

From: [Tri-Lakes Preservation Inc](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [Integrity Matters](#); [Tri-Lakes Preservation, Inc.](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [Savannah Eller](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Caplan, Noah](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [Jim](#); [Jessica Alvarado Gamez](#); [Olivia Prentzel](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@ap.org](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: f – PCD File Nos. EXBL261 and CDR261 for a proposed 70,000 square foot Buc-ee's Mega Gas Tourism Center
Date: Friday, February 20, 2026 4:49:15 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

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

•

Boundary Line Adjustment – PCD File No. EXBL261

•

Concurrent Grading Permit – PCD File No. CDR261

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

I. Federally Mapped Riverine Feature Crossing the Parcel

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

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

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

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

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

II. Commercial Production Well Applications Filed Prior to BLA Narrative

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

Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026.
The Boundary Line Adjustment narrative was executed January 15–19, 2026.

III. Repeated "No Change in Water Supply" Representations

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

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

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

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

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

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

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

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

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

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

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

V. Requested Agency Review

Because this correspondence is being copied to:

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

I respectfully request these state and federal agencies:

1.
Review of whether the mapped R4SBC feature which is part of a wetland ecosystem with 134 acres and 57 federally identified wetlands within a 1 mile radius with a 1 acre R4SBC Riverine bifurcating the actual development parcel constitutes jurisdictional waters under federal or state authority;
2.
Determination whether proposed grading activities under CDR261 trigger §404 or §401 permitting;
- 3.

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

4. Independent verification of the required “no change in water supply” finding under LDC §7.2.2.E.4(c);
5. Confirmation that no earth disturbance occurs prior to completion of any required federal or state permitting.

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

VI. Importance of Documented Compliance

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

Given:

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

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

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

Thank you for your time and attention.

Very Respectfully,

Grace Foy



Tri-Lakes Preservation, Inc. (TPI)

www.trilakespreservation.org

www.stopbucees.com

cc:

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

From: [Christie Beverly](#)
To: [Meggan Herington](#); [Kylie Bagley](#); [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#)
Subject: File EXBL261 Monument Ridge West Concerns
Date: Tuesday, February 10, 2026 2:16:56 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners and Planning Officials,

I'm writing regarding File EXBL261 in which Vertex Consulting Services and Monument Ridge West (aka Buc-ee's) are seeking administrative approval to adjust boundaries and incorporate approximately 10 acres into their parcel without public notice or public input. This would allow the project to access up to three times the amount of water currently permitted on a legally conforming parcel within El Paso County. A proposal of this scale and consequence should not move forward through an administrative action. It warrants full public review and transparency.

Concerns about this location have been recognized at the state level due to impacts on water resources and the nearby wildlife overpass and Greenland open space. Both of Colorado's U.S. Senators and Governor Jared Polis sent a letter to Buc-ee's CEO, Arch "Beaver" Aplin III, in September 2025 expressing concerns about this property and asking him to consider locations away from the Greenland open space. The community has overwhelmingly voiced its opinion against a Buc-ee's at this location.

I urge the EPCO BoCC and the EPCO Planning Department to deny Vertex's request for an administrative approval. Currently, the project does not fit the obsolete C1 zoning designation and requires a rezoning. Yes, the landowner has rights, but so do the hundreds of landowners surrounding this property. The community absolutely deserves, and is demanding, the right to speak. Do not allow Vertex/Buc-ee's special favors or loopholes that would strip neighboring landowners of their rights. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company.

Thank you,

Christine Beverly
20235 Kenneth Lainer Dr
Monument, CO 80132

From: [Diane Betts](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wyson](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: Formal Opposition to Proposed Buc-ee's at Monument Hill
Date: Monday, May 18, 2026 2:34:42 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

As a resident of North Woodmoor[, I am writing to formally express my opposition to any future development for the high-volume travel center (Buc-ee's) at the I-25 and County Line Road location.

I realize they have purchased the land, but a facility like this will destroy the natural beauty of this area. Buc-ees represents the exact opposite of why so many of us moved to this area. It offers peace and quiet, less congestion, no street lights so we can still enjoy the stars, a wildlife community that is constantly being threatened due to their natural habitat being "developed".

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: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique.

The land is zoned community commercial, but Buc-ees would fall more likely into a regional

commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial."

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,

Diane Betts
845 Winding Hills Road
Monument, CO

From: [Greg D. Cooke](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Tuesday, May 5, 2026 8:17:39 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

As a resident of the Woodmoor area, **I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location on Monument Hill.**

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. Exit 163 (County Line) is the exit we use every day to leave and come back to our home.

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 – especially in this current climate of drought and water restrictions for residents.

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. It could clearly have an impact on the recently completed wildlife crossing project just a few miles north on I-25.

Incompatibility; The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier and feel that they do not fit with the definition of "community commercial."

Property Values: We have lived in our home in Woodmoor for over 35 years and we enjoy the equity in our home that we have worked hard to achieve. We are not getting any younger and feel confident – based on other studies that have been published – that home values in our community will significantly decrease if this project is approved.

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. **Please protect our community and deny any upcoming zoning or development requests for this project.**

Respectfully,

Greg D. Cooke
1255 Lone Scout Lookout
Monument, CO 80132
Greg.cooke@comcast.net
719.332.1845 c

From: [Jennifer Nynas](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Tuesday, May 5, 2026 6:48:00 PM

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Report

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

As a resident of 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.

Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone. I URGE the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term

commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,
Jennifer Nynas
203 S Valley Rd
Palmer Lake, CO 80133

www.jennifernynas.com
www.jennifernynas.massagetherapy.com

“Grateful souls focus on the happiness and abundance present in their lives and this in turn attracts more abundance and joy towards them.”

From: [Doug Studtmann](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Tuesday, May 5, 2026 1:56:17 PM

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Report

El Paso County Digital, Strategy
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To the El Paso County Board of County Commissioners,
As a resident of the Colorado Estates area, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location.

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

Infrastructure & Traffic: Our local roads and the I-25 interchange cannot handle the exponential increase in passenger and heavy-vehicle traffic this brand attracts. This poses a direct safety risk to residents. We will no longer be able to use the county line exit to exit or get on I-25 due to the major increase in traffic. We will be forced to use the Monument 105 exit which now increases Monuments traffic. The Beacon lite and Hwy 105 corner is already a mess with the increase in businesses on Beacon Lite road it will become a nightmare if Buc-ee's is allowed. **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; there is NO community about a Buc-ees travel center. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial." The town of Monument said no, the town of Palmer Lake said no, please take into account that the residents in this area do NOT want Buc-ee's.

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,

Doug and Marcy Studtmann
19970 Hamal Dr

From: [Sean Huss](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Tuesday, May 5, 2026 11:51:54 AM

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To the El Paso County Board of County Commissioners,

As a resident of the Colorado Estates subdivision in the Monument area, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Rd 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, especially given our recent extreme drought conditions. 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-ee's would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ee's would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ee's 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-ee's 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-ee's has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,
Sean Huss
19805 Aries Dr
Monument, CO

From: [Ben Butler](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 12:10:42 PM

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To the El Paso County Board of County Commissioners, As a resident of the Woodmoor area, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location. Our community is defined by its natural character and restorative environment. This industrial-scale project threatens our quality of life in several critical ways:

Infrastructure & Traffic: Our local roads and the I-25 interchange cannot handle the exponential increase in passenger and heavy-vehicle traffic this brand attracts. This poses a direct safety risk to residents. Also, with the new addition of Monument Ridge EAST, traffic will already significantly increase in this area. We are looking at hundreds of new residents with multiple cars that will be entering/exiting that road on a daily basis.

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

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique.

Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone. We live in this area for a reason, and this is not it.

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.

People move to the northern area of Monument/Woodmoor/Palmer Lake for a reason. It is not Colorado Springs, and it is not south Monument. The areas do not compare. It has been a quiet, clean, peaceful area for decades without major commercial development. This development goes against everything we enjoy about the area, and once it's done, it cannot be un-done. This would be a permanent scar on an otherwise beautiful area. Please, we have to use common sense with developments and consider the enormous negative impact this will have on our residents. Any potential benefits are far, far outweighed by the negative consequences.

Respectfully,

Ben Butler

--

Ben Butler
703.909.5999

From: [Jaime Rae](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wyson](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 11:05:07 AM

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To the El Paso County Board of County Commissioners;

As a resident of the Palmer Lake area, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location. Our community is defined by its natural character and restorative environment. This industrial-scale project threatens our quality of life in several critical ways:

Infrastructure & Traffic:

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

Water Scarcity: I am deeply concerned about the impact of a high-volume operation on our local aquifers. Diverting millions of gallons of water for a commercial travel center is unsustainable for our region's long-term health. Not to mention what it will do to our property values if the aquifer dries up.

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

The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial."

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel centers (like a Buc-ee's) would have on the nearby open space area, the elk migration and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Not to mention that just a few miles south, there are already commercially zoned areas where a Buck-ees would fit much better.

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.

I know you will do the right thing for the citizens of your community. Thank you in advance for listening to our pleas!

Respectfully,
Jaime Rae
P.O. Box 742
Palmer Lake, Co 80133

From: [Kaitlyn Zimmitti](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Thursday, April 30, 2026 6:57:19 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

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

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

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

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

I was also struck by the front page of our local paper this week. Article 1: Water Restrictions, Article 2: Water Emergency, Article 3: Buc-ee's has rights to 10.6 million gallons of water annually with land purchase.

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique.

The land is zoned community commercial, but Buc-ees would fall more likely into a regional

commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial."

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,

Kaitlyn Zimmitti

250 Lodgepole Way
Monument, CO 80132
908-642-7403

From: [Rich K](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Thursday, April 30, 2026 6:13:04 PM
Importance: High

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

As a resident of the Kings Deer subdivision, Monument, CO, 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. Monument is already over-building and depleting it water resource.

- **Light & Noise Pollution:** A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. The new land bridge nearby could become useless. We must protect our "Architecture of Awe"— the natural vistas and quiet environment that make northern El Paso County unique.
- **Incorrect Zoning:** The land in question is zoned "community commercial", i.e., for small community businesses. Buc-ees, however, 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.
- **Incompatibility:** This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone.

I urge the Commission to **prioritize the safety, well-being, and ecological stewardship of your constituents** over short-term commercial tax revenue.

