

Statement for Project File

The attached documents are **not part of the official record for Project ADM264**. They have been included in the **project file for reference purposes only** and should not be considered as formal submissions or evidence within the project's official record.

**Please include this correspondence in the public record regarding the anticipated
Buc-ees gas station and travel center**

**Subject: Formal Opposition to Proposed Buc-ee's Development Near the Palmer
Divide**

El Paso County Planning Department:

We are writing to formally express our opposition to the proposed Buc-ee's gas station and travel center planned for construction on the Palmer Divide, less than a mile from my residence. Our concerns are based on documented environmental, economic, and community impacts associated with developments of this scale, and on the unique characteristics of this region.

The proposed Buc-ee's would be one of the largest gas stations in the world, featuring **120 fuel pumps**, a **74,000-square-foot foot print**, and **25-35 acres of paved parking and fueling areas**. This type of industrial-scale development is fundamentally incompatible with the Palmer Divide's rural, pastoral setting and with the values and expectations of residents who intentionally chose to live in a quiet, low-density environment.

Below are the key facts that underscore why this project is unsuitable for this location:

1. Extreme Traffic Volume

Buc-ee's internal projections indicate the site would attract **approximately 11,000 vehicles per day**. This level of traffic is entirely inconsistent with the rural character of the area and would place significant strain on local roads and the I-25 interchange. Increased congestion, accident risk, and spillover traffic into nearby neighborhoods are all well-documented outcomes of similar large travel centers.

2. Unsustainable Water Use

The proposed facility is expected to consume **1.3 million gallons of water per month**. This is an alarming figure in a region already experiencing severe water shortages and long-term supply constraints. Approving a high-consumption commercial development during a period of documented scarcity is counter to responsible resource management.

3. Significant Light Pollution

The plan includes **320 light poles** and a **100-foot illuminated advertising sign**. These features would be visible for miles and would permanently degrade the natural night-sky views that define the Palmer Divide. Numerous studies show that excessive artificial light disrupts wildlife behavior, affects human sleep cycles, and diminishes rural quality of life.

4. Proximity to Major Wildlife Infrastructure

The site is located just **two miles from the United States' largest wildlife overpass**, recently constructed over I-25 to protect migratory species and reduce wildlife-vehicle collisions. A high-intensity commercial development so close to this critical conservation investment risks undermining its effectiveness by increasing noise, light, and traffic disturbances.

5. Negative Impact on Property Values

Independent analyses of large-scale fuel centers show that nearby residential property values typically decline. For homes in close proximity, the expected reduction is **7–10%**, representing a substantial financial loss for local homeowners who invested in the area's natural beauty and tranquility.

6. Minimal Local Benefit

According to Buc-ee's own customer-origin data from other locations, **90% of customers will come from outside El Paso County**, and **70% will come from outside Colorado**. This means the development primarily serves transient highway traffic rather than local residents, while the long-term burdens — noise, pollution, traffic, and reduced property values — fall squarely on the surrounding community.

7. Increased Crime, Noise, and Public Safety Risks

Large 24-hour travel centers consistently correlate with increased calls for police service, higher rates of petty crime, and elevated noise levels. These impacts are well-documented in municipalities that host similar facilities and are incompatible with the rural, low-impact character of the Palmer Divide.

For all these reasons, we strongly urge you to oppose the approval of this project. The Palmer Divide is a unique ecological and residential area that deserves thoughtful stewardship. A development of this magnitude would permanently alter the landscape, degrade quality of life, and impose long-term costs on residents while offering minimal local benefit.

Thank you for your attention to this matter and for your commitment to protecting the character and environmental integrity of our community. We welcome the opportunity to provide additional information or participate in any public hearings related to this proposal.

Sincerely,

Kenwood and Kelly Bryant
19955 Doewood Drive

Monument, CO 80132
719-213-7287
Kcbryant54@gmail.com

Buc-ees

From Matt Grubestic <grubestic34@hotmail.com>

Date Tue 3/10/2026 5:31 PM

To Kylie Bagley <KylieBagley@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>

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i

Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

<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.

FW: Buckees

From PLNWEB <PLNWEB@elpasoco.com>
Date Mon 4/6/2026 7:41 AM
To Kylie Bagley <KylieBagley@elpasoco.com>

Tim Chambers
Associate Planning Services Coordinator
El Paso County | Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6937
<https://planningdevelopment.elpasoco.com/>
www.epcdevplanreview.com

-----Original Message-----
From: Kathryn Lewis-Salem <akjsalem@comcast.net>
Sent: Saturday, April 4, 2026 6:21 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buckees

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Hello
Please do not allow Buckees to land in this area. It would be just awful.
Thank you,
Abdel & Kathryn Salem

Buc-ee's

From Andrea Hlosek <andreaHlosek@gmail.com>

Date Sun 5/3/2026 7:31 PM

To 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>; Kylie Bagley <KylieBagley@elpasoco.com>

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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.

Bucee's Opposition

From Bob Welch <bob.welch.731@gmail.com>

Date Thu 6/11/2026 6:53 AM

To 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>; Kylie Bagley <KylieBagley@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>

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Dear EPCO BoCC,

I am writing to express my opposition to the Bucee's planned for the 1-25/County Line road interchange. I run 700 head of cattle on the Douglas County Open space directly across the road to the north and have several fears.

1. Water usage will impact my ag wells and natural spring water on that property that my cattle use—rendering the property potentially unusable
2. The increased traffic will inevitably lead to congestion and accidents on the roadways and trespass issues on the preserved open space.
3. I work diligently to ensure a balance with the natural ecosystem in the area with my cattle. We are just beginning to see elk on the west side of 1-25 in that area and the deer have used the traversed back and forth over County Line road from the neighborhood to the open space for years. This will likely be completely disrupted by the introduction of a mega gas station and the resulting traffic.
4. The community character will completely change from a quiet residential neighborhood and agricultural enterprise to high-traffic headache. Preserving the established feel of communities is part of your duties.

Because of these issues and more I demand a public hearing—no backdoor administrative approvals—to assess the desires of the community and respond accordingly.

Thank you for your consideration of these concerns.

Bob Welch
719-651-8851

FW: Project 212065 / EXBL261 Water Supply Clarification

From Justin Kilgore <JustinKilgore@elpasoco.com>
Date Mon 3/16/2026 12:49 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

FYI

From: dmwieland@comcast.net <dmwieland@comcast.net>
Sent: Monday, March 16, 2026 12:43 PM
To: Justin Kilgore <JustinKilgore@elpasoco.com>
Subject: Project 212065 / EXBL261 Water Supply Clarification

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El Paso County Digital, Strategy & Technology (DST)

Dear Mr. Kilgore,

I am writing to submit comments relating to my unease for the captioned project.

As a nearby resident, I am concerned about the adequacy and long-term reliability of the water supply proposed for this development. I would appreciate clarification on several points related to how the project's water resources are being evaluated.

1. First, has the applicant provided documentation demonstrating a 100-year water supply for the proposed development? If so, has the county completed its review to determine whether that supply is adequate?
2. Second, if the project intends to rely on groundwater wells, how will the county assess potential impacts to existing wells that draw from the Denver Basin aquifers?

3. Third, have any wells proposed for this project been reviewed or approved by the Colorado Division of Water Resources?
4. Finally, is confirmation of a long-term water supply required before the county can approve this project through the administrative process?

Thank you for your time and attention to these questions. Please ensure that this inquiry becomes part of the official public record for Project 212065 – Interstate 25 Properties and Monument Ridge West (EXBL261).

Sincerely,

Debra Wieland
3755 Sunview Ct.
Monument, CO 80132



Buc-ee's has been really quiet lately... — Nextdoor 7 wks ago

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Sun 3/15/2026 9:30 PM

To Kylie Bagley <KylieBagley@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; camibremer@elpasoco.co <camibremer@elpasoco.co>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>

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Dear EPCO Commissioners and Kylie,

This is a 7 week old entry to Next Door but it's just as pertinent now as it was then so I'm sending again.

From my neighborhood: https://nextdoor.com/p/WCdFZ5_L7dXL/c/1525505583?utm_source=share&share_platform=6&utm_campaign=1773630794756&share_action_id=924c3c76-e03f-4140-a8b4-3fb8ad4dff4.

Diane Starkey
Palmer Lake, CO

Sent from my iPad

Fwd: Buc-ee's proposal for unincorporated El Paso county property on County Line

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Tue 3/24/2026 4:14 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

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Begin forwarded message:

From: Diane Starkey <starkeyjer17_7n8@outlook.com>

Date: March 24, 2026 at 4:08:11 AM MDT

To: 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>, megganherington@elpasoco.com

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

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

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

- **Consumption of water**

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

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

- **Property Rights/Values**

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

station in the world

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

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

Sincerely,

Diane Starkey

383 Largo Ave.

Palmer Lake, CO 80133

FW: Buc-ee's proposal for unincorporated El Paso county property on County Line

From Mindy Schulz <MindySchulz@elpasoco.com>

Date Tue 3/24/2026 9:05 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

 1 attachment (20 MB)

IMG_9049.MP4;

FYI- I did not respond.



