to predetermine the outcome, rather than evaluate it.

Residents increasingly recognize what appears to be a deliberate incremental strategy. Step-by-step actions - such as well permits, land acquisition, and ongoing grading activity - are presented as isolated and insignificant, but when taken together, they clearly signal preparation for a large commercial project. This pattern gives the appearance that the public is being asked to view each step in isolation rather than recognize the obvious cumulative objective.

There is growing concern that the public is being misled by the portrayal of these activities as unrelated or premature to worry about, when in reality they appear to be part of a coordinated progression toward project approval. The purchase of the land itself signals confidence that approval is expected. At the same time, grading activity is occurring despite the absence of final approvals, reinforcing the perception that the outcome is being treated as inevitable before proper review has occurred.

It is also important to emphasize that this project does not currently have the zoning required for this type of development. Rezoning is not a property right, and it should not be treated as a foregone conclusion.

This development is fundamentally incompatible with Monument Hill. The region is already characterized by extreme wildfire exposure and infrastructure limitations that strain even current population levels - let alone a major commercial destination designed to draw continuous high-volume traffic primarily from out-of-town travelers. The Monument Fire District's Community Wildfire Protection Plan explicitly highlights the importance of evacuation capacity:

"Multiple ingress and egress points are critical to public safety. Egress is needed for residents to evacuate and ingress is required for emergency services... At present, many older housing enclaves have only one actual egress point as do some newer areas along spur roads off of steep ridgelines." (Monument Fire District Community Wildfire Protection Plan, pp. 42-43. Available at: https://csfs.colostate.edu/wp-content/uploads/2025/07/Tri_Lakes-Monument_FPD_CWPP.pdf; Link updated to the current 2025/2026 CSFS digital archive for accessibility.)

In addition, research by Professor Thomas Cova underscores that a minimum of four evacuation routes is necessary for safe and functional emergency egress in wildfire-prone terrain. This proposal moves in the opposite direction, concentrating traffic and activity along a constrained ridgeline that already suffers from limited access.

As Fire Scientist Jack Cohen of the USDA Forest Service has stated, "Long evacuation routes are NO evacuation routes." Introducing thousands of transient vehicles into a high-fuel, high-risk environment with limited exit capacity creates a foreseeable public safety hazard, particularly under fast-moving fire conditions where evacuation timing is critical.

Beyond wildfire risk, residents are deeply concerned about water supply and environmental risk. This project would rely on a finite, non-renewable aquifer that already serves surrounding homes and private wells. Large-scale commercial water use threatens long-term availability for existing residents who depend on this resource. There is significant concern that large fuel storage associated with the project would be located directly above this aquifer, creating potential contamination risks to a water source relied upon by nearby households.

According to Buc-ee's own research materials, projections indicate that surrounding property wells could be depleted within approximately fifteen years due to the project's water usage. Existing residential well-owners lack the capital to compete with industrial-scale extraction, effectively resulting in a de facto taking of water rights from current constituents.

Projects intended to meet community needs should prioritize the needs of current residents. A large highway travel center primarily serving out-of-town traffic does not address a local necessity, yet it would consume limited local resources and introduce long-term risk.

The community is increasingly aware of what appears to be a pattern in which land preparation proceeds ahead of formal authorization. This is not perceived as accidental but as a structured approach that effectively locks in development outcomes before full public scrutiny can occur.

Many residents believe this process reflects a stronger alignment with development interests and anticipated tax revenue than with the documented life-safety and infrastructure concerns repeatedly raised by constituents. The Commission is elected to serve the residents of this county and to act in their best interest - not to prioritize corporate interests whose primary obligation is to their bottom line.

For clarity, the concern is not only the proposed project itself, but also the procedural approach being used to advance it. We therefore call for full transparency regarding all current site preparation activity being conducted by Vertex Consulting Services LLC and any associated entities. Furthermore, we request an immediate halt to all land-disturbing work pending proper review.

It is no longer credible to treat this project as theoretical or speculative when physical alteration of the site is actively underway. The community sees this as the early construction phase of a project that has not yet undergone full public vetting.

In its current trajectory, this development places corporate interests ahead of documented public safety risks. Residents of this region are paying close attention, and there is a growing understanding that accountability will ultimately rest with those who allowed irreversible steps to occur prior to formal approval.