Abraham Lincoln, at the end of his powerful Gettysburg address stated:

"This nation, under God, shall have a new birth of freedom, and **that government of the people, by the people, for the people, shall not perish from the earth.**"

Ladies and gentlemen, **your responsibility is to protect and serve the people, and the environment** we are

blessed to live within. Not be steam-rolled over by Big Business. The buck stops with you.

Please protect our community and **deny any upcoming zoning or development requests from Buc-ees or any of its affiliates for this project.**

Respectfully,

Richard Kohler, 19145 Royal Troon Dr., Monument, CO

From: [Frederick Darling](#)
To: [Holly Williams](#); [Cory Applegate](#); [Lauren Nelson](#); [Carrie Geitner](#); [Bill Wyson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Thursday, April 30, 2026 1:26:01 PM

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Report

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

I am a resident of northern El Paso County on Beacon Lite Road. My primary residence is directly across the street from the property recently purchased by "Buc-ee's EPCO LLC." 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 commercial 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.

Air Pollution: At its closest, my property is only about 40' from the proposed property (the width of Beacon Lite Road). Living across the street from a "gas station" is one thing; living across the street from a 100+ gas-pumps "travel center" attracting 10,000+ cars per day will adversely affect the air quality of my property due to vehicle exhaust and gasoline fumes.

Incompatibility: This project is a massive commercial mismatch for a primarily residential and

ecologically sensitive forest zone.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully submitted,

Frederick Darling
20190 Beacon Lite Rd
Monument, CO 80132

From: [J Hack](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wyson](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Thursday, April 30, 2026 11:39:14 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners, As a resident of the Cloverleaf/Woodmoor area, I am writing to formally express my opposition to any future development applications for a high-volume travel center (Buc-ee's) at the I-25 and County Line Road location. Our community is defined by its natural character and restorative environment. This industrial-scale project threatens our quality of life in several critical ways: Infrastructure & Traffic: Our local roads and the I-25 interchange cannot handle the exponential increase in passenger and heavy-vehicle traffic this brand attracts. This poses a direct safety risk to residents. Water Scarcity: I am deeply concerned about the impact of a high-volume operation on our local aquifers. Diverting millions of gallons of water for a commercial travel center is unsustainable for our region's long-term health. Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique. Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone. I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project. Why these points matter right now: The Water Rights: The recent news confirmed that "Buc-ee's EPCO LLC" purchased the water rights along with the land. Highlighting "Aquifer Depletion" is a very strong legal argument in Colorado. The "Architecture of Awe": This phrase helps the commissioners understand that our "Ma" (the open space) is a functional part of our mental health and property value. The County Clerk (Cc): Copying carctb@elpasoco.com ensures your email is placed in the official "public record" so it cannot be ignored during future hearings. Thank you.

Respectfully, Joe and Anne Hackathorne 17374 Crimson Clover Dr,

Monument, CO 80132

From: [Carla Kane](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wyson](#); [Cory Applegate](#); [Lauren Nelson](#); [CARCTB](#)
Subject: Formal opposition to proposed Buc-ee's development at Monument Hill
Date: Tuesday, May 5, 2026 11:56:23 AM

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Report

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

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

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

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

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

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our “dark skies” and disrupt local bird migration patterns. We must protect our “Architecture of Awe”—the natural vistas and quiet environment that make northern El Paso County unique.

Incompatibility: This project is a massive commercial mismatch for a primarily residential and ecologically sensitive forest zone.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,
Carla Kane
17971 Gypsum Canyon Ct- 80132

From: [Jacqueline Parpal](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 7:52:32 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

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

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

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

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

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique.

The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial. The community is concerned about the massive impact of Buc-ees on the points made earlier, and feel that they do not fit with the definition of "community commercial."

Other concerns include the larger impact that regional commercial Buc-ees or other high-

volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,

[Your Name]

[Your Address]

Why these points matter right now:

The Water Rights: The recent news confirmed that "Buc-ee's EPCO LLC" purchased the water rights along with the land. Highlighting "Aquifer Depletion" is a very strong legal argument in Colorado.

The "Architecture of Awe": This phrase helps the commissioners understand that our "Ma" (the open space) is a functional part of our mental health and property value.

The County Clerk (Cc): Copying carctb@elpasoco.com ensures your email is placed in the official "public record" so it cannot be ignored during future hearings.

Thank you,
Jacqueline Parpal

303-921-3560

From: [RANDY COWDEN](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill West
Date: Thursday, April 30, 2026 12:31:41 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners:

As a resident of North Woodmoor, the proposed Buc-ee's travel center threatens my way of life as I now know it.

1. Traffic: Before I25 was updated, fire and police sirens after were common to hear in the area of Monument Hill and north due to accidents. With an additional 10,000 to 20,000 additional cars using the interchange at Monument Hill, I'm afraid there will be more accidents once again. Why? The southbound exit competes with the truck lane for the weigh station at the bottom of the hill. Plus, the southbound exit requires getting up to speed while going uphill, a task much harder to do than when driving on level ground.
2. Light Pollution: Buc-ee's it appears is raising the elevation this site to equal that of Beacon Lite Road, so now their glaring lights will be even more offensive. This would be unlike the gas stations at Baptist Road where the stations sit below interstate level, making their lights less offensive. Dark skies encourage the migration of elk and other species. Greenland Open Space was here first. We have a duty to protect this last bit of dark sky that exists between Colorado Springs and Denver. The animal overpass was here first, too. Shouldn't the state and counties be protecting this asset?
3. Water: The current state of affairs regarding water is grim with aquifer levels declining and water usage being rationed even before summer begins. Would Buc-

ee's water usage be rationed? For example, allowing only half the toilets to be flushed on certain days of the week? Why would El Paso County want to let people not from this area to flush our precious water? For the sake of tourism? Colorado is already a destination state for people on vacation.

4. Zoning: This project is a massive commercial mismatch for a primarily residential. Many of us bought here because we knew the zoning would protect our real estate investments from projects such as Buc-ee's.

5. I have attached a **satellite image of our dark sky**: We are adjacent to Greenland Open Space, one of the largest if not the largest, land-asset held in conservancy. Isn't the dark sky worth protecting because of this?

I hope the Commission will prioritize ecological stewardship, safety and general well-being over sales tax rebates that will be diminished by reduction in property values and increased fire and safety costs.

Respectfully,

Nora Swenink
20125 Doewood Dr
Monument, CO 80132

From: [Jacqueline Parpal](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#)
Cc: [CARCTB](#)
Subject: Formal Opposition to Proposed Buc-ee's Development at Monument Hill
Date: Friday, May 1, 2026 8:06:42 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

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

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

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

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

Light & Noise Pollution: A 24-hour operation of this magnitude will destroy our "dark skies" and disrupt local bird migration patterns. We must protect our "Architecture of Awe"—the natural vistas and quiet environment that make northern El Paso County unique.

The land is zoned community commercial, but Buc-ees would fall more likely into a regional commercial zone. Changing the zone now to accommodate Buc-ees would disrupt the goal of the intended zoning to be community commercial.

The community is concerned about the massive impact of Buc-ees on the points

made earlier, and feel that they do not fit with the definition of "community commercial."

Other concerns include the larger impact that regional commercial Buc-ees or other high-volume travel center (like a Buc-ee's) would have on the nearby open space area and residential neighborhoods, vs a smaller "community" business intended to be zoned for that space. Buc-ees has little interest in business from the local community as their business model is primarily around transient through traffic from south Colorado to Denver and back via I-25.

I urge the Commission to prioritize the safety, well-being, and ecological stewardship of your constituents over short-term commercial tax revenue. Please protect our community and deny any upcoming zoning or development requests for this project.

Respectfully,
Jacqueline Parpal

132 Metcalf Lane

Monument, CO 80132

From: [Loretta Linza](#)
To: [Cory Applegate](#)
Subject: Formal Opposition to Proposed High-Volume Travel Center Development at Monument Hill
Date: Tuesday, May 19, 2026 4:07:58 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

My name is Loretta Linza, and I reside at 20220 High Pines Drive, Monument, Colorado. I am writing to formally express my strong opposition to any future development applications associated with the proposed high-volume travel center development at the I-25 and County Line Road corridor, including the recently reported land and water-rights acquisition tied to Buc-ee's EPCO LLC.

Our Monument and northern El Paso County communities are defined by their natural beauty, open space, dark skies, and small-town character. A development of this industrial scale is fundamentally incompatible with the character, infrastructure, and long-term sustainability of our area.

My concerns include the following:

• **Water Resources and Aquifer Sustainability**

Colorado is already facing ongoing water scarcity concerns, and our local aquifers are a critical shared resource. A large-scale 24-hour travel center would require enormous water consumption for fuel operations, food services, restrooms, landscaping, and maintenance. Diverting millions of gallons of water toward a commercial operation of this magnitude is not responsible planning for the long-term future of Monument and surrounding communities.

• **Traffic and Public Safety**

The I-25 and County Line Road interchange already experiences congestion and safety concerns. A regional travel center would significantly increase passenger vehicle traffic, commercial trucking activity, and roadway strain. Increased congestion, noise, and accident

risk would directly impact local residents, schools, emergency response times, and overall public safety.

- Environmental and Quality-of-Life Impacts

A 24-hour operation of this size would permanently alter the rural and scenic nature of Monument Hill. Continuous lighting, noise pollution, truck traffic, and commercial activity would negatively affect residents, wildlife, migratory bird patterns, and our valued dark skies. The quiet character and natural vistas that make this region unique deserve meaningful protection.

- Incompatibility with Existing Community Character

While the property may currently hold commercial zoning classifications, the scale and intensity of this proposed use far exceed what residents reasonably expect within our community. This type of destination-scale commercial development belongs in an urbanized interstate corridor, not at the gateway to Monument, Woodmoor, and northern El Paso County neighborhoods.

I respectfully urge the Board of County Commissioners to reject any rezoning requests, development applications, special use permits, or related approvals associated with this project. I also ask the County to prioritize responsible growth, long-term water sustainability, infrastructure capacity, and preservation of community character when evaluating future proposals for this site.

Please place this correspondence into the public record for any future hearings or proceedings related to this property and proposed development activities.