Mindy Schulz
Deputy Executive Director
Planning & Community Development
719.520.6304
<https://planningdevelopment.elpasoco.com/>

From: Diane Starkey <starkeyjer17_7n8@outlook.com>

Sent: Tuesday, March 24, 2026 8:53 AM

To: Mindy Schulz <MindySchulz@elpasoco.com>

Subject: Re: Buc-ee's proposal for unincorporated El Paso county property on County Line

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El Paso County Digital, Strategy & Technology (DST)

Hi Mindy,

I know this is an obvious question but just to clarify the property owner has to declare if they're building a Buc-ee's and go through zoning and all that entails ie public hearing etc. if that's their intent, correct? It feels like something nefarious is going on, like some kind of ill intent towards the TriLakes residents Buc-ee's and the property owners are playing, and maybe the EPCO Commissioners know what it is too. Please have the best intentions towards your constituents and neighbors regarding this monstrous business that does not belong on this property or in the TriLakes area or in the vicinity of the Denver Basin Aquifer.

Thank you.
Best regards,
Diane Starkey

On Mar 24, 2026, at 4:58 AM, Diane Starkey <starkeyjer17_7n8@outlook.com> wrote:

Begin forwarded message:

From: Diane Starkey <starkeyjer17_7n8@outlook.com>
Date: March 24, 2026 at 4:08:14 AM MDT
To: 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>, meghanherington@elpasoco.com
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

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:

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 - [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**
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- **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

Land and water rights for land near County Line Road transferred to Buc-ee's — Nextdoor

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Fri 4/24/2026 12:48 AM

To Holly Williams <HollyWilliams@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>

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Dear EPCO Commissioners,

Why are we in the TriLakes region in El Paso County continually dealing with this intrusion of ongoing badgering by Buc-ee's conglomerate to build their travel center that will not directly benefit the TriLakes region on what used to be pristine land. Why are these associated companies of Buc-ee's playing games building their infrastructure, continuing to seemingly get everything they're asking for ie the additional 10 acres, dirt poured onto the pristine land bordering thousands of acres of preserved land that millions of dollars have bought and paid for, permission to drill two wells into our Denver Basin/Arapahoe aquifers that are known to be non refilling aquifers because of the clay formations in between the aquifers.

So are you going to say no to them when the aquifers water supply doesn't meet their requirements for their annual needs to support their business. Have you got it figured out how to say no, have you at least told them there's no guarantee they're going to be able to build there so you won't be sued after they've spent millions of dollars building the infrastructure to support their Buc-ee's business? I hope you have something in writing that says there's no guarantee they'll be able to build on that land.

You have to know how desperately the people of TriLakes hate the idea of Buc-ee's in our area, it doesn't fit there, it doesn't belong there. Please put it somewhere outside of the Denver Basin aquifers unless you can guarantee there is enough water to last 300 years. You know you cannot make the guarantee of even 100 years of water supply from this aquifer. Please do your due diligence to protect the businesses and homes in the TriLakes area that they'll have the water they need. Please do not say to yourselves or each other "I'll be dead and gone by the time the water dries up, it's not my problem"! But your great (great) grand children will have to live with your decisions because these decisions will not be forgotten. Some people's water wells could start being affected in your lifetime, or at least your children's lifetimes. Is that what you want your legacy to be when all the written articles and books will show the terrific fight of the local towns people pleaded with you not to allow this unassociated water guzzling company be built on this aquifer.

I'm asking each of you to dig deep into your consciences, if you have to do that because it's not

already on your hearts and minds that this is the wrong business for this area with a weak water reservoir. This is where righteous behavior comes into play, doing what's right for the people who live here within your district of jurisdiction. Thank you to those of you who have clean consciences, who live righteously and know where you'll spend eternity because of right decisions for people who care about their environment.

I sincerely thank you and bless you for doing what is right,
Diane Starkey
PO Box 794
Palmer Lake, CO 80133

Check out this post on Nextdoor: https://nextdoor.com/p/M5Tx_r8PRNH9?utm_source=share&extras=OTE4OTUxODY%3D&share_platform=6&utm_campaign=1777009674790&share_action_id=6e7c3f48-00e9-4781-8acc-3b81cf6dbe77

Sent from my iPad

PICTURE BUC-EES TRAVEL CENTER NEXT DOOR TO YOUR HOME, USING YOUR WATER SUPPLY, BLOCKING YOUR STREET, AND LIGHTING UP YOUR SKY

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Fri 5/1/2026 9:11 AM

To Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>

 6 attachments (6 MB)

Video.mov; image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg; image4.jpeg;

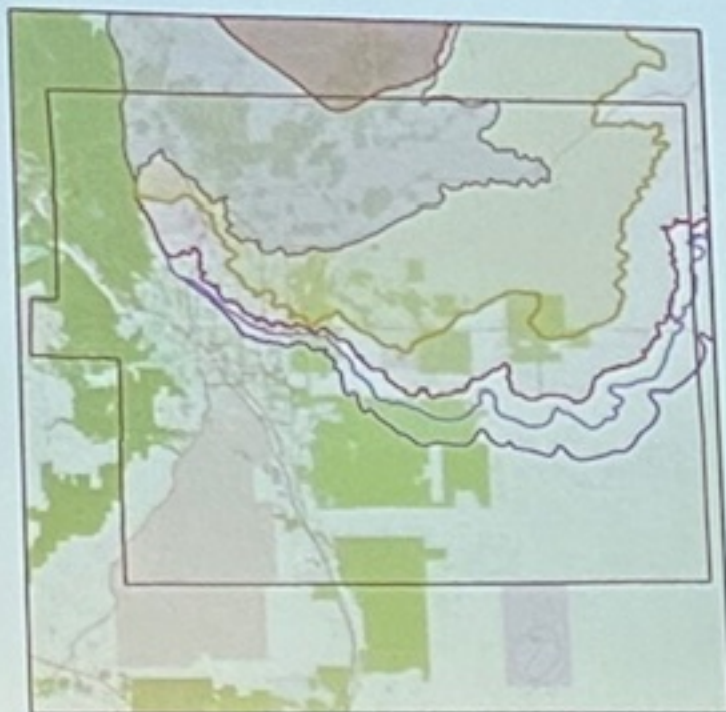
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Areal Extent of Denver Basin Aquifers in County



LEGEND

- El Paso County
- Upper Dawson Aquifer
- Lower Dawson Aquifer
- Denver Aquifer
- Arapahoe Aquifer
- Laramie Confining Layer
- Laramie-Fox Hills Aquifer



Data Source: Paschke, S.S. (editor) 2011. Groundwater availability of the Denver Basin Aquifer System; U.S. Geological Survey Professional Paper 1770, Chapters A-C, 274 p.



VOTE FOR THE FUTURE OF PALMER LAKE



Don't let
THIS

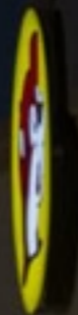


become
THIS

VOTE YES ON ANNEXATION MEASURE



JOHNSTOWN



Notice of Intent to Join Action

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Wed 5/20/2026 9:38 PM

To Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>

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Dear Ms. Sarah Brucker,

I am writing in support of all Monument residents and all of us in The Denver Basin aquifer who will be affected by Buc-ee's future request to withdraw over 1 million gallons of water/month.

I hereby submit this copy of those residents: Notice of Intent To Join Action - Related to Hearing requests for Well Permit Numbers 90715-F and 90716-F by Monument Ridge West, LLC.

 IMG_8457.jpg

CO 80132 and Palmer Lake 80133 which utilizes domestic well Permit #'s. We rely on the Denver Basin/Dawson aquifer for our primary water source. Due to the hydraulic connectivity between the Dawson and Denver aquifers, all part of the Denver Basin, the proposed withdrawals pose a possible threat to my water rights.

To reduce duplicity of the same requests for hearing, I simply request to join. I request to join the hearing requests from:

Tracy E. John 18810 Spring

Valley Rd Monument, CO 80132

twonome@msn.com/

719-640-1203 Well Permit No. 310921 (Dawson Aquifer) The Murphy Family Trust, 2505

County Line Ra. Monument, CO

80132jzmurphy17@gmail.com |

970-846-9555 Well Permit No.

193414 (Dawson Aquifer)

Milton and Jaime Murphy, 2595

County Line Ra. Monument, CO

80132jzmurphy17@gmail.com |

970-846-9555 Well Permit No. 189178 (Denver Aquifer).

I stand in agreement with my fellow citizens that a Buc-ee's drawing water from a non refilling aquifer will cause egregious damage to our water supply. You are responsible for making a decision to refuse their application request through the EPCO Commissioners.