I formally request that this correspondence be entered into the official public record. This submission serves to ensure there is no ambiguity: the residents are informed, highly engaged, and firmly opposed to this project for the many valid reasons previously outlined.

This proposal has already been rejected by both the Town of Monument and the Town of Palmer Lake. The people of the Tri-Lakes region have clearly expressed their opposition, and none of the concerns raised in those prior proceedings have been resolved or materially changed. Residents are increasingly frustrated by the apparent use of procedural loopholes and incremental actions to circumvent the clearly expressed will of the community. This must stop; the will of the people must be respected.

Furthermore, this position does not infringe upon the property rights of the Monument Ridge West owners. The existing zoning was known at the time of purchase and exists specifically to protect surrounding residents from incompatible and irresponsible development through rezoning - As a Buc-ee's would constitute a fundamentally incompatible and irresponsible overdevelopment of this site.

Respectfully,

Chad Credeur

North Woodmoor, Unincorporated El Paso County

From: [Michelle Beichley](#)
To: [CARCTB](#); [Carrie Geitner](#); [Lauren Nelson](#); [Bill Wysong](#); [Holly Williams](#); [Cory Applegate](#)
Cc: [Meggan Herington](#); trilakespreservation@gmail.com
Subject: Concerns regarding Monument Hill Development
Date: Wednesday, April 29, 2026 9:18:41 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Commissioners,

As a resident of this community, I am writing to share my concerns regarding the impending application by Buc-ee's LLC EPCO. While growth is expected, a development of this scale on Monument Hill does not align with the character of our neighborhood. The environmental impact on our local wildlife, water supply issues and traffic issues are major concerns for my family. If this project is approved, the harm cannot be undone. I would like my opposition to this project to be officially noted for the public record.

Michelle Beichley

From: [Jennifer Wagner](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [Meggan Herington](#); [CARCTB](#)
Cc: [Kenny Hodges](#); [Bret Waters](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [Integrity Matters](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koa.com](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [Jim](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTU News](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [tips@kdvr.com](#); [tips@thefp.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [Opinion@gazette.com](#); [jarvis.caldwell.house@coleg.gov](#); [Tri-Lakes Preservation, Inc.](#)
Subject: Cutting Colorado in half?
Date: Tuesday, May 12, 2026 6:52:29 PM

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Report

El Paso County Digital, Strategy
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Buc-ee's is trying to build a travel center at County Line and I-25, near Monument and Palmer Lake.

Imagine, if you will, the Renaissance Festival in Larkspur. No, not the festival itself. Imagine hopping on the freeway and not being able to drive to Denver on the weekends during the summer. Why? Traffic.

Dead-stop traffic on I-25.

Now imagine this level of I-25 traffic DAILY. NIGHTLY. Every day and every night. I-25 a parking lot.

This is not the place for Buc-ee's. Unlike Johnstown, with an elevation of 4,852 feet above sea level, the land in question today has an elevation of 7,352 feet. It's one of the most dangerous passes in Colorado. When townspeople asked the Buc-ee's representatives what they would do when it snows, they said "we'd hire more snowplows". They lied and said that their plan was in keeping with the town's master plan. (It isn't. The master plan documents list something that serves the local

community, such as a feed store or restaurant.)

But the thing about life on the Divide is... you know you can't just hire more snowplows. ALL the snowplows are out plowing the road for emergency vehicles when we get notable snow. It just goes to highlight how willfully ignorant these Buc-ee's people are. They don't care about safety. They don't care about the towns. They only care about their money.

Don't let someone else's greed effectively cut the state in half. Traffic between Colorado Springs and Denver would be choked 24 hours a day, 7 days a week.

Please say no to this proposed travel stop. Protect the residents of El Paso County. Enforce our zoning laws and master plans. Protect our wildlife, protect our dark skies, and protect our water supply.

Respectfully,

Jennifer Wagner

From: [Joel and Angela DeBoer](#)
To: [Carrie Geitner](#)
Subject: Don't sell out Tri-Lakes
Date: Tuesday, February 10, 2026 3:39:11 PM

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Good afternoon Carrie,

As a resident of North Woodmoor, I am emailing to express my opposition to Buc-ee's within the Tri-Lakes region. The citizens of Monument and Palmer Lake have both rejected the Buc-ee's development for many reasons to include excessive traffic congestion, impacting the wildlife habitat of the Greenland Open Space, and requiring an exorbitant water requirement being among the biggest. The Governor and other state leaders have expressed their opposition to that location.