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

Sincerely,

Loretta Linza
20220 High Pines Drive
Monument, Colorado

From: [bob linza](#)
To: [Carrie Geitner](#)
Subject: Formal Opposition to Proposed High-Volume Travel Center Development at Monument Hill
Date: Tuesday, May 19, 2026 4:07:14 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

My name is Loretta Linza, and I reside at 20220 High Pines Drive, Monument, Colorado. I am writing to formally express my strong opposition to any future development applications associated with the proposed high-volume travel center development at the I-25 and County Line Road corridor, including the recently reported land and water-rights acquisition tied to Buc-ee's EPCO LLC.

Our Monument and northern El Paso County communities are defined by their natural beauty, open space, dark skies, and small-town character. A development of this industrial scale is fundamentally incompatible with the character, infrastructure, and long-term sustainability of our area.

My concerns include the following:

• **Water Resources and Aquifer Sustainability**

Colorado is already facing ongoing water scarcity concerns, and our local aquifers are a critical shared resource. A large-scale 24-hour travel center would require enormous water consumption for fuel operations, food services, restrooms, landscaping, and maintenance. Diverting millions of gallons of water toward a commercial operation of this magnitude is not responsible planning for the long-term future of Monument and surrounding communities.

• **Traffic and Public Safety**

The I-25 and County Line Road interchange already experiences congestion and safety concerns. A regional travel center would significantly increase passenger vehicle traffic, commercial trucking activity, and roadway strain. Increased congestion, noise, and accident

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- Environmental and Quality-of-Life Impacts

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I respectfully urge the Board of County Commissioners to reject any rezoning requests, development applications, special use permits, or related approvals associated with this project. I also ask the County to prioritize responsible growth, long-term water sustainability, infrastructure capacity, and preservation of community character when evaluating future proposals for this site.

Please place this correspondence into the public record for any future hearings or proceedings related to this property and proposed development activities.

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

Sincerely,

Loretta Linza
20220 High Pines Drive
Monument, Colorado

From: [ADMBOCCCom](#)
To: [Paula Linhares](#)
Subject: FW: Buc-ees
Date: Wednesday, May 13, 2026 1:45:18 PM
Attachments: [image001.png](#)

Just in case you are tracking people who have reached out on this topic....



Jeni Smith

Principal Executive Assistant
El Paso County | Administrative Services
Office: 719.520.6923
JeniSmith@elpasoco.com

From: John Crawford <goducks959@gmail.com>
Sent: Wednesday, May 13, 2026 1:19 PM
To: ADMBOCCCom <ADMBOCCCom@elpasoco.com>
Subject: Buc-ees

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[Report](#)

El Paso County Digital, Strategy & Technology (DST)

Voicing my strong opposition to water resource abuse.

JRC

From: [Tom Griesser](#)
To: [Carrie Geitner](#); billywysong@elpasoco.com
Subject: Fw: Keeping Buc-ees Out of Monument, Colorado!
Date: Sunday, February 22, 2026 11:00:31 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Please excuse this forwarded email! I mis-typed your email addresses on the original.

T.W. Griesser

----- Forwarded Message -----

From: Tom Griesser <tomgrie@aol.com>

To: megganherington@elpasoco.com <megganherington@elpasoco.com>; kyliebagley@elpasoco.com <kyliebagley@elpasoco.com>; hollywilliams@elpasoco.com <hollywilliams@elpasoco.com>; bilywysong@elpasoco.com <bilywysong@elpasoco.com>; carriegeinter@elpasoco.com <carriegeinter@elpasoco.com>; laurennelson@elpasoco.com <laurennelson@elpasoco.com>; coryapplegate@elpasoco.com <coryapplegate@elpasoco.com>; kennyhodes@elpasoco.com <kennyhodes@elpasoco.com>

Cc: trilakespreservation@gmail.com <trilakespreservation@gmail.com>; jarvis.caldwell.house@coleg.gov <jarvis.caldwell.house@coleg.gov>; woodmoor.writer@gmail.com <woodmoor.writer@gmail.com>; DenverRegulatoryMailbox@usace.army.mil <denverregulatorymailbox@usace.army.mil>; Daniel.I.delgado@usace.army.mil <Daniel.I.delgado@usace.army.mil>; SPA-RD-CO@usace.army.mil <spa-rd-co@usace.army.mil>; steven.b.crosson@usace.army.mil <steven.b.crosson@usace.army.mil>; code.tanya@epa.gov <code.tanya@epa.gov>; r8eisc@epa.gov <r8eisc@epa.gov>; 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>; sking@tomgov.org <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>; integritymatterscos@gmail.com <integritymatterscos@gmail.com>; governorpoli@state.co.us <governorpoli@state.co.us>;

natasha_hutson@bennet.senate.gov <natasha_hutson@bennet.senate.gov>;
jess_cohen@hickenlooper.senate.gov <jess_cohen@hickenlooper.senate.gov>; eharris@palmer-lake.org <eharris@palmer-lake.org>; rmoseley@palmer-lake.org <rmoseley@palmer-lake.org>;
jmarble@palmer-lake.org <jmarble@palmer-lake.org>; mbeeson@palmer-lake.org <mbeeson@palmer-lake.org>;
ajurka@palmer-lake.org <ajurka@palmer-lake.org>; savannah.eller@gazette.com <savannah.eller@gazette.com>;
Tony.Keith@koaa.com <tony.Keith@koaa.com>; sam.page@krdo.com <sam.page@krdo.com>;
Noah.Caplan@koaa.com <noah.caplan@koaa.com>; ASack@kxrm.com <asack@kxrm.com>;
Karin.Brulliard@washpost.com <karin.brulliard@washpost.com>;
jim.carlton@wsj.com <jim.carlton@wsj.com>; jalvarado@denverpost.com <jalvarado@denverpost.com>;
oliviaprentzel@coloradosun.com <oliviaprentzel@coloradosun.com>; achalfin@krcc.org <achalfin@krcc.org>;
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news-tips@nytimes.com <news-tips@nytimes.com>; tips@nbcuni.com <tips@nbcuni.com>;
news.tips@abc.com <news.tips@abc.com>; LBergman@newsnationnow.com <lbergman@newsnationnow.com>

Sent: Sunday, February 22, 2026 at 10:47:48 AM MST

Subject: Keeping Buc-ees Out of Monument, Colorado!

February 22, 2026

To the EPCO BoCC and to the Planning Department,

My wife and I moved to North Woodmoor and built our dream home on the very top of Monument Hill 33 years ago after serving in the United States Air Force for over 30 years. We raised our children here, sent them to high school here, sent them to college from here, retired here and are enjoying a wonderful retirement after working all our lives. Then, along comes a multi-million dollar corporation from Texas to ruin our hopes and dreams!

For decades, parcels along I-25 and County Line Road have carried modest commercial zoning designations meant for small local businesses serving surrounding rural neighborhoods of homes, ranches, and forested properties. Families have built their lives here in confidence that this balance would endure. Buc-ee's knew those limits. Their strategy was not to fit within them, but to circumvent them — by any means possible — to erase decades of planning.

Buc-ees failed with the town of Monument, they gave up their annexation scheme with Palmer Lake after tremendous voter backlash and now they are attempting another end-around scheme! We are incredibly disturbed by File EXBL261 in which Buc-ee's/Monument Ridge West/Vertex requests to increase the size of their current obsolete and non-conforming zone district parcel by using the potential purchase of 10 acres of land immediately to the south of the Buc-ee's parcel. This administrative approval request to add this land to their boundaries without any public input or public notice is an egregious abuse of an administrative approval for a significant, 10 acre lot line adjustment that would grant them the ability to use 3x

as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

We are aware that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. We are also aware that former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, we are aware that current EPCO Planning Commissioner, Sarah Jack, was recently the registered agent for a committee which promoted Buc-ee's and its initiatives in Palmer Lake. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. Buc-ee's heavy utilization of those with "insider" knowledge of the County highlights a concerted attempt to circumvent transparency and due process for the people. Many have called the Vertex dealings underhanded, however we consider them to be just plain sleazy!

We strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an administrative approval and the people absolutely deserve, and are demanding, the right to speak. Currently, the project does not fit the obsolete C1 zoning designation, requiring a rezoning, but more importantly the applicant has shown no respect for the community - completely having shattered the Tri-Lakes area, including nearly the entire Palmer Lake board of trustees.

Thousands in the Tri-Lakes area are saying no to Buc-ee's, joined by Governor Polis and Senators Bennet and Hickenlooper. Do not allow Buc-ee's special favors and loopholes that would strip the people of their rights. Buc-ee's is known for their manipulation around the Country, including the downplay of its traffic and water numbers in order to gain better chances for approval. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company.

The Buc-ees Corporation does not care how many lives they ruin in their quest to locate a 120 gas pump and 780 parking space monster in our locale but we hope and pray that you do!

Very Respectfully,

Tom and Beth Griesser

1270 Lone Scout Lookout (North Woodmoor)
Monument, CO

From: [ALESIA KOSKELLA](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [Atis Jurka](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [Austin Sack](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [Andrea Chalfin](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [Laura Kronick](#); [Kenneth Kimple](#); [mfiorito@tomgov.org](#); [Integrity Matters](#); [trilakespreservation@gmail.com](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#); [cdphe_mfgfd@state.co.us](#); [DWRpermitonline@state.co.us](#); [omaha.usace-pa@usace.army.mil](#); [Citizen Comments](#)
Subject: Fw: Stop Buc-ee's Action Items
Date: Saturday, February 28, 2026 3:50:37 PM

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Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

From: Tri-Lakes Preservation Inc <woodmoor.writer@gmail.com>

Sent: Tuesday, February 24, 2026 9:51 AM

Cc: Integrity Matters <integritymatterscos@gmail.com>

Subject: Stop Buc-ee's Action Items

All,

To Stop Buc-ee's we need the public to engage and complete action items.

There are three action items that we need you to complete:

- Send an [email objecting to the administrative approval of this BLA](#). The EPCO

Planning and Community Development Department anticipates finalizing a decision on the Boundary Line Adjustment (BLA) for the new 10 acres of southern land by March 8 (30 days from submission). Administrative approval of the BLA, despite an [upcoming] fundamental change in water supply and the applicant's current test boring, comes with major implications including their ability to stay within the 100-year water rule (versus adhere to the County's more stringent 300-year water rule).

- **[Sign the new Change.org petition.](#)** While there were other [Change.org](#) petitions, this one centralizes the issues and focuses on the pivot to EPCO. We need to show a mass number against the Buc-ee's to utilize public pressure to sway the EPCO BoCC vote.
- **[Donate to the new TPI GoFundMe.](#)** Integrity Matters continues to be our major, amazing driving force, working completely pro-bono for this community. However, there are additional costs and various legal avenues being explored that simply need funds. All donations will go directly to the Stop Buc-ee's fight and all donations are tax deductible.