Sincerely,

Diane Starkey

PO Box 794

373 Largo Avenue

Palmer Lake, CO 89133

PS Please forgive the font size discrepancy

Your responsibility as ELPASOCOCOM to stop the Buc-ee's Machine

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Fri 5/22/2026 7:20 PM

To Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>; Laurel Schow <ljfschow@gmail.com>

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May 12, 2026

El Paso County Board of County Commissioners Regular Meeting

As posted for we citizens to see by

Laurel Schow

Woodmoor, CO

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

Public Comment — Lanette Prosseda

Timestamp: 00:24:48

“Commissioners, the current construction of Beacon Light is not a gray area. It’s not a policy preference. It is a clear test of whether this county will follow Colorado law or ignore it at the expense of its taxpayers.

The law is explicit under the Local Government Land Use Control Enabling Act and the County Planning and Subdivision Act. When infrastructure is built primarily to serve a private developer, the developer must pay for it — not partially, not eventually, in full.

Why was I told that a correct commercial geotechnical report was not feasible? The developer must pay and hold our community and county harmless.

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

being used to benefit a private corporation unless there is a true public purpose.

So the question before you is simple: Where is the public purpose here?

A 3.5-mile conversion of a rural road into a major arterial, a diamond interchange, infrastructure

scaled far beyond the needs of local residents. The Tri-Lakes community made clear by vote there were no local benefits.

We repeatedly listened as the developer stated and made it quite clear this project is designed to

draw tourists to a single private enterprise, not to serve the community.

That matters because when the benefit is private, the cost must be private. It's not opinion.

That's

the law. And yet today taxpayers are already carrying a burden they should never have been asked to bear.

Beacon Light sits on expansive soils, one of the most well-documented and high-risk geotechnical conditions in Colorado. These soils crack foundations, warp roads, and drive long-term maintenance costs. They demand extensive mitigation, specialized engineering, and constant oversight.

Exactly who will be held liable for any future cost for long-term maintenance?

Colorado is clear on this as well. When a developer chooses to build in hazardous conditions, the developer assumes the full cost and the full risk. That includes comprehensive commercial-grade

geotechnical studies and full legal accountability for failure.

But that's not what is happening. Instead, El Paso County has been shifting those costs and those risks onto the public, onto families that will never use this interchange the way the developer intends, onto taxpayers who were promised responsible stewardship of their money. It's not just unfair, but directly against what Colorado law requires.

So I ask you plainly: Why are taxpayers subsidizing a private enterprise? Why is the county assuming long-term liability for infrastructure built on known hazardous soils?

This is not antidevelopment. Development done right strengthens a community, but development that offloads its costs onto the public weakens it.

This is about accountability. It is about the rule of law. It is about whether this board will protect the people it represents. You have both the authority and the obligation to correct this."

We the citizens of El Paso County see what's happening and it's up to you to stop it.

"The same developer, through the same consultant, led by former planning director Craig Dossey, the author of the administrative authority provisions now being used, is navigating the application through a framework he designed.

He knows this code. He knows that if a 74,000-square-foot travel center with 120 fuel pumps can be classified as a convenience store, the project remains on the administrative track. Mr.

Dossey

wrote the provision that allows that classification. It's still in the code today — Section 5.2.3 — unchanged in nine years."

You are we the citizens of TriLakes, Colorado, our El Paso County Commissioners. Your decisions affects us personally forever. It's time for you to stop this "Buc-ee's machine" before their representatives push through their incongruous project without representation on the citizens of TriLakes of El Paso County. We need you to be courageous and righteous as our elected representatives, please let us see your backbone as we've never before seen. Please STOP being part of the machine. How else, and how many times can we say this? Hear our cries to stop this illegal scheme.

In Earnest, Diane Starkey

NO to Buc-ee's

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Wed 5/27/2026 8:48 PM

To Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>

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RE: Public Concern —

Impending Application by Buc-ee's LLC EPCO to Construct a Buc-ee's on Monument Hill

Dear Commissioners:

A Buc-ee's at this location is wrong for this community. It's wrong because of the threat to our water supply, our non refilling aquifer should be for local businesses and homeowners only, not a gigantic 74,000sq ft business in a local commercial zoned area. Where are you going to get water to replace dry wells. I wonder if you live within the Denver Basin Aquifer, if so this will obviously affect you as well. There is no quarantine because no one really knows how long the aquifer will last and adding a Buc-ee's drawing 1 million gallons a month will shorten whatever time we have before wells begin to dry up.

It's wrong because of traffic impeding workers traveling from Colorado Springs to Denver and from Denver to Colorado Springs. It's wrong because it will impede local traffic from making local stops at local businesses, who wants to fight traffic for a what used to be a quick run to Walgreens pharmacy, or a local restaurant for an enjoyable night out with your family when out of town travelers will be using a Buc-ee's 24 hours a days, 7 days a week. Picture this in your own neighborhood. No more dark skies in our neighborhoods, no more peace or freedom for wild animals in their usual habitat running free in our backyards, or on 36,000 acres of preserved land within view of a monstrous establishment with 120 gas pumps. It does not belong on Monument Hill, what used to be pristine

property right next to 36,000 acres of preserved land, AND, right next door are expensive homes which will be devalued significantly, who wants to look at a Buc-ee's establishment out your multi-windowed home.

It is NOT a convenience store by definition or, any stretch of your imagination, it is a 74,000 sq foot travel center, a destination center for those coming from out of town, gassing up their vehicles, etc., and leaving for their final destination, with no value to local businesses.

For the public record, I am submitting my opposition to this project.

With due respect for your constituents, I remain opposed to Buc-ee's, LLC
EPCO Travel Center on Monument Hill,
Diane Starkey
Palmer Lake, CO

Say no to Buc-ee's

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Thu 6/11/2026 6:19 AM

To 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>; Kylie Bagley <KylieBagley@elpasoco.com>

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Dear ElPaso county Commissioners,

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

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

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

Re: Zoning of 10 acres is C1

From Diane Starkey <starkeyjer17_7n8@outlook.com>

Date Fri 3/13/2026 6:15 PM

To Kylie Bagley <KylieBagley@elpasoco.com>

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Dear Kylie,

So have the Larsons filed on Buc-ee's behalf? Has there been sewer work started on behalf of Buc-ee's? Are you and/or the EPCO Commissioners going to approve Buc-ee's Travel complex? Diane Starkey

Diane Starkey

 image0.jpeg

Sent from my iPad

On Mar 12, 2026, at 10:42 AM, Kylie Bagley <KylieBagley@elpasoco.com> wrote:

Daine,

The application is strictly to move an internal lot line between two property owners, staff found that the application met the criteria for a Boundary Line Adjustment within our Land Development Code.

I am unaware of a request brought forward to the County previously on these properties, so I cannot speak to that request.

The approval of the Boundary Line Adjustment does not approve construction on this site. Any request to develop within the County will be required to go through additional applications.

Thank you,

<Outlook-El
Paso Co.png>

Kylie Bagley
Principal Planner
Planning and Community Development
719.520.6323
www.elpasoco.com

From: Diane Starkey <starkeyjer17_7n8@outlook.com>

Sent: Thursday, March 12, 2026 10:09 AM

To: Kylie Bagley <KylieBagley@elpasoco.com>

Subject: Re: Zoning of 10 acres is C1

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Dear Kylie,

Can you please tell me why it was authorized when there are so many citizens in the Trilakes area who do not want to see anything that could encourage Buc-ee's to apply for use of that land. Because they haven't applied doesn't mean they won't and giving approval to adding land seems like an encouragement from El Paso County to continue their application process when EPCO said no to their request before. Why was this a yes?

Please say NO to any further requests by Buc-ee's travel center. They're 8,000 to 15,000, possibly more vehicles/day, will change our area for the worse forever, plus their use of 1 million gallons+ of wasted water per/month only to benefit them. This massive travel center should not be the entrance to our beautiful 40,000+ acres of preserved wildlife preserve. Where locally will you have a chance to see this.

<image0.jpeg>

Or this

<image1.jpeg>

or this

<image2.jpeg>

Not with thousands of cars disrupting these kinds of scenes. Please, please work on behalf of your constituents to not allow this horrible establishment to come to this property or anywhere near the Denver Basin aquifer.

Thank you,

Diane Starkey

Palmer Lake, CO

On Mar 12, 2026, at 8:17 AM, Kylie Bagley <KylieBagley@elpasoco.com> wrote:

Diane,

The application to move the Boundary Line was approved on Tuesday March 10 administratively. We still do not have an application in for a Buc-ee's at this time.