To put the water usage in comparison, in 2023 the New Braunfels Buc-ee's (68,000 sf) utilizes 12,000,508 gallons according to New Braunfels Utilities. According to planning documents, the proposed Buc-ee's (74,000 sf) will utilize 13,687,000 gallons each year. In 2022, Palmer Lake utilized 133,000 gallons per day average, which equates to 48,545,000 gallons per year. That is 28% of what Palmer Lake uses per year for one business. We are continuously under water restrictions every year even before summer starts, so how is this sustainable?

I ask that you do all you can to keep Buc-ee's from this development. Stand with us, say yes to conservation, and say no to excessive water usage and traffic congestion. They are not wanted, and we cannot sustain its impact long-term. They can and will find other locations that better suit their requirements. Thanks for listening and your attention to this matter.

Respectfully,

Joel DeBoer

From: [Sam H](#)
To: [Meggan Herington](#); [Kenny Hodges](#); governorpolis@state.co.us
Cc: [Carrie Geitner](#); laurennelson@elpasocounty.com; [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [EXTERNAL KRCC News](#); news@7news.com; newstips@9news.com; sam.page@krdo.com
Subject: El Paso county land use
Date: Wednesday, April 22, 2026 12:31:57 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Hello

I do not know where to start, this is about the Buc-ee's that is planned just inside northern elpaso county line. Most of the residents do not want this monster sight to be where it is planned. It will have a negative impact on a number of things, like traffic, neighbor safety, private property values, water usage. And El Paso County could stop all of it at this scale. You all in planning just looked at the Dollar signs.

From: [Patricia Graves](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [jromanello@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [jromanello@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#)
Subject: EPCO request
Date: Monday, February 9, 2026 3:09:39 PM

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Report

El Paso County Digital, Strategy &
Technology (DST)

Dear Ladies and Gentlemen:

I am a Monument resident. I was elated to hear that Buc-ee's would not be ruining our land and causing light pollution, noise pollution, and a draw down on water for the area by building a massive parking lot with fuel and a glorified Walmart.

Now I hear that Palmer Lake, Buc-ee's/Monument Ridge West/Vertex are requesting EPCO 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.

Will you ever stop and listen to what the residents want and need? This newest sneak attack to build another monstrosity of whatever sort is NOT WANTED nor NEEDED. Wake up and start listening to the residents.

I thought you were servants of the people, not money-hungry deal makers focused on destruction of the land.

Patricia K. Graves
Monument, CO 80132
719-659-2205

From: [MELISSA RIESLING](#)
To: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Meggan Herington](#); [Bill Wysong](#); [Cory Applegate](#); [Kylie Bagley](#)
Subject: EXBL261 Buc-ees in north EP County
Date: Tuesday, February 10, 2026 10:56:02 AM

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Report

El Paso County Digital, Strategy
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Dear El Paso County commissioners and Planning staff: I'm writing to express my outrage and anger at Buc-ees still trying to secure the contested location at the top of Monument Hill. I live just one mile from the location and we, the citizens of north Woodmoor/Monument/Palmer Lake have been battling this Texas giant for well over a year. Enough is enough! It is a terrible location due to the local wildlife and weather, plus the outrageous demand on our water system and potential destruction of our night skies.

Buc-ees is not "just a gas station." It is a HUGE Travel center that would destroy our area and access to water.

I respectfully request that you be 100% transparent on your planning and board meetings, where you will discuss your decision regarding this proposed development. You need to hear from the citizens and not pass this through behind closed doors.

When is your next scheduled public meeting? Location?

What is the process you follow to evaluate the recent request by Monument Ridge West LLC to pursue the Buc-ees project?

How comfortable are you in changing the designated zoning to please the Buc-ees project?

Please do not patronize me with some standard "canned" garbage response. We are sick and tired of this game and desire to live in peace.

Respectfully yours, Melissa Riesling

Melissa Riesling
capegrapes@msn.com
c 719-359-2525