Thank you for your continued support to Heave the Beave!

Very Respectfully,



Tri-Lakes Preservation, Inc. (TPI)

www.trilakespreservation.org

www.stopbucees.com

If you would like to unsubscribe, please let us know.

From: stopbucees@use.startmail.com
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: trilakespreservation@gmail.com; integritymatterscos@gmail.com; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mforito@tomgov.org; ajurka@palmer-lake.org; rmoseley@palmer-lake.org; eharris@palmer-lake.org; tbeltran@palmer-lake.org; erica@palmer-lake.org; gsmith@palmer-lake.org
Subject: Fwd: Buc-ee's - Requesting to Expand and Circumvent Public Hearings (File EXBL261)
Date: Monday, February 9, 2026 1:57:11 PM

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Dear El Paso County Board of County Commissioners:

I wholeheartedly agree with this letter from Integrity Matters. Please, as requested many times by this community, reject any request by Bucee's to buy, rezone, annex, and build anything on Monument Hill. They've made it clear that will use any means, illegal or subversive, to undermine the authority of our county laws and the wellbeing of our residents. Please tell them to go away forever.

Thank you.
Mr Mann

--- Original message ---

Subject: Buc-ee's - Requesting to Expand and Circumvent Public Hearings (File EXBL261)

From: woodmoor.writer@gmail.com

Date: Monday, February 9, 2026 12:27 PM

To the EPCO BoCC and to the Planning Department,

Despite Buc-ee's pulling its annexation proposal from Palmer Lake on 4 February and issuing press statements noting that they were "certainly exploring all of their options" and were still interested in building in the "region" they are showing that they have zero intention of moving on from this particular parcel until absolutely

forced to do so.

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

This highlights Buc-ee's manipulative tactics and complete disregard for the community.

We are aware that Vertex is owned and managed by former EPCO Planning Director, Craig Dossey, and former EPCO Planning Staff Member, Nina Ruiz. We are also aware that former EPCO BoCC, Mark Waller, is currently a paid consultant for Buc-ee's. Even more disturbingly, we are aware that current EPCO Planning Commissioner, Sarah Jack, was recently the registered agent for a committee which promoted Buc-ee's and its initiatives in Palmer Lake. Considering that Sarah Jack has stated that this proposal will return [to get passed] in the County and that former Palmer Lake leadership, along with Mark Waller, seemingly believed that they would be able to gain approval in Palmer Lake with no push back, there is a growing sense that there are backdoor handshakes being made despite the people's voices. Buc-ee's heavy utilization of those with "insider" knowledge of the County highlights a concerted attempt to circumvent transparency and due process for the people.

We strongly urge the EPCO BoCC and the EPCO Planning Department to deny Buc-ee's request for an administrative approval. This project in no way fits the requirements for an administrative approval and the people absolutely deserve, and are demanding, the right to speak. Currently, the project does not fit the obsolete C1 zoning designation, requiring a rezoning, but more importantly the applicant has shown no respect for the community - completely having shattered the Tri-Lakes area, including nearly the entire Palmer Lake board of trustees.

Thousands in the Tri-Lakes area are saying no to Buc-ee's, joined by Governor Polis and Senators Bennet and Hickenlooper. Do not allow Buc-ee's special favors and loopholes that would strip the people of their rights. Buc-ee's is known for their manipulation around the Country, including the downplay of its traffic and water numbers in order to gain better chances for approval. Please continue to work for the people and safeguard this area from the tactics of an out-of-state and deceitful company.

Very Respectfully,

Grace Foy

Tri-Lakes Preservation, Inc. (TPI)

www.trilakespreservation.org

www.stopbucees.com

From: [Mary Pucci](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wyson](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#); [Meggan Herington](#)
Subject: Fwd: in regards to the impending application by Buc-ees LLC EPCO to construct a Buc-ees on Monument Hill/Palmer Divide
Date: Wednesday, May 13, 2026 2:29:46 PM

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Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Dear commissioners,

I'm writing to you as a citizen of Northern El Paso County for almost 38 years, one of your constituents.

We chose to raise our family in this area for its seemingly bucolic nature, dark skies, no sidewalks, no streetlights, amazing wildlife and a safe community. I refer to our property as a slice of paradise.

I'm not opposed to a Buc-ees being built in El Paso County, just not on the top of the Palmer Divide. Other towns south of here have expressed interest. Our community has been vocally opposed.

The parcel they bought is zoned CC, commercial community purposes not a tourist destination for 11-20,000 cars a day. The proposed thirty acres of concrete, 74,000 square foot store and 120 gas pump, 24/7 lights and 11,000,000 gallons of our aquifer use simply doesn't seem coherent or congruous with this parcel.

Our aquifers are finite and to consider a business that would consume that much water yearly is very scary for all of us but especially for those of us who have wells.

The detriment to our community would be immense if you were to choose to rezone this parcel. This monstrosity would be the "welcoming" to passerbys and others to be greeted with at our 163 exit. It just doesn't seem right to have a 150' lit up beaver greeting people to our county.

We have an extensive wildlife community here in NEPCO, I would love to see it continue. Do I need to remind you that the largest wildlife overpass

is just a short drive north? This area is a migratory path for our wildlife including birds.

The horrendous amount of traffic that this tourist attraction would draw would be horrible for locals who use the County Line road exit daily.

This intersection was recently poorly constructed when CDOT added lanes for "The Gap." The southbound exit onto County Line road from I25 has a visual obstruction already, do we really want it worse? No!

I realize there's been a tremendous amount of construction up here but it needs to stop. The night sky is already much lighter than 30 years ago, the brilliant lights from Buc-ees would be untenable to see our beautiful stars.

I'm also cognizant and it hasn't escaped notice by myself and others that two former EPCO county commissioners are the representatives for Buc-ees. Craig Dossey and Mark Waller. There appears to be a conflict of interest with Carrie Geiter's husband Tim Geitner who I believe is affiliated with Vertex consulting.

I also don't want to hear Craig Dossey one more time lament what horrible businesses could occupy that parcel, i.e. strip club, adult book store etc. really? Sounds like fear mongering to me. He played that card on the Monument East development.

I implore you listen to your NEPC constituents regarding this matter.

Kind regards,

Mary Pucci Woodmoor Colorado

From: [Susan Ogilvie-Bailey](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
Cc: [Susan Ogilvie Bailey](#)
Subject: Fwd: Objection to Buc-ees administration
Date: Wednesday, June 24, 2026 2:11:39 PM

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Mark Safe

Report

El Paso County Digital, Strategy
& Technology (DST)

Susan Ogilvie-Bailey
Bailey & Associates
408 705 3231
Sent from my iPhone

Begin forwarded message:

From: Susan Ogilvie <ogilvie5458@yahoo.com>
Date: June 24, 2026 at 1:55:41 PM MDT
To: Susan Ogilvie-Bailey <susanb@baileyassociates.us>
Subject: Fw: Objection to Buc-ees administration

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

Dear Director Herington and Commissioners:

I object to any administrative determination classifying the proposed Buc-ee's as a permitted use in the C-1 zoning

district, and I ask that this matter be referred to the Board of County Commissioners for a public hearing. The application asks the County to allow, by a closed-door administrative determination, a use the Land Development Code does not permit in C-1.

1. A gas station is not a permitted use in C-1. Table 5-1 lists "Gas Station" as an allowed use in the CC, CR, CS, C-2, and M districts — but **not in C-1**. Under § 1.6.6 and § 5.3.6(C)(2), listing a use in some districts "shall be deemed to be an exclusion of the use from any other zoning district in which the use is not listed." A facility with 60 dispensers and 120 fueling positions is a gas station. "Convenience Store" and "Gas Station" are separately defined and separately listed uses; the convenience-store definition's "may include retail sale of gasoline" covers incidental fuel and cannot be used to place into C-1 a use the Code deliberately excluded from it. Read literally, as § 1.6.1 requires, this use is prohibited in C-1.

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

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

At the grand opening of the company's recently opened Goodyear, Arizona travel center — a store identical to the one proposed here (74,000 square feet, 120 fueling positions) — Buc-ee's own store-

opening manager called it "a destination," comparing it to Disney World (*Arizona Daily Star*, June 22, 2026).

The *Arizona Republic* reported that hotels nearest that store sold out for opening weekend, and the *Arizona Daily Star* documented customers driving in from Oregon, Minnesota, and other states, with Nevada and California plates filling the lot. Buc-ee's own customer estimates, reported when it sought approval in Springfield, Missouri, projected roughly **six million customers a year, with about 80% traveling more than 20 miles** to reach the store (*Community Playmaker*, Jan. 2025).

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

3. This decision belongs at a public hearing, not behind closed doors. Deciding the permitted uses of a specific parcel by applying the Code's definitions to specific facts is a discretionary judgment — the Code's own § 5.3.6(B) describes it as an "analysis and comparison of various code provisions ... as opposed to a nondiscretionary review." A decision of this consequence, affecting the whole region, requires public notice and a hearing — and the County itself stated in February 2026 that "a public hearing is required to determine the use classification" for a project like this. A no-notice administrative determination, issued with no opportunity for the public to be heard, is the wrong vehicle.

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

I respectfully request that the County:

Decline to issue any administrative determination on the paper record;

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

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

Require the applicant to use the proper public

process — a rezoning to C-2, or special-use/PUD
review — with full notice and hearing.