Thank you,

<Outlook-El
Paso Co.png>

Kylie Bagley
Principal Planner
Planning and Community Development
719.520.6323
www.elpasoco.com

From: Diane Starkey <starkeyjer17_7n8@outlook.com>
Sent: Wednesday, March 11, 2026 4:26 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Re: Zoning of 10 acres is C1

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Dear Kylie,

Can you please update me on where we are at with the issue of moving the boundary line, and, any update of Buc-ee's making a move on the acreage in unincorporated EPCO. How close are you to making a decision? Will the EPCO Commissioners also be involved in this decision at some point?

Thank you for the latest information available on this issue.

Diane Starkey
373 Largo Ave.

Palmer lake, CO 80133

On Feb 26, 2026, at 1:01 PM, Kylie Bagley
<KylieBagley@elpasoco.com> wrote:

Diane,

The County did an initial review on the application for the Boundary Line Adjustment and sent back comments to the applicant. We are waiting on their resubmittal that will address our comments. I do not know when a decision will be made since we are still in the review phase. The County has not received an application for a Buc-ees.

Thank you,

<Outlook-El
Paso Co.png>

Kylie Bagley
Principal Planner
Planning and Community Development
719.520.6323
www.elpasoco.com

From: Diane Starkey <starkeyjer17_7n8@outlook.com>
Sent: Wednesday, February 25, 2026 3:52 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Re: Zoning of 10 acres is C1

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the El Paso County technology network.
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you are unsure of the integrity of this message.**

Hi Kylie,

How is this going re moving the boundary line on land in unincorporated El Paso county. Have you had any more interest

from Buc-ee's wanting to build on the additional 10 acres the land owner wants to add to their original plat of land.

How soon will there be a decision on moving the boundary line. I'm not sure where to get updates on this application. Trying not to have any unexpected surprises. I am concerned that building a Buc-ee's may fit in your EPCO C1 classification of what buildings are allowed. It certainly appears way too big for TriLakes and Palmer Lakes C1 classification.

Please update me with anything you can.

Thank you, Diane Starkey

On Feb 17, 2026, at 10:38 AM, Kylie Bagley
<KylieBagley@elpasoco.com> wrote:

Diane,

That appears to be the C1 from the City of Colorado Springs, the C-1 in the County is as follows:

4.4.1. C-1, Commercial (Obsolete)

- (A) **Purpose.** This district is established for the purpose of providing for commercial activities.
- (B) **Allowed, Special, Accessory, and Temporary Uses.** The allowed, special, accessory, and temporary uses in the C-1 district are shown in the Use Table in Chapter 5.
- (C) **Use and Dimensional Standards.** All uses and development in the C-1 district are subject to the Use and Dimensional Standards in Chapter 5.
- (D) **General Development Standards.** All uses and development in the C-1 district are subject to the General Development Standards in Chapter 6.
- (E) **Development Standards for Building Walls.** The wall of any building shall be constructed of 4 hour fire resistant material if it is located within 3 feet of a side lot line or if it is located within 5 feet of a side lot line where the lot or parcel adjoins a residential district.

- (F) **Maintenance Plan.** A maintenance plan conforming to the requirements of Chapter 6 shall be approved by the PCD Director prior to the issuance of any building permit.
- (G) **Site Development Plan.** Site development plan approval is required for all development prior to authorization of a building permit.
- (H) **Platting.** No building permits shall be granted on any portion of property which is currently zoned C-1 until the property is platted in accordance with this Code, unless otherwise exempted by Statute.

If a property, at the time of its creation, was established in accordance with all applicable subdivision regulations, platting of the property is not required for issuance of a building permit. It shall be the responsibility of the person seeking a building permit to submit the necessary documentation to the PCD to substantiate the legal creation of the property.

Discontinuance of Zoning or Rezoning. No land shall be zoned or rezoned to C-1 on or subsequent to May 1, 1991. All land zoned C-1 on or before May 1, 1991, shall remain zoned C-1 and shall be subject to all the provisions of the C-1 district until such time as the land is either rezoned or annexed.

Here is the link to our allowed uses which will show what type of commercial uses are allowed in the C-1 zoning district

https://library.municode.com/co/el_paso_county/code_s/land_development_code?nodeId=TABLE_5-1PRUS

Thank you,

<Outlook- Logo Desc.png>	<p>Kylie Bagley Principal Planner Planning and Community Development 719-520-6323 Office hours: Monday- Friday 7:30am- 4:30pm</p> <p>https://planningdevelopment.elpasoco.com</p>
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From: Diane Starkey
<starkeyjer17_7n8@outlook.com>
Sent: Monday, February 16, 2026 1:24 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Re: Zoning of 10 acres is C1

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Dear Kylie,

Is this our usage of a C1
zoning in Colorado Springs?
This is what I could pull up
online. It doesn't look like a
Buc-ee's is eligible on this
property they are looking to
expand.

Thank you. [Diane Starkey](#)

Diane,

The two properties involved in
the boundary line adjustment
application are both zoned C-1
which is a commercial zone
district in the County. We
currently do not have a Buc-
ee's application submitted to
the County. If an application is
submitted to the County we
will review the application and
determine the appropriate

process they need to go through.

Thank you,

<Outlook- Logo Desc.png>	Kylie Bagley Principal Planner Planning and Community Development 719-520-6323 Office hours: Monday- Friday 7:30am- 4:30pm https://planningdevelopment.elpasoco.com
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From: Diane Starkey
<starkeyjer17_7n8@outlook.com>
Sent: Thursday, February 12, 2026 4:17 PM
To: Kylie Bagley
<KylieBagley@elpasoco.com>
Subject: Zoning of 10 acre lot is residential

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Dear Ms Bagley,

I was referred to you from Paula Linhares due to my questions on zoning of the two properties that Monument West LLC/Buc-ee's has requested to have the property line moved to join the two properties even

though they are zoned differently. Neither zoning is appropriate for a Buc-ee's sized business on either properties, so my question is who makes the decision for any change of zoning? A Buc-ee's is inappropriate zoning for either of those properties so how can this request go any further?

Thank you for your response to my question.

Sincerely,
Diane Starkey
Palmer Lake, CO 80133

<Outlook-Logo Desc.png>

Fw: Bucees on Monument Hill

From Joe Letke <JoeLetke@elpasoco.com>
Date Fri 5/1/2026 3:06 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

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From: Joan Mac <jmacd1@hotmail.com>
Sent: Friday, May 1, 2026 2:35:22 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Bucees on Monument Hill

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Dear Sir,

As a resident of Monument in the Tri Lakes Neighborhood of Monument/Woodmoor/ Palmer Lake, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location.

Our community is defined by its natural character and restorative environment. This industrial-scale project threatens our quality of life in several critical ways:

Infrastructure & Traffic: Our local roads and the I-25 interchange cannot handle the exponential increase in passenger and heavy-vehicle traffic this brand attracts. This poses a direct safety risk to residents.

Water Scarcity: I am deeply concerned about the impact of a high-volume operation on our local aquifers. Diverting millions of gallons of water for a commercial travel center is unsustainable for our region's long-term health.

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique. The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial.

We, the people of the community are 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.

Thank you for listening to our precious community.

Respectfully,
Joan S. MacDuff

Joan

FW: Buc-ees

From PLNWEB <PLNWEB@elpasoco.com>
Date Mon 4/6/2026 7:41 AM
To Kylie Bagley <KylieBagley@elpasoco.com>



Tim Chambers

Associate Planning Services Coordinator
El Paso County | Planning and Community
Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6937
<https://planningdevelopment.elpasoco.com/>
www.epcdevplanreview.com

From: Joel Schott <joelrschott@gmail.com>
Sent: Friday, April 3, 2026 11:18 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buc-ees

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- This is their first email to your company.

[Mark Safe](#) - [Report](#)

El Paso County Digital, Strategy & Technology (DST)

To whomever,

While the County and City cater to developers in all possible ways, and claim to be in "accordance with the law", you legally CAN put ANY property development to a vote of the people. In case you forgot, We The People make laws for the well being of the people and our communities. More importantly, a moratorium on gas stations with more than 10 pumps can be implemented. The PEOPLE DON'T want a buc-ee's at the most dangerous part of I25 destroying God's creations or polluting our communities air and water.

Regards,
Joel Schott
719.963.4599

Fw: No Buc-ee's.

From Joe Letke <JoeLetke@elpasoco.com>
Date Fri 5/1/2026 3:06 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

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From: Multi- Facets <multifacets@gmail.com>
Sent: Thursday, April 30, 2026 7:10:15 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: No Buc-ee's.

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- This is their first email to you.

Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Not now. Not ever. Not in these parts of Colorado. Not near the Tri-Lakes area, not near County Line Road, not anywhere.

We do not have the room. We do not have the roads. We most especially do not have the water. If you are being paid to allow it, it is not worth it. Such a poor choice will ruin the Tri-Lakes area, and for what? Truly, for *what?*

Thank you for your time.

- K. Barrow.

--

=====

"Human salvation lies in the hands of the creatively maladjusted."