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

Respectfully,

Susan Ogilvie
19670 Doewood Drive, Monument
Woodmoor, El Paso County]

From: [Joan Ryan](#)
To: [Carrie Geitner](#)
Cc: [Lauren Nelson](#)
Subject: Fwd: Opposition to Buc-ees
Date: Friday, May 8, 2026 9:09:48 PM

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Sent from my iPhone

Begin forwarded message:

>
>
> Hello Commissioner, My husband and I, along with everyone we know are in opposition to building a Buc-ees at the corner of I-25 and County Line Road.
> We are long time Tri-lakes residents and retired District 28 teachers living in the area since 1981.
> We would like you to read some of the reasons we feel this way:
>
> *The chosen and recently purchased location has many problems such as, difficulty in viewing oncoming traffic coming over the hills. From East and West when exiting from. I-25.
> Traffic will be increased as well, with accidents caused by weather conditions and animals crossing.
> * The recently completed wildlife overpass is nearby and will be disturbed in the area.
> *Water restrictions are already in effect for the local population, who will need to share the resources.
> *The area around Monument Hill is rural and beautiful and subject to damage from flattening the terrain, covering it with concrete and lights, gasoline pumps, pollution, etc.The dark sky views that everyone enjoys will be scarred.
>
> Our family did visit a Buc-ees complex in Texas two years ago and were disappointed with it.
> We thought it was huge, the building inside had cluttered rows filled with tacky trinkets, and was unpleasantly decorated. We thought the food was overrated, and there was no where to sit and eat it.
> *There will be a need to clean and patrol,
> and hire security personnel at the location in the county on Monument Hill.
>
> Please do not encourage Buc-ees in that location or approve their business. We will all be so sorry. Other locations in Southern Colorado along I-25would welcome their business and presence such as Fountain and Pueblo.
>
> Respectfully submitted,
> Joan and Ed Ryan
> 1795 Moorwood Pt.
> Monument, CO
>
>
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> Sent from my iPhone

From: [Diane Starkey](#)
To: [Carrie Geitner](#)
Subject: Fwd: Palmer Lake, Buc-ee's/Monument Ridge
Date: Tuesday, February 10, 2020 2:27:35 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Sending email again in case it had double printing covering some of the content.

Dear Carrie Geitner,

Will you please explain to your constituents what you understand the El Paso County water supply is and how you see Buc-ee's trying to gain use of water from two sites of our non-refilling Denver Basin aquifer, one Buc-ee's already in Johnstown and the other from an unknown area in El Paso County, but appears to be adjacent to where Buc-ee's tried to get land annexed in Palmer Lake.

According to the information below obtained from Tri-Lakes Preservation, Inc. it appears Buc-ee's/Monument Ridge West/Vertex is requesting you, as our representative of EPCO, to increase the size of their current obsolete and non-conforming zone district parcel by requesting the potential purchase of 10 acres of land immediately south of the Buc-ee's intended original purchase of land. MRW/Vertex is requesting ADMINISTRATIVE APPROVAL of EPCO to add this 10 acres to their boundaries by what appears to be a slight of hand, money under the table exchange. To use Tri-Lakes Preservation words, "this is an egregious abuse of administrative approval for a significant, 10 acre lot line adjustment that would grant Buc-ee's/MRW/Vertex the ability to use 3 times as much water per year as currently allowed by EPCO on a legal conforming parcel, or within any other subdivision."

I write to you as my EPCO Representative to stop this egregious manipulation of Buc-ee's to usurp the Tri-Lakes citizens expressed desire to not have this monstrosity of a business within the boundaries of our limited Denver Basin aquifer, not only once but TWICE!

Please tell them NO, sorry, they are not welcome to put in jeopardy our limited CO water supply for this area. And, while we're on the subject, please stop saying yes to every contractor/investor who wants to build an oversized housing development complex. Let's not turn El Paso County into another Douglas County, they are ruining the towns of Parker and Castle Rock with their over population, to say nothing of abuse of our limited water supply. To your understanding of our area water supply, you really have no idea what we have for a water supply so why not be on the conservative side of over growth. Please! Thank you for your attention to this urgent matter.

Sincerely,

Diane Starkey
PO Box 794
Palmer Lake, CO 80133

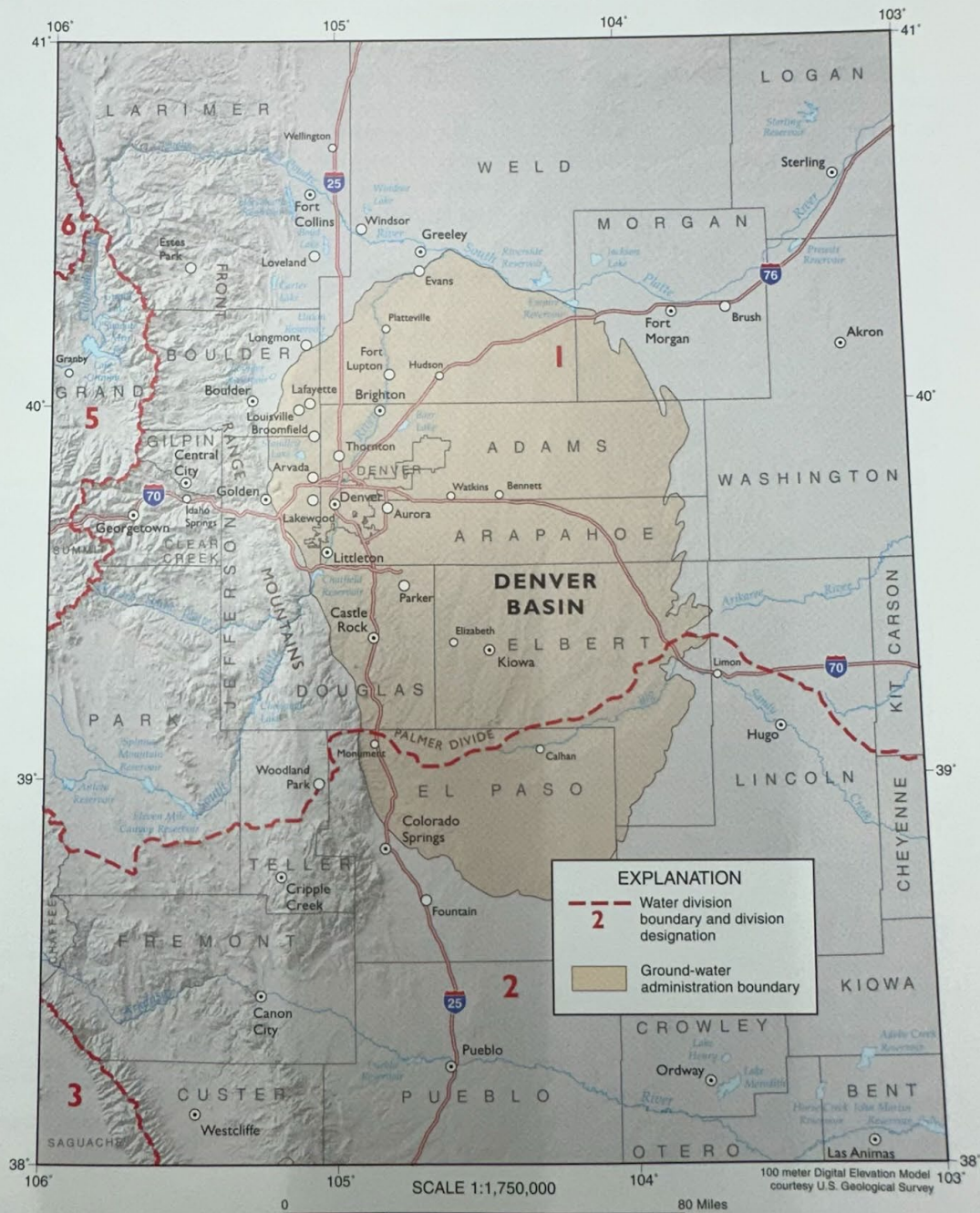


Figure 6.1-1. Location of the Denver Basin (ground-water administration boundary).

Buc-ee's/Monument Ridge West/Vertex submitted a request to EPCO to increase the size of their current obsolete and non-conforming zone district parcel by using the potential purchase of 10 acres of land immediately to the south of the Buc-ee's parcel. Currently, MRW/Vertex is requesting administrative approval in EPCO to add this land to their boundaries without any public input or public notice. This is an egregious abuse of an administrative approval for a significant, 10 acre lot line adjustment that would grant them the ability to use 3x as much water per year as currently allowed by EPCO on a legal conforming parcel or within any other subdivision.

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From: [dave keene](#)
To: [Carrie Geitner](#)
Subject: Fwd: Pleading for public input
Date: Monday, February 16, 2026 9:51:24 PM

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Begin forwarded message:

From: dave keene <dkeene150@yahoo.com>
Date: February 16, 2026 at 9:46:32 PM MST
To: HollyWilliams@elpasoco.com
Subject: Pleading for public input

My husband and I as homeowners, and other residents in Monument area will be affected in multiple ways if you allow Buc-ees to gain the additional acreage to enlarge the property, be allowed to own it, and build a Buc-ees there.

Having a Buc-ees in our area would be a huge negative impact in many ways! It would ruin property values of nearby properties and also create noise and congestion day and night.

The traffic along I-25 as well as County Line Rd would have more volume and congestion and a negative effect to nearby schools, homes and commuting drivers.

The annexation of Buc-ees in the area would consume a huge portion of water resources and economically punish all living in the area!

The natural wildlife habitation and migration needs are very important and must be protected.

I am begging you to use honesty and moral integrity and follow the laws to have the public involved and for you not to do this decision making without public input!

Save the land. Save the water. Save the animals. Save us!

Respectfully,

Susan Keene

Sent from my iPhone

From: [Steven Winkelman](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Fwd: Vote No Regarding Bucees
Date: Monday, March 9, 2026 4:20:07 PM

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Report

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

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

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

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

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

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

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

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

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

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

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

Thank you for your service and thoughtful consideration.

Steven Winkelman

From: [Laurie Caves](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: I am in support of the Buc;ees development
Date: Wednesday, April 29, 2026 1:09:42 PM

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Report

El Paso County Digital, Strategy
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Dear Commissioners,

I'm writing to express my support for the proposed Buc-ee's at County Line Road and I-25. Many residents across northern El Paso County see this project as a positive opportunity that will bring good-paying jobs, increased tax revenue, and long-term economic stability to our region.

The location is well suited for responsible growth, and Buc-ee's has a strong reputation for being a reliable community partner in the places they operate.

As much as the decision is up to you, I appreciate your thoughtful consideration as you evaluate this project and the benefits it can bring to our county.

Sincerely,

Laurie Caves

"Alone we can do so little, together we can do so much"

Helen Keller

Soli Deo Gloria

From: [Vivian Layman](#)
To: [Carrie Geitner](#)
Subject: I Oppose Buccees
Date: Friday, March 6, 2026 7:18:50 PM

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To Whom It May Concern

I live in El Paso County in Gleneagle. We moved here the second time in 2006 after my husband retired for Army. I worked as a teacher in D38 & my husband as a Physical therapist at Liberty Heights. We are both now retired.