Re: Land Use Question

From Kaitlyn Zimmitti <k.zimmitti@gmail.com>

Date Thu 4/23/2026 7:54 PM

To Kylie Bagley <KylieBagley@elpasoco.com>

 2 attachments (37 KB)

image001.png; Outlook-El Paso Co.png;

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- This is their first email to you.

Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Kylie,

Based on all of the expected water use, light pollution, 24/7 operations, is there anything we in the community can do to stop this? This feels dirty and underhanded business dealings. It also feels like the county is trying to wash their hands of responsibility based on what's at that website you sent.

I'd like to be able to protect our area. Protect the home values of the homes in that area, so many things. Palmer Lake proved they didn't want it because of multiple reasons that would impact the community. We in Woodmoor feel largely the same.

Are there no laws against excessive water use? Or can you please tell me how our voices from the county can be heard? Is this something we can call to a vote with enough signatures? If more people in a 10 mile radius vote for it then against it, I'd be willing to lay down my metaphorical pitch fork and say fine, this is what the community wants, but I think we've proven time and time again over the last year that it is not what we want.

Thank you,


Kaitlyn Zimmitti

On Tue, Apr 14, 2026, 8:28 AM Kylie Bagley <KylieBagley@elpasoco.com> wrote:

Kaitlyn,

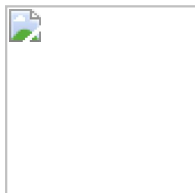
The County does not currently have an application in for a Buc-ee's. I have attached a link from the County that talks about the Buc-ee's <https://planningdevelopment.elpasoco.com/buc-ees/> I hope this helps.

Thank you,

 El Paso County
Seal El Paso County
Seal Established
1861 with
mountains in the
middle of the seal.

Kylie Bagley
Principal Planner
Planning and Community Development
719.520.6323
www.elpasoco.com

From: PLNWEB <PLNWEB@elpasoco.com>
Sent: Tuesday, April 14, 2026 7:23 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: FW: Land Use Question



Gayle Jackson
Administrative Assistant
El Paso County | Planning and Community Development
[2880 International Circle Suite 110](#)
[Colorado Springs, CO 80910](#)
Phone: 719-520-6300
<https://planningdevelopment.elpasoco.com/>
www.epcdevplanreview.com

From: Kaitlyn Zimmitti <k.zimmitti@gmail.com>
Sent: Monday, April 13, 2026 7:10 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Land Use Question

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Good Evening,

Can you disclose if BucEe's is pursuing land development off of I-25 in Palmer Lake and also near the Woodmoor Improvement Association homes?

I'm not sure if this is the right office. If not could you please direct me to the office I should contact?

I am a resident of Woodmoor and concerned that we were successful in deterring this development at the town level, but it seems to be coming through the county with no checks or input from the community it's being imposed on. Do we have any recourse? Can you please let me know if there will be any county meetings on this construction if it is in fact progressing?

Thank you for your help,

Kaitlyn Zimmitti
908-642-7403

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Buc-ees and The Tri-Lakes Region

From Kendra Glaser <kendraglaser@yahoo.com>

Date Wed 5/13/2026 11:08 AM

To 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>; Kylie Bagley <KylieBagley@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>

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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

Buc-ee's Travel Center Opposition Letter

From Rodney and Laura Leone <theleones@gmail.com>

Date Fri 4/3/2026 3:32 PM

To Kylie Bagley <KylieBagley@elpasoco.com>

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Report

El Paso County Digital, Strategy
& Technology (DST)

April 3, 2026

Dear Ms. Bagley,

My husband and I live in Colorado Estates which is an area directly near the proposed Buc-ee's development. I recently sent emails to the EPCO Board of County Commissioners 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 becoming 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. 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. Bagley 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

Buc-ee's is NOT a Convince Store

From Laurel Schow <ljfschow@gmail.com>

Date Mon 6/22/2026 7:24 PM

To Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>

Cc PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us <michaela.snow@state.co.us>; cdphe.commentswqcd@state.co.us <cdphe.commentswqcd@state.co.us>; Jason.Ullmann@state.co.us <Jason.Ullmann@state.co.us>; Tracy.Kosloff@state.co.us <Tracy.Kosloff@state.co.us>; ColoradoES@fws.gov <ColoradoES@fws.gov>; mlakind@tomgov.org <mlakind@tomgov.org>; Steve King <sking@tomgov.org>; sabbott@tomgov.org <sabbott@tomgov.org>; csmith@tomgov.org <csmith@tomgov.org>; lkronick@tomgov.org <lkronick@tomgov.org>; kkimple@tomgov.org <kkimple@tomgov.org>; mfiorito@tomgov.org <mfiorito@tomgov.org>; Integrity Matters <integritymatterscos@gmail.com>; governorpoli@state.co.us <governorpoli@state.co.us>; natasha_hutson@bennet.senate.gov <natasha_hutson@bennet.senate.gov>

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Report

El Paso County Digital, Strategy
& Technology (DST)

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:

[goog_1497775651]

<https://youtube.com/shorts/VFDm51xB8ZA?si=nB0YtR9wv8gjwMF7>

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.

Public Record Submission: May 12 2026 EPC BOCC Public Comments Regarding Buc-ee's, Administrative Authority, and Public Hearing Rights

From Laurel Schow <ljfschow@gmail.com>

Date Tue 5/19/2026 3:03 PM

To Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>

Cc Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us <michaela.snow@state.co.us>; cdphe.commentswqcd@state.co.us <cdphe.commentswqcd@state.co.us>; Jason.Ullmann@state.co.us <Jason.Ullmann@state.co.us>; Tracy.Kosloff@state.co.us <Tracy.Kosloff@state.co.us>; ColoradoES@fws.gov <ColoradoES@fws.gov>; mlakind@tomgov.org <mlakind@tomgov.org>; Steve King <sking@tomgov.org>; sabbott@tomgov.org <sabbott@tomgov.org>; csmith@tomgov.org <csmith@tomgov.org>; lkronick@tomgov.org <lkronick@tomgov.org>; kkimple@tomgov.org <kkimple@tomgov.org>; mforito@tomgov.org <mforito@tomgov.org>; Integrity Matters <integritymatterscos@gmail.com>; governorpolis@state.co.us <governorpolis@state.co.us>; natasha_hutson@bennet.senate.gov <natasha_hutson@bennet.senate.gov>; jess_cohen@hickenlooper.senate.gov <jess_cohen@hickenlooper.senate.gov>

 1 attachment (204 KB)

EPC_BOCC_PC PDF Package_transcript excerpts incl_05-12-2026_SCHOW.pdf;

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Clerk of the Board and Members of the El Paso County Board of County Commissioners,

I am submitting the attached public comment package for entry into the public record pursuant to the Colorado Open Records Act. These materials were prepared for and presented during the public comment period of the May 12, 2026 El Paso County BOCC regular meeting.

The package includes public comments, supplemental materials, and transcript excerpts from multiple Tri-Lakes area residents addressing the land use process, expanded administrative authority, public participation, environmental stewardship, infrastructure liability, and the continuing concerns surrounding the proposed Buc-ee's development on Monument Hill.

Included in the package is a transcript excerpt of the public comment proceedings, prepared by the submitting party from the publicly available meeting recording hosted at cloud.castus.tv.

The submission also includes supplemental reading materials referenced during the meeting proceedings.

A detailed table of contents appears on the cover page of the attached PDF.

Respectfully submitted,

Laurel Schow
Woodmoor, CO
28-year resident, Tri-Lakes Region
42-year resident, El Paso County

FW:

From Joe Letke <JoeLetke@elpasoco.com>
Date Tue 4/28/2026 12:20 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 Office
<https://planningdevelopment.elpasoco.com/>

From: Lonnie Westphal <lwestphal@yahoo.com>
Sent: Tuesday, April 28, 2026 12:00 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject:

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El Paso County Digital, Strategy & Technology (DST)

I am one who supports Buc-ees.

Lonnie J Westphal, Colonel Emeritus
Colorado State Patrol

FW: Please,no Buckees. I'm on a well and getting worried.

From Joe Letke <JoeLetke@elpasoco.com>
Date Thu 4/30/2026 12:14 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

Thank you,

! PLEASE NOTE: Scammers have been sending out fake invoices for permit fees. These invoices are fake. All fees are paid on <https://epcdevplanreview.com/> or in our main office building. During this time, I ask you be hyper vigilant regarding fraud invoices. !

If you have any quesitons about fees or invoices please do not hesitate to reach out to me by phone or email.

Important Notice

It has come to our attention that applicants are receiving spam emails with invoices or requests for application fees. The spam emails end in “@usa.com”. These are phishing attempts. Disregard the emails and do not pay any invoice or amount due listed on the emails. You may report the emails to the following:

- To the FTC: Go to [ReportFraud.ftc.gov](https://reportfraud.ftc.gov) to file a complaint.
- To the IC3: Visit the FBI’s Internet Crime Complaint Center website at ic3.gov to report the phishing attempt.