I oppose this location for Buccees because we hike and bike on this area all the time and we can see what a huge impact this will have at this exit on both wildlife and the beauty! This beautiful location is like the gateway to Palmer Lake & Greenland Open Space!

I've watched from afar but been supportive of these communities as they've tried to stop Buccees from forcing their way into this location. It's taken a terrible toll on these landowners! Watching it seems crooked in so many ways Buccees tactics in getting their way! I plead that El Paso stops this! Give us a reason to believe that money can't buy our representation in El Paso County! Please Say NO to the beaver!! Let them go where a community wants them!!

Vivian Layman

719 433 8743 cell

Sent from my iPhone

From: [Mark Odette](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: I'm for Bucees
Date: Tuesday, February 10, 2026 11:07:21 AM

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To whom it concerns,

I live in Monument Colorado and have a retail space in Palmer Lake.

I welcome Bucees to I-25 and County Line Rd, this will bring good paying careers to the local area. This will also potentially bring people to explore Palmer Lake and Monument and spend more money in these towns. It's sad to see that people didn't really understand where they were buying their homes. Empty land next to an Intestate will at some point be built on. Much better this be built than many other types of businesses. At least Bucees hires a LOT of employees to operate and not just a few like a traditional fuel station with lower pay.

When I moved to Monument there was no Pilot or QT, no round-a-bouts, they were just widening Baptist Rd. At no time did I not think more fuel stations would be put in, and empty land next and along the interstate would be built commercially on. Common sense tells me ALL that land would be developed one day, and now we are to that day. I wonder what the rural people of the time said when subdivisions started to be built and really affected the animals, the trees, the landscapes. I bet they were not happy either! We all LIVE in a home that at some point someone said WTF is this sh!t and told the people to go back to where they came. We have all said that at some point, I said it about Forest Lakes, no one stood up and said "you know what enough building" I said it about Pilot and QT on Baptist Rd and yet no one stood up and said "they shouldn't build". My business partner who grew up in Monument says how the world was ending for people when Wal-Mart, Home Depot etc was being built and now we all use those places. He said the same happened when King Soopers was being built and that people were against it. I guarantee it, Bucees will go in, and all these anti people will shop there and buy fuel there. Right now they say NO, but once built we will see them in there just like when they said no to Wal-Mart's or King Soopers or to Pilot and QT.

I get that some of the big homes are right there, but they had to know when they bought that it's empty land next to the interstate. What else would go in? 99% chance what would go in would be fast food and/or a fuel station.

I am all for Bucees, never been to one and didn't care about it till now. The owner of the land has a right to make a living and develop the land. This will bring very good paying careers to the area.

Thank you for your time,
Mark Odette

Monument, Colorado

From: [Rachael Bauer](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wysong](#); [Lauren Nelson](#); [Cory Applegate](#); trilakespreservation@gmail.com; megganherington@elpaso.com
Subject: Impending application by Bucc-ee's LLC EPCO to construct a Bucc-ee's on monument hill
Date: Friday, May 1, 2026 7:18:59 PM

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Report

El Paso County Digital, Strategy
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TO: El Paso County Board of Commissioners

Carrie Geitner — CarrieGeitner@elpasoco.com

Holly Williams — HollyWilliams@elpasoco.com

Bill Wysong — BillWysong@elpasoco.com

Lauren Nelson — LaurenNelson@elpasoco.com

Cory Applegate — CoryApplegate@elpasoco.com

Clerk to the Board — carctb@elpasoco.com

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

Tri-Lakes Preservation — trilakespreservation@gmail.com

Dear Commissioners:

I write in formal opposition to the proposed Buc-ee's EPCO LLC travel center on Monument Hill, and I respectfully request that this letter be entered into the permanent public record. The Tri-Lakes region, which encompasses Monument, Palmer Lake, and their surrounding communities, faces a convergence of **clear**,

quantifiable, and irreversible harms that this single development would directly impose. This is not opposition to commerce. It is opposition to a specific project that is demonstrably wrong for this specific location, at this specific time, for reasons that span water supply, public safety, light pollution, wildlife corridor integrity, and the protection of a \$15 million federal infrastructure investment completed just months ago.

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

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

I. THE WATER DEMAND DATA IS UNAMBIGUOUS

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

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

Comparative Water Demand Analysis: Palmer Lake / Monument Hill Area

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

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

II. INFRASTRUCTURE GAPS REQUIRE TAXPAYER-FUNDED REMEDIATION

A GMS Inc. engineering report determined that the existing water infrastructure in the

area cannot absorb Buc-ee's demand without significant capital investment. Specifically, the report identified the following required upgrades:

- Construction of at least one new water supply well

- Expansion and upgrade of the water treatment plant

- Distribution system capacity improvements throughout the service area

These are not optional accommodations. They are prerequisites for the facility to operate legally and safely. The critical question before this Board is: who funds these upgrades? **If the answer is the public, then El Paso County residents are effectively subsidizing a private, out-of-state corporation's access to a finite, nonrenewable community resource.**

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

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

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

IV. FIRE SUPPRESSION CAPACITY IS A LIFE-SAFETY ISSUE

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

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

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

Palmer Lake has enacted a formal dark sky ordinance to protect its rural night environment. A Buc-ee's operates 24 hours a day, 365 days a year. Its standard facility footprint includes 120 fuel pump canopies, large-format signage, expansive parking lot lighting, and a 74,000-square-foot building lit throughout the night. The light output from that configuration does not comply with Palmer Lake's ordinance by any reasonable interpretation. Compliance cannot be promised by a developer and then verified after construction. It must be evaluated and enforced before any permit is issued.

Beyond the ordinance, the scientific record on artificial light at night is extensive and unambiguous in its conclusions. The peer-reviewed literature documents the following findings directly relevant to this site and its adjacent wildlife habitat:

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

Research compiled by DarkSky International documents that artificial light at night radically alters the nighttime environment of nocturnal species by converting night into day, with research scientist Christopher Kyba describing it as potentially the most drastic environmental change humans have made for nocturnal animals.

Wildlife ecologist Paul Beier of Northern Arizona University found that mountain lions traveling at night actively avoid brightly lit areas, causing them to miss critical landscape linkages, precisely the kind of linkages this corridor provides.

A 2018 peer-reviewed study in Nature Scientific Reports found that artificial light at night is most concentrated within the very migration passage areas that birds traverse during their biannual journeys, disrupting circadian rhythms and causing disorientation during flight.

The National Institutes of Environmental Health Sciences has documented that even a single artificial light source can compromise a wildlife corridor, preventing animals from moving across landscapes at night.

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

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

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

The overpass was designed specifically for elk and pronghorn, two large game species that require wide open structures with clear sight lines. They cannot use the narrow underpasses preferred by mountain lions and black bears. **Before the overpass and its companion underpasses were built, there was an average of one wildlife-vehicle collision per day along this corridor. CDOT data shows the crossing system has already reduced those collisions by 91 percent.** The overpass completes an 18-mile wildlife crossing network running from Castle Rock to Monument, and the proposed Buc-ee's site sits at the southern anchor of that network.

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

The proposed Buc-ee's parcel sits directly across County Line Road from the southern boundary of Greenland Ranch, the 22,000-acre protected open space that the overpass was built to connect to the Pike National Forest.

The 24/7 light output from 120 fuel pump canopies, a 74,000-square-foot building, and 780-space parking lot would create a permanent artificial light zone immediately adjacent to the wildlife corridor approach lanes on both sides of I-25.

Scientific research documents that pumas and mountain lions actively avoid brightly lit areas, disrupting the very landscape linkages the overpass was engineered to restore.

Elk and pronghorn, the primary target species for the overpass, are acutely sensitive to artificial light and human activity near approach paths. A 24-hour high-traffic commercial facility within a quarter mile of overpass approach terrain constitutes an active deterrent to its use.

The corridor between Larkspur and Monument bisects 55 square miles of protected land, the largest contiguous preserved habitat on the Colorado Front Range. **Prior to the crossing system, vehicle-wildlife collisions accounted for 785 crashes and 6% of all crashes in this corridor between 2011 and 2015 alone.**

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

VII. THE PALMER LAKE PLANNING COMMISSION ALREADY SAID NO

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

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

Respectfully submitted,

Rachael Bauer

This letter is submitted for the inclusion in the permanent public record of El Paso County proceedings regarding the proposed Buc-ee's-ee's EPCO LLC development on Monument Hill, Colorado

From: [Mary Pucci](#)
To: [Carrie Geitner](#); [Holly Williams](#); [Bill Wyson](#); [Lauren Nelson](#); [Cory Applegate](#); [CARCTB](#); [Meggan Herington](#)
Subject: in regards to the impending application by Buc-ees LLC EPCO to construct a Buc-ees on Monument Hill/Palmer Divide
Date: Thursday, April 30, 2026 8:18:05 AM

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Report

El Paso County Digital, Strategy
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Dear commissioners,

I'm writing to you as a citizen of Northern El Paso County for almost 38 years, one of your constituents.

We chose to raise our family in this area for it's seemingly bucolic nature, dark skies, no sidewalks, no streetlights, amazing wildlife and a safe community. I refer to our property as a slice of paradise.

I'm not opposed to a Buc-ees being built in El Paso County, just not on the top of the Palmer Divide. Other towns south of here have expressed interest. Our community has been vocally opposed.

The parcel they bought is zoned CC, commercial community purposes not a tourist destination for 11-20,000 cars a day. The proposed thirty acres of concrete, 74,000 square foot store and 120 gas pump, 24/7 lights and 11,000,000 gallons of our aquifer use simply doesn't seem coherent or congruous with this parcel.

Our aquifers are finite and to consider a business that would consume that much water yearly is very scary for all of us but especially for those of us who have wells.

The detriment to our community would be immense if you were to choose to rezone this parcel. This monstrosity would be the "welcoming" to passerbys and others to be greeted with at our 163 exit. It just doesn't seem right to have a 150' lit up beaver greeting people to our county.

We have an extensive wildlife community here in NEPCO, I would love to see it continue. Do I need to remind you that the largest wildlife overpass is just a short drive north? This area is a migratory path for our wildlife including birds.

The horrendous amount of traffic that this tourist attraction would draw would be horrible for locals who use the County Line road exit daily.

This intersection was recently poorly constructed when CDOT added lanes for "The Gap." The southbound exit onto County Line road from I25 has a visual obstruction already, do we really want it worse? No!

I realize there's been a tremendous amount of construction up here but it needs to stop. The night sky is already much lighter than 30 years ago, the brilliant lights from Buc-ees would be untenable to see our beautiful stars.

I'm also cognizant and it hasn't escaped notice by myself and others that two former EPCO county commissioners are the representatives for Buc-ees. Craig Dossey and Mark Waller. There appears to be a conflict of interest with Carrie Geiter's husband Tim Geitner who I believe is affiliated with Vertex consulting.

I also don't want to hear Craig Dossey one more time lament what horrible businesses could occupy that parcel, i.e. strip club, adult book store etc. really? Sounds like fear mongering to me. He played that card on the Monument East development.

I implore you listen to your NEPC constituents regarding this matter.

Kind regards,

Mary Pucci Woodmoor Colorado

From: [Diane Starkey](#)
To: [Holly Williams](#); [Carrie Geitner](#); [Cory Applegate](#); [Bill Wysong](#); [Kylie Bagley](#); [Lauren Nelson](#); [Meggan Herington](#)
Subject: JUST IMAGINE BUCESS RIGHT ACROSS THE STREET FROM YOUR HOME, USING YOUR WATER, BLOCKING YOUR STREETS, LIGHTING UP YOUR SKY
Date: Friday, May 1, 2026 9:32:49 AM
Attachments: [IMG_9049.MP4](#)
[IMG_7694.heic](#)
[IMG_7330.heic](#)

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Denver Basin Aquifer

From: [Diane Starkey](#)
To: [Holly Williams](#); [Lauren Nelson](#); [Bill Wysong](#); [Carrie Geitner](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: JUST SAY NO TO BUCEE'S
Date: Tuesday, April 14, 2026 12:06:14 PM
Attachments: [f792103b-4a62-427c-981a-0545afca471f.png](#)
[52575a8c-14b7-48dd-b4e3-87abe702dc4f.png](#)
[9d53d2da-c800-4ed7-99da-e8d2269c3fad.png](#)
[b6f696e3-04fb-477a-bc06-82b6f3745d2e.png](#)
[4d033420-67f9-4776-ab7e-1998ee736aa6.heic](#)
[141e6fbf-16a7-4485-a98e-9ba0d1ed91c3.heic](#)
[3f7fb97a-9ad6-413c-ab86-e4288edb115a.heic](#)
[bc91d630-1b81-4d8c-a9a6-89b4578f5488.heic](#)

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Report

El Paso County Digital, Strategy
& Technology (DST)



Just because I've been quiet I didn't want you to forget me 🙋🙋🙋🙋 Diane Starkey,
Palmer Lake, CO

PLEASE STOP THE CULT FOLLOWERS FROM COMING TO UNINCORPORATED EL PASO CTY. TRILAKES INCLUDING PALMER LAKE DOES NOT WANT OUR WATER USED BY BUCEES OR TRAFFIC TYING UP OUR STREETS & ROADS & HIGHWAY! THANK YOU THOSE OF YOU WHO ARE AGAINST THIS MONSTROUS OUT OF PLACE BUCEE'S IN OUR NEIGHBORHOOD. Please make them go out of our Denver Basin Aquifer region!

From: Diane Starkey
To: Holly Williams; Lauren Nelson; Bill Wyson; Carrie Geitner; Cory Applegate; Meggan Herington; Kylie Bagley
Subject: Land and water rights for land near County Line Road transferred to Buc-ee's — Nextdoor
Date: Friday, April 24, 2026 12:48:13 AM

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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

From: evtgrbk@use.startmail.com
To: [Holly Williams](#); laurennelson@elpasocounty.com; [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Kenny Hodges](#); [Meggan Herington](#); [Kylie Bagley](#)
Cc: Jarvis.caldwell.house@coleg.gov; governorpolis@state.co.us; brumm.peter@epa.gov; jess_cohen@hickenlooper.senate.gov; natasha_hutson@bennet.senate.gov; Tracy.Kosloff@state.co.us; Jason.Ullmann@state.co.us; cdphe.commentswqcd@state.co.us; [EXTERNAL KRCC News](#); [EXTERNAL KKTU News](#)
Subject: Land Use Hearing Process and Community Trust
Date: Wednesday, April 8, 2026 4:29:30 PM

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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..

From: mikekopy@comcast.net
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Cc: DenverRegulatoryMailbox@usace.army.mil; Daniel.I.delgado@usace.army.mil; SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; [EXTERNAL KKTU News](#); [news@7news.com](#); spencer.soicher@9news.com; news@cpr.org; [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); newsroom@coloradosun.com; [EXTERNAL KOAA News](#); tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; [EXTERNAL News TipsDenver](#); newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov
Subject: Letter of opposition to the proposed Buc-ees development in El Paso County
Date: Monday, March 23, 2026 8:03:41 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

To the El Paso County Board of County Commissioners,

I have lived in unincorporated El Paso County, in the Wakonda Hills subdivision, since 1996 - and am a Colorado Springs native. The proposed Buc-ees development is less than a mile away from my neighborhood. Myself and a vast majority of Tri-Lakes residents are strongly opposed to this project.

This one development would have immediate and long-lasting negative economic and environmental impacts to the Tri-Lakes region, and is a dangerous precedent for future development considerations.

Major impacts of note:

Water

- This one business, per their own estimates that have increased consistently since December 2024, will use ~1.1 million gallons of water PER MONTH.
- The only option they have for this water are the Denver and Arapahoe aquifers, which are known to be depleting and need to serve an ever-increasing population indefinitely.

- The 300 year rule, which is El Paso County Law, must be enforced with this development application.

Traffic

- Estimates are between 11k and 20k cars PER DAY exiting north and southbound I-25 to go to Buc-ees.
- These are daily averages - the volume during peak tourist months will be much higher.
- During the Renaissance Festival timeframe, the I-25 traffic between County Line Rd and Larkspur will come to a stand-still for several hours per day.
- During snowstorms in or around that area, there will be an increase in traffic accidents in addition to the already lengthy backups.
- First responders will not be able to reach traffic accidents without significant delays.
- Egresses for drivers on I-25 and local residents if there is a fire (more on that below), make this an unsafe location for the traffic it will generate.

Residents' safety and stress on county and local safety services (police, state patrol, fire)

- The risk of wildfires is high in the Tri-Lakes area, and with the frequent winds the potential for fires from a stray cigarette and gasoline spills near wooded areas is exponentially greater. The safety of local residents, students at Palmer Ridge High School and Palmer Lake Middle School, and drivers on I-25, is at much greater risk with this development.
- This increased risk will add strain to the Monument Fire District.
- Frontage and local roads will see a dramatic increase in traffic by tourists unfamiliar with the area. This will be an increased danger to the students at Palmer Ridge HS and Palmer Lake Middle School.
- Law enforcement will need to be increased to mitigate the potential increased risk of crime and disturbances plus patrol the increased traffic on local roads.
- *Who will pay for more firefighting and law enforcement people and equipment? Who will pay for vegetation fire mitigation and more egress roads if deemed necessary?*

Economic Impact

- It is estimated that home values within a 3-mile radius of the development would decrease. It is unreasonable to believe or expect them to not be negatively affected. People live or move here because they want space, open skies, and clean air. A 74,000 square foot warehouse-like store, hundreds of parking spaces, lights that can be seen for miles plus the increased traffic is antithetical to the larger lot residential area that surrounds it.
- Local businesses that would compete with Buc-ees, either directly or indirectly, will lose business.
- The loss in property tax revenue due to decreased home values, plus lost tax revenue from competing businesses, will completely offset or be potentially greater than the tax revenue Buc-ees would generate. This needs to be thoughtfully calculated and considered.
- The higher-paying management positions at Buc-ees will be filled internally, not hired locally. Local residents will get the lower-paying positions like clerks and maintenance. It is not a significant employment generator for the local community.

Environment Impacts

- In short – more air, light and noise pollution along I-25 and to the residents east and west of the interstate for at least one to two miles from the site.
- This will contribute directly to a decrease in home values in the immediate vicinity.

There are few if any good reasons for this development, and endless damaging ones. There are less impactful, feasible alternatives.

- The area is populated by many highly educated residents in the engineering, IT, aerospace, and other technology industries. A tech company would be a significant employment boon to the area and would be far less impactful.
- A medical facility like an urgent care is ideal for this site, with its proximity to the interstate and residents in Douglas County, in addition to local residents.

On behalf of myself and the Tri-Lakes community, we strongly urge the El Paso County Board of County Commissioners to deny this proposal if presented with an application.

Thank you for your consideration on this very important, impactful decision.

Respectfully,

Mike Kopycinski
18865 Spring Valley Rd.
Monument, 80132

From: [Steve de Seve](#)
To: [Carrie Geitner](#)
Subject: Light Pollution from a proposed Buc-cee's
Date: Wednesday, February 11, 2026 8:52:49 AM
Attachments: [image003.png](#)
[Dark Sky Presentation.pptx](#)

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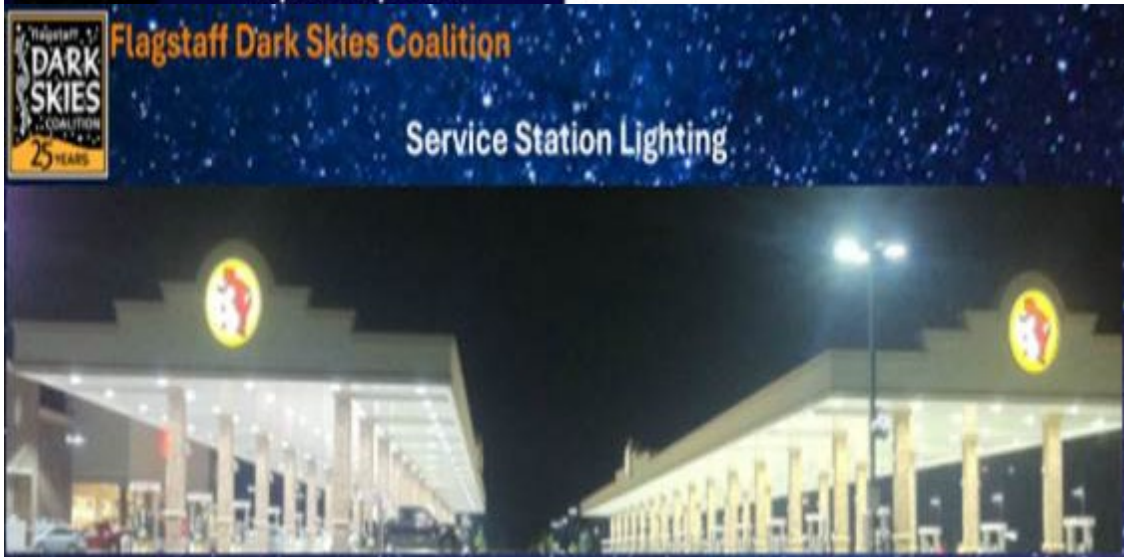
El Paso County Digital, Strategy
& Technology (DST)

Hello Ms. Geitner,

I am a lighting manufacture representative who has been in the lighting industry for over 14 years. I currently live in the community of Woodmoor, which is directly across from the proposed Buc-cee's project. Over the last decade, the advancement of Led Lighting is having a negative effect on the night sky and cities and towns are beginning to take action especially in Colorado. Since the Buc-cee's project is a sensitive issue from both sides, I presented the Palmer Lake town council, planning commission, and the Monument city council last year on the effects of exterior lighting from service stations at higher elevations. The reception was very positive as I educated people that in the near future seeing stars at night will be very difficult to see. I have attached my dark sky presentation for your review and I encourage you to do through each slide so you can see the effects of light pollution that I presented at the meetings.