Please note that requests for payment are sent through Edarp and are paid through Edarp. If you have any questions, please contact us at 719-520-6300.



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 Office
<https://planningdevelopment.elpasoco.com/>

From: lumargaret@aol.com <lumargaret@aol.com>
Sent: Thursday, April 30, 2026 11:49 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Please,no Buckees. I'm on a well and getting worried.

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El Paso County Digital, Strategy & Technology (DST)

Thank you
Margaret

[Sent from AOL on Android](#)

FW: Buc'ess

From Joe Letke <JoeLetke@elpasoco.com>
Date Mon 4/27/2026 10:31 AM
To Kylie Bagley <KylieBagley@elpasoco.com>

From: Melissa Polvi <mpolvi@live.com>
Sent: Sunday, April 26, 2026 8:23 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Buc'ess

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El Paso County Digital, Strategy & Technology (DST)

Hi Joel

The people, Palmer Lake and Monument.

Do not want Buc'ess Built here. This never took into effect the people that live across from my 25 and can see the blaring lights and all of the construction that will go on for at least a year

Besides 30 acres of poured cement over pine trees. It makes no sense.

Thank you we don't want this here

Get [Outlook for iOS](#)

FW: Opposition to Proposed Buc-ee's Development Near Greenland Open Space

From Joe Letke <JoeLetke@elpasoco.com>
Date Tue 4/28/2026 1:26 PM
To Kylie Bagley <KylieBagley@elpasoco.com>

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 Office
<https://planningdevelopment.elpasoco.com/>

From: Pamela Crowley <pamela@omni-transportation.com>
Sent: Tuesday, April 28, 2026 1:01 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Opposition to Proposed Buc-ee's Development Near Greenland Open Space

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El Paso County Digital, Strategy & Technology (DST)

Dear Mr. Letke,
I am writing as a concerned resident and business owner in unincorporated El Paso County, living in close proximity to the proposed Buc-ee's development site. I respectfully urge the State of Colorado, El Paso County, the

Town of Monument, and the Town of Palmer Lake to take a firm and unified stance against this project and formally oppose its advancement at the currently proposed location.

The proposed site, situated directly across from Greenland Open Space and near the newly constructed wildlife overpass along I-25, represents a uniquely sensitive corridor where the potential harm to wildlife, natural resources, and long-term environmental sustainability far outweighs any localized economic benefit. This concern is compounded by the applicant's continued pursuit of this specific parcel despite withdrawing its annexation proposal from Palmer Lake on February 4 and publicly stating it was "exploring all options." In practice, the developer has shown little willingness to consider alternative locations, even as other municipalities have expressed openness to hosting such a project in more suitable areas.

Recent actions further heighten concern. Shortly after withdrawing from Palmer Lake, the applicant and its development partners submitted a request to El Paso County to expand an existing nonconforming parcel through the addition of approximately 10 acres of adjacent land. This request is being pursued through an administrative process that does not require public notice or input. Such a significant lot line adjustment would materially increase allowable water use, potentially tripling current limits, while bypassing the scrutiny typically applied to projects of this scale. Given prior attempts to secure approval through alternative jurisdictions, there is growing concern that this approach is intended to circumvent both public engagement and established water sufficiency standards.

This project presents serious and well-documented risks to the surrounding community. Projected traffic volumes of approximately 20,000 vehicles per day would place significant strain on County Line Road, an already constrained corridor located within a high wildfire risk area with limited evacuation capacity. During prior proceedings, the applicant indicated it would not be responsible for funding off-site infrastructure improvements, including water supply development, an admission that contributed to the Palmer Lake Planning Commission's decision not to recommend approval. Experiences in other communities have demonstrated similar outcomes, including the need for additional traffic studies shortly after project completion due to unexpected congestion impacts.

Water usage is an equally critical concern. A facility of this scale, approximately 74,000 square feet with extensive restroom, food service, and retail operations, functions far beyond the scope of a traditional gas station. Estimated water usage averages more than 37,000 gallons per day, with peak demand exceeding 100,000 gallons per day. This level of consumption places significant strain on the Denver Basin aquifer system, a non-renewable resource already under pressure from population growth, drought, and climate variability. Increased withdrawals at this magnitude raise legitimate concerns about long-term impacts to surrounding residential wells and regional water sustainability.

Beyond local impacts, the circumstances surrounding this proposal suggest broader state and federal implications. The site lies within a corridor that has received substantial federal investment, including major improvements to I-25 through the South Gap project and related safety upgrades funded in part by the Infrastructure Investment and Jobs Act, as well as INFRA and BUILD grants. These investments were designed to enhance safety and mobility, not to accommodate the traffic demands of a high-volume commercial development located in immediate proximity to the interstate.

The nearby Greenland Wildlife Overpass, constructed with significant federal support through the U.S. Department of Transportation's Wildlife Crossings Pilot Program, represents a major commitment to habitat connectivity and wildlife safety. Increased traffic, lighting, and human activity adjacent to this structure could undermine its intended effectiveness and compromise a critical ecological corridor supporting species such as elk, pronghorn, mule deer, bears, and mountain lions.

Given these factors, this project may implicate federal oversight under statutes such as the National Environmental Policy Act, the Endangered Species Act, and the Clean Water Act. Impacts to interstate traffic flow, evacuation safety, federally supported infrastructure, and regulated water resources suggest that additional environmental review or interagency consultation may be warranted prior to any approval.

Equally concerning are issues related to process and public trust. The involvement of individuals with prior roles in county planning and governance, combined with the use of substantial financial resources to influence public perception and local decision-making, has created a growing perception within the community that normal processes may be bypassed. Regardless of intent, these concerns underscore the importance of transparency, public participation, and adherence to established land use regulations.

The residents of the Tri-Lakes region are not opposed to growth. However, we strongly support responsible, sustainable development that aligns with the character of the area, respects natural resource limitations, and follows a transparent and inclusive review process. This proposal, as currently presented, does not meet those standards.

Thousands of residents, along with state and federal representatives, have already voiced opposition to this project. I respectfully ask that you stand with the community you serve by opposing this development at its proposed location, denying any attempt to advance it through administrative mechanisms that limit public input, and ensuring that any further consideration includes appropriate state and, if necessary, federal review.

Thank you for your time, your leadership, and your commitment to protecting the long-term interests of this community.

Sincerely,



Please note:

Omni Transportation Services, Inc contacts only from email addresses with domain [@omni-transportation.com](mailto:pamela@omni-transportation.com)

We do not contact from any other email domains.

FW: Bucees

From Joe Letke <JoeLetke@elpasoco.com>
Date Mon 4/27/2026 10:31 AM
To Kylie Bagley <KylieBagley@elpasoco.com>

Thank you,

! PLEASE NOTE: Scammers have been sending out fake invoices for permit fees. These invoices are fake. All fees are paid on <https://epcdevplanreview.com/> or in our main office building. During this time, I ask you be hyper vigilant regarding fraud invoices. !

If you have any questions about fees or invoices please do not hesitate to reach out to me by phone or email.

Important Notice

It has come to our attention that applicants are receiving spam emails with invoices or requests for application fees. The spam emails end in "@usa.com". These are phishing attempts. Disregard the emails and do not pay any invoice or amount due listed on the emails. You may report the emails to the following:

- To the FTC: Go to ReportFraud.ftc.gov to file a complaint.
- To the IC3: Visit the FBI's Internet Crime Complaint Center website at ic3.gov to report the phishing attempt.

Please note that requests for payment are sent through Edarp and are paid through Edarp. If you have any questions, please contact us at 719-520-6300.

Joseph Letke
Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 Office
<https://planningdevelopment.elpasoco.com/>

-----Original Message-----

From: Patrick Noel <drpatricknoel@me.com>
Sent: Monday, April 27, 2026 8:31 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Bucees

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or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hey Joel,

Don't let the Karen's in Woodmoore scare you. Most people in the community are excited about Bucees.

Patrick

Patrick Noel
Monument, CO
drpatricknoel@me.com

FW: Buc'ees

From Joe Letke <JoeLetke@elpasoco.com>
Date Tue 4/28/2026 8:53 AM
To Kylie Bagley <KylieBagley@elpasoco.com>

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 Office
<https://planningdevelopment.elpasoco.com/>

From: robinbrekke@comcast.net <robinbrekke@comcast.net>
Sent: Tuesday, April 28, 2026 8:52 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Buc'ees

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i This message needs your attention

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- This is their first email to you.

I'm sure you're getting inundated with emails after Nextdoor published your contact info. Well aware the the process still needs to be followed, but please let the public voice their displeasure over this project. I actually really like Buc'ees, but this is one of the worst possible spots they could have selected. Putting that monstrous business with the traffic and the light less than a mile from that beautiful open space and the multi million dollar wildlife bridge is absolutely ridiculous. They could have picked plenty of other locations rather than insisting on the massive light pollution over a unique open space in Colorado.

FW: Concerns about Buc-ees Travel Center

From Justin Kilgore <JustinKilgore@elpasoco.com>

Date Tue 4/14/2026 1:40 PM

To Kylie Bagley <KylieBagley@elpasoco.com>

FYI

From: robyn.tinkle.23@gmail.com <robyn.tinkle.23@gmail.com>

Sent: Tuesday, April 14, 2026 1:38 PM

To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Mindy Schulz <MindySchulz@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>; Kurt Arnoldussen <KurtArnoldussen@elpasoco.com>; Petra Rangel <PetraRangel@elpasoco.com>; jarvis.caldwell.house@coleg.gov

Subject: Concerns about Buc-ees Travel Center

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El Paso County Digital, Strategy & Technology (DST)

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

FW: Buc-ee's Project

From Mindy Schulz <MindySchulz@elpasoco.com>

Date Mon 3/23/2026 10:27 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

FYI- not sure where you are storing these.



Mindy Schulz
Deputy Executive Director
Planning & Community Development
719.520.6304
<https://planningdevelopment.elpasoco.com/>

From: Mindy Schulz

Sent: Monday, March 23, 2026 10:26 AM

To: 'Teri Fischer' <mommafischy888@gmail.com>

Subject: RE: Buc-ee's Project

Good morning Teri,

Thank you for you email. You may view information regarding this matter on our website.

<https://planningdevelopment.elpasoco.com/buc-ees/>.

Thank you,



Mindy Schulz
Deputy Executive Director
Planning & Community Development
719.520.6304
<https://planningdevelopment.elpasoco.com/>

From: Teri Fischer <mommafischy888@gmail.com>

Sent: Friday, March 20, 2026 1:21 PM

To: Mindy Schulz <MindySchulz@elpasoco.com>

Subject: Buc-ee's Project

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El Paso County Digital, Strategy & Technology (DST)

To:
Mindy Schulz,

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

Light Pollution from a proposed Buc-cee's

From Steve de Seve <sdeseve@ethereumled.com>

Date Wed 3/11/2026 9:08 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

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Hello Ms. Bagley,

I was informed that your El Paso County planning and Community Development Department approved the BLA (Boundary Line Adjustment) allowing the Buc-ee's project to move forward. I have to say being an expert in lighting, it is already unfortunate the damage Colorado Springs has done over the years to destroy its dark sky resulting from people being uneducated in lighting. Now the planning and development is moving forward to continue the same destruction to Monument. (The pictures below show the differences from a city that cares about dark skies and a city that does not) (Also below, why there is so much bad light)



Flagstaff, AZ



Colorado Springs, CO

Why is there so much bad light?

Mostly Due To:

Lack of awareness by:

- Builders, contractors, owners, and operators.
- The public.
- Governmental staff.

Lighting industry conflicts of interest.

Apathy and Inertia.



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

FW: Buc-ee's Project

From Mindy Schulz <MindySchulz@elpasoco.com>

Date Tue 3/24/2026 8:01 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

FYI- I did not respond.



Mindy Schulz
Deputy Executive Director
Planning & Community Development
719.520.6304
<https://planningdevelopment.elpasoco.com/>

From: Teri Fischer <mommafischy888@gmail.com>

Sent: Tuesday, March 24, 2026 7:43 AM

To: Mindy Schulz <MindySchulz@elpasoco.com>

Subject: Re: Buc-ee's Project

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El Paso County Digital, Strategy & Technology (DST)

But let's be real...Buc-ee's did not ask for that boundary line adjustment, nor did they get permits to start grading, nor have they apparently already closed on the property, because they want to build a McDonald's or a Burger King there. Nor is it likely they want to put in some type of lovely regional wildlife museum there, in order to enhance the 40,000 acres of wildlife preserve just 200 feet to the north. The county is just trying to keep their noses clean until Buc-ee's actually makes a formal application to build a Buc-ee's there...if they even make one. It is entirely possible that the beaver is using their lawyers

and their money to try and entirely circumvent the law, or at least dance around it, and obtain permission privately from the county, without any public hearings or interference whatsoever. We need to fight them with every resource we have. They are an unethical, lying, and hateful company, and we don't want them setting up anywhere near us. They don't even have the decency to respond publicly to the recent fact that they got a national "F" grade from the BBB. They are quick to sue others for having a not even remotely similar animal mascot, or any number of other perceived infractions, but can't be bothered to address their own possible wrongdoings. They are an arrogant operation, with other communities like ours fighting them all over the country, and they basically don't care what anybody thinks. This is the last type of business that any sane person should ever want to support, or invite into their neighborhood. And further, we need to DEMAND that our county commissioners do their job and fairly represent us, and hear and respond to our concerns and complaints! There is a vast and daily growing groundswell of people out there who realize that Buc-ee's is still a threat, and has not been yet kicked out of our area in any way whatsoever. Palmer Lake's defeat of Buc-ee's just opened the door for the beaver to try the next seven plans of attack in their playbook. THEY don't care about US. We should all be grossly offended and insulted...if not downright angry! We absolutely need to hold our County Commissioners accountable on this one. Period!! They are there for us, and not the other way around. Until this ceases to be a democracy, we still have the power of the people. And if we feel like money and power are beginning to circumvent our own power, it's high time we stood up and took our country and our power back. These are the very principles our country was founded on. We lose them, we have lost everything. Buc-ee's has merely given us a great opportunity to wake up.

Teri Fischer

On Mon, Mar 23, 2026 at 10:26 AM Mindy Schulz <MindySchulz@elpasoco.com> wrote:

Good morning Teri,

Thank you for you email. You may view information regarding this matter on our website.
<https://planningdevelopment.elpasoco.com/buc-ees/>.

Thank you,



Mindy Schulz
Deputy Executive Director
Planning & Community Development
719.520.6304
<https://planningdevelopment.elpasoco.com/>

From: Teri Fischer <mommafischy888@gmail.com>

Sent: Friday, March 20, 2026 1:21 PM

To: Mindy Schulz <MindySchulz@elpasoco.com>

Subject: Buc-ee's Project

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To:
Mindy Schulz,

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

Steve & Teri Fischer

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FW: Statement of Concern for 300 Year Water Supply

From Justin Kilgore <JustinKilgore@elpasoco.com>

Date Wed 3/25/2026 8:07 AM

To Kylie Bagley <KylieBagley@elpasoco.com>

FYI

From: tracy john <twonome@msn.com>

Sent: Tuesday, March 24, 2026 3:23 PM

To: Justin Kilgore <JustinKilgore@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>

Cc: Petra Rangel <PetraRangel@elpasoco.com>; Tara Younger <TaraYounger2@elpasoco.com>; Marcella Maes <MarcellaMaes@elpasoco.com>; Kelly Hills <KellyHills@elpasoco.com>

Subject: Statement of Concern for 300 Year Water Supply

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El Paso County Digital, Strategy & Technology (DST)

Hello Planning, Development and County Commissioners,

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

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

Thank you for your attention.

Best regards,
Tracy John

From: tracy john <twonome@msn.com>

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

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

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

Subject: Statement of Concern for 300 Year Water Supply

Tracy John

18810 Spring Valley Rd

Monument, CO 80132

twonome@msn.com

719-640-1203

March 23, 2026

Colorado Division of Water Resources

Office of the State Engineer

1313 Sherman Street, Room 818

Denver, Colorado 80203

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

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

Dear State Engineer:

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

El Paso County requires any proposed new development to demonstrate a sufficient water supply to last 300 years before land use approval can be granted. This 300-year water supply standard has been in place since 1986 and was reaffirmed by the Colorado Court of Appeals in the case of Cherokee Water & Sanitation v. El Paso County (1988). The standard is applicable to commercial development. In March 2025, El Paso County published an engineering study finding that the formula used to calculate Denver Basin groundwater allocations tends to substantially overstate the actual water physically available. Specifically, the formula presumes fully unconfined aquifer conditions, while in reality, the storage coefficient in the Denver Basin is approximately 1,500 times smaller than what the formula assumes. As a result, the applicant's calculated allocation is almost certainly much higher than what can actually be produced from the aquifer.

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

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

Thank you for your attention to this matter.

Respectfully submitted,

TJohn

Tracy E John

March 23, 2026

Well Permit No.: 310921

cc: El Paso County Planning and Community Development

cc: El Paso County Board of County Commissioners

Re: No to MRW/Vertex Buc-ee's!!

From Whitney Walrath <weschenbaum@gmail.com>

Date Mon 4/6/2026 8:46 PM

To Kylie Bagley <KylieBagley@elpasoco.com>

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Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

This is one of the most dishonest and disgusting responses I've seen from a public servant. Stop lying about the unethical actions the county is taking to help Buc-ee's and their consultants go around the will of the citizens who live in this community. You should be ashamed of yourself.

On Wed, Feb 11, 2026 at 1:41 PM Kylie Bagley <KylieBagley@elpasoco.com> wrote:

Whitney,

We understand there is significant public interest in recent reports about a potential Buc-ee's location in El Paso County. At this time, El Paso County has not received a development application or proposal for a Buc-ee's project. The only action currently under review is a property boundary line adjustment submitted to the County Planning Department by Vertex Consulting Services on behalf of Monument Ridge West LLC and Interstate 25 Properties LTD. A boundary line adjustment is an administrative action that involves dividing one parcel of property and adding a portion of it to a second parcel of property.

A project such as the construction of a Buc-ee's does require a transparent public process. While we have not yet received a development application, assuming a Buc-ee's model similar to that in other jurisdictions, a public hearing is required to determine the use classification (i.e. whether the application meets the Land Development Code's existing definitions). Additional hearings may be required depending on the form of the application.

However, at this point, The County has not received an application for site construction. Below summarizes what the current application is, and potential future steps.

What is a Boundary Line Adjustment?

- This adjustment only changes the property line between the two parcels.
- Property boundary adjustments are an administrative review for any property owner that makes an application.
- It **does NOT** allow construction or commercial activity.
- It's separate from any zoning or land use changes.

About Buc-ee's:

- The County has **not received any application or plans** for a Buc-ee's store.
- To build any commercial project, the property must:
 - Be zoned for that use.
 - Submit a detailed site development plan (covering design, traffic, drainage, landscaping, etc.).
- If the zoning doesn't allow it, the owner is required to rezone or request a variance.

What Happens Next?

- Staff will evaluate the review criteria for the property boundary adjustment as outlined in the County Land Development Code 7.2.2(E)(4)(c).
- Any future development of the property will go through a formal review process based on what is submitted.
- All future applications will be posted publicly on the County's EDARP review system and Planning webpage .

Important Note:

- Boundary line adjustments are administrative actions under the Land Development Code.
- Any property owner can request one, and the County applies the same review standards to all.
- County Staff does not treat projects differently and applies standard process and criteria to every request.

We will continue to share verified updates as soon as they are available. For the most accurate and up-to-date information, please visit Planning &

Development: <https://planningdevelopment.elpasoco.com/>.

Thank you,

 Logo
Description
automatically
generated

Kylie Bagley
Principal Planner
Planning and Community Development
719-520-6323
Office hours: Monday- Friday 7:30am-4:30pm
<https://planningdevelopment.elpasoco.com>

From: Whitney Walrath <weschenbaum@gmail.com>

Sent: Monday, February 9, 2026 8:20 PM

To: Kylie Bagley <KylieBagley@elpasoco.com>

Subject: No to MRW/Vertex Buc-ee's!!

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Please don't ruin our community by approving the expansion request by MRW/Vertex for another 10 acres for their Buc-ee's project. The community has made it clear we don't want this monstrosity, water hog in this location. Even our senators and governor have asked them to find another location. This attempt to use administrative process to go around the Town of Palmer Lake and its citizens is emblematic of this corrupt, heartless company that doesn't fit our values or belong here! Please say no!

Land Use Hearing Process and Community Trust

From evtgrbk@use.startmail.com <evtgrbk@use.startmail.com>

Date Wed 4/8/2026 4:29 PM

To Holly Williams <HollyWilliams@elpasoco.com>; laurrenelson@elpasocounty.com <laurrenelson@elpasocounty.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>

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Dear El Paso County Board of County Commissioners;

On March 10th, the Boundary Line Adjustment for the Buc-ee's site was approved administratively. Within hours heavy equipment was moving dirt on that property. Complaints were filed and a stop-work order followed, as well as legal filings. Yet Buc-ee's has been active on that site every day since — stockpiling fill and grading earth — sending a clear message to the Tri-Lakes community that this project is moving forward despite substantial documented opposition.

The Town of Monument and hundreds of residents filed formal objections to that BLA. Monument's March 6th referral raised four specific legal concerns. The Planning Commission approved it anyway - with no public hearing and no deference to the laws within which they're required to function.

This was not a routine lot-line change. It was a side-step around thousands of residents' interests involving the same developer - Vertex, run by your former

Planning Director Craig Dossey, the same paid consultant - former Commissioner Mark Waller, and the same corporation whose applications and site representations have been repeatedly challenged since mid-2024.

When Buc-ee's files its development application — and we all know it's coming — the hearing process as currently structured is fundamentally biased. The applicant receives an extended presentation time, staff review centered on the applicant's materials, a rebuttal after public comment, and the ability to bring experts and consultants. Citizens receive three minutes each, no group presentation, no opportunity for experts to present evidence of documented problems with the proposal, and no closing statement.

Staff review appears to center on the applicant's materials while ignoring documented expert analysis, testimony by professionals in relevant occupations, and a formal recommendation to deny. As though they have no knowledge of the legal and tangible realities that have been proven over the past almost two years.

For contested projects with extensive prior records, this structural imbalance favors big money while disenfranchising the tens of thousands of residents who will be affected by the decisions of a few people - including ones who are paid by the applicant (which, by the way, is called bribery).

Commissioners, your failure to work within legitimate parameters puts your loyalty to our citizens into question. People believe you've already decided the matter, despite legal and public relevance, and only in service to outsiders with money.

Changing jurisdictions will not erase the public record. Since December 2024, the united Tri-Lakes community has made its opposition clear. We don't want Bucee's on Monument Hill. That record will not disappear and must be considered in all things Bucee's.

I ask this Board to consider the following procedural reforms for contested land-use hearings:

1. Designated Community Representative with Equal Time

Allow recognized community organizations to deliver a formal presentation with the same time allotment as the applicant.

Douglas County, CO already allows the hearing chair to extend time for a group representative when standard limits would be unfair to the group. Corvallis, Oregon caps both staff and applicant presentations at 15 minutes each. San Francisco provides organized opposition groups up to 15 minutes for a coordinated presentation. North Carolina statute (N.C.G.S. § 160D-406) explicitly authorizes "designation of spokesmen for groups of persons supporting or opposing the same positions." If the applicant presents for 30 minutes with paid consultants and experts, a recognized community coalition should have the same opportunity.

2. Citizen/Community Closing Statement After Applicant Rebuttal

Under the current process, the applicant receives a rebuttal after public comment, but citizens have no opportunity to respond — the equivalent of one side receiving closing arguments while the other does not.

Several jurisdictions have recognized the imbalance and built in corrective mechanisms.

- Pennsylvania's Municipalities Planning Code gives opposition parties the same time allowance as the applicant, with provision to reopen the process if the applicant introduces substantive new material during rebuttal.

- Boundary County, Idaho reopens public testimony if the applicant makes substantive changes during rebuttal. - Clayton County, Georgia gives both the petitioner and opposition formal presentation time, with the final rebuttal limited strictly to response.

These approaches reflect a growing recognition that fairness requires both sides to be heard before deliberation.

3. Formal Acceptance of Prior Quasi-Judicial Records

When a project has undergone a complete quasi-judicial review in another jurisdiction — as Buc-ee's has in Palmer Lake — and involves the same location, scope, and developer, the county cannot say they've comprehensively considered the scope of a proposal unless they formally accept those records into evidence. While no Colorado jurisdiction currently requires this, it is precisely the loophole developers have learned to exploit: pursue a project through one municipality's full public process, and when it fails, pivot to county jurisdiction and start over as if the prior decisions never happened. This is happening now in El Paso County with both the Buc-ee's project and the Karman Line annexation.

Colorado values its open records laws. Under CORA, every document submitted to a government body becomes public record upon receipt. Palmer Lake's quasi-judicial findings — over a year of expert testimony, site analysis, formal findings of fact, and a Palmer Lake Planning Commission's recommendation to deny — are public records. They exist, they are documented, and they are integral components to this process. A competent decision cannot be reached without them. The commissioners must require that all previous findings be entered into the evidentiary record of any subsequent county proceeding involving the same project while at the same time applying them to the March 10th BLA decision retroactively.

4. Required Pre-Application Community Meeting

Colorado Springs recommends that applicants meet with neighborhood groups before filing but does not require

it. Several Front Range municipalities have adopted mandatory neighborhood meeting requirements for

developments above a certain threshold. El Paso County must require a facilitated community meeting for any

project generating significant documented opposition — for example, 100 or more public comment letters —

giving both sides an opportunity to engage before the formal hearing and demonstrating the county's

commitment to meaningful public participation.

We urge you to rescind the El Paso County Planning Commission's approval of the Boundary Line Adjustment. We contend that the far-reaching and potentially damaging nature of that vote necessitates moral, trustworthy and conscientious re-evaluation. Don't ignore the people who elected you and who you took an oath to serve..