I would welcome the opportunity to discussed any questions you may have at a scheduled meeting.

Thank you



Steve de Seve

Sales Representative



Etherium Lighting LLC

North America Headquarters

6969 Alum Creek Drive, Suite 4, Columbus OH 43217

Direct 661.219.5240

Office 614.388.9893

etheriumled.com

From: [Steve de Seve](#)
To: [Carrie Geitner](#)
Subject: Light Pollution from a proposed Buc-cee's
Date: Wednesday, February 11, 2026 8:43:22 AM
Attachments: [image003.png](#)
[Dark Sky Presentation.pptx](#)

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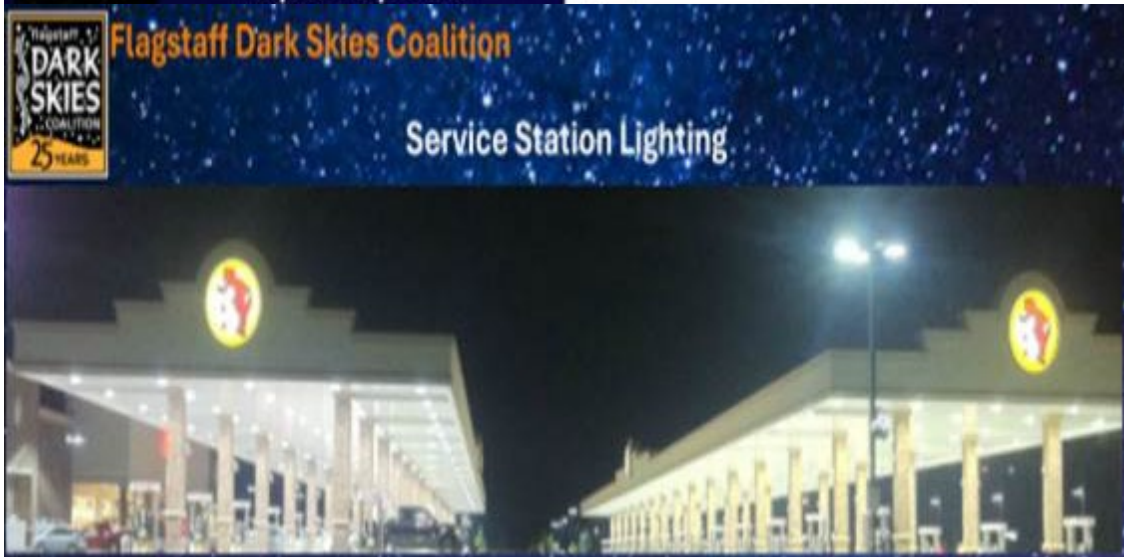
El Paso County Digital, Strategy
& Technology (DST)

Hello Carrie,

I am a lighting manufacture representative who has been in the lighting industry for over 14 years. I currently live in the community of Woodmoor, which is directly across from the proposed Buc-cee's project. Over the last decade, the advancement of Led Lighting is having a negative effect on the night sky and cities and towns are beginning to take action especially in Colorado. Since the Buc-cee's project is a sensitive issue from both sides, I presented the Palmer Lake town council, planning commission, and the Monument city council last year on the effects of exterior lighting from service stations at higher elevations. The reception was very positive as I educated people that in the near future seeing stars at night will be very difficult to see. I have attached my dark sky presentation for your review and I encourage you to do through each slide so you can see the effects of light pollution that I presented at the meetings.

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Steve de Seve

Sales Representative



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Direct 661.219.5240

Office 614.388.9893

etheriumled.com

From: [Steve de Seve](#)
To: [Carrie Geitner](#)
Subject: Light Pollution from a proposed Buc-ee's
Date: Wednesday, March 11, 2026 9:13:14 AM
Attachments: [image001.png](#)
[image004.png](#)

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Hello Ms. Geitner,

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

From: [Katherine Keeley](#)
To: [Meggan Herington](#); [Holly Williams](#); [Carrie Geitner](#); [Bill Wysong](#); [Cory Applegate](#); [Lauren Nelson](#); [Kenny Hodges](#)
Cc: [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [eharris@palmer-lake.org](#); [moseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [governorpoli@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [jarvis.caldwell.house@coleg.gov](#); [matthew.smith1@mail.house.gov](#); [integritymatterscos@gmail.com](#); [contact@trilakespreservation.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koa.com](#); [Noah.Caplan@koa.com](#); [EXTERNAL KOAA News](#); [sam.page@krdo.com](#); [ASack@kxrm.com](#); [EXTERNAL Fox News](#); [EXTERNAL KKTU News](#); [achalfin@krcc.org](#); [EXTERNAL KRCC News](#); [newstips@denver7.com](#); [newstips@9news.com](#); [tips@kdvr.com](#); [jalvarado@denverpost.com](#); [EXTERNAL Newsroom Denver](#); [oliviaprentzel@coloradosun.com](#); [newsroom@coloradosun.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [news-tips@nytimes.com](#); [tips@cnn.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#); [tips@thefp.com](#); [talkshow@aol.com](#)
Subject: List
Date: Saturday, June 27, 2026 9:50:42 PM

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Sent from my iPhone
Bbb b

From: Rachael Bauer
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; DenverRegulatoryMailbox@usace.army.mil; Daniel.I.delgado@usace.army.mil; SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mforito@tomgov.org; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoseley@palmer-lake.org; code.tanya@epa.gov; r8eisc@epa.gov; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; EXTERNAL KKTV News; news@7news.com; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Fox News; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; EXTERNAL KOAA News; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver
Date: Sunday, April 12, 2026 8:36:26 PM

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El Paso County Digital, Strategy
& Technology (DST)

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

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

Boundary Line Adjustment – PCD File No. EXBL261

Concurrent Grading Permit – PCD File No. CDR261

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

I. Federally Mapped Riverine Feature Crossing the Parcel

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

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

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

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

Clean Water Act §404

Clean Water Act §401

Colorado Regulation 87 (2024 revisions)

II. Commercial Production Well Applications Filed Prior to BLA Narrative

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

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

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

III. Repeated "No Change in Water Supply" Representations

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

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

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

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

Neither parcel has an existing well;

No adjudicated water rights are associated with the parcels;

No impacts to drainage or natural features will occur.

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

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

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

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

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

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

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

V. Requested Agency Review

Because this correspondence is being copied to:

U.S. Army Corps of Engineers

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

Colorado Division of Water Resources

EPA Region 8

I respectfully request these state and federal agencies:

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

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

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

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

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

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

VI. Importance of Documented Compliance

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

Given:

A mapped riverine feature crossing the parcel,

Filed commercial production well applications,

Proposed large-volume fuel storage,

And concurrent grading authorization,

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

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

Thank you for your time and attention.

Sincerely,
[Name]
[City, State, Zip]

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

From: [Monticelli, Michael](#)
To: [Carrie Geitner](#)
Date: Tuesday, February 10, 2026 12:38:01 PM

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Report

El Paso County Digital, Strategy
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Carrie,

Please say NO to Bucee's.

Monument said no

Palmer lake said no

Tri-lakes said no

Please represent the people who voted for you.

South of the Springs would be a far more logical location, or in between Castle Rock and Denver, or at least EAST of I-25 south of the Palmer Divide.

Please protect the beautiful views from I-25. This is a treasure you cannot get back.

Michael Monticelli

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From: [Deborah Hall](#)
To: [Carrie Geitner](#)
Date: Wednesday, June 24, 2026 2:29:14 PM

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Report

El Paso County Digital, Strategy
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El Paso County Commissioners

RE: Proposed Buc-ee's Travel Center Adjacent to Greenland Open Space and Wildlife Corridor, Monument, Colorado

Dear Commissioners,

My name is Deborah Hall. I am a 70-year-old resident of Monument, Colorado, a homeowner, small business owner, Realtor, and longtime advocate for my community.

I am writing regarding the proposed Buc-ee's travel center at Interstate 25 and County Line Road in northern El Paso County.

This is not a typical neighborhood convenience store. The proposed development is a massive travel center designed to attract regional and interstate traffic. The location is directly adjacent to Greenland Open Space, a major wildlife corridor, and near a wildlife crossing structure that was built with significant public investment to help elk, deer, and other wildlife safely cross Interstate 25.

I support responsible growth and respect private property rights. However, I believe this project is being proposed in the wrong location.

For years, residents, transportation agencies, conservation groups, and taxpayers have invested time and money to protect this corridor because of its importance to wildlife movement, public safety, and the quality of life that has made northern El Paso County such a special place to live.

I am concerned about:

- Impacts to wildlife movement and behavior near the wildlife crossing.
- Increased light pollution, noise, and 24-hour commercial activity in a sensitive wildlife corridor.
- Increased traffic and safety concerns at an already heavily traveled interstate interchange.
- Potential impacts to nearby wetlands, water quality, and surrounding open space.
- The loss of the rural character, dark skies, and scenic beauty that have made this area unique.
- Potential impacts on nearby property values and retirement security for homeowners who invested in this community because of its open space, wildlife, and quality of life.

As a homeowner approaching retirement, these concerns are deeply personal. My home represents decades of hard work and a significant portion of my financial security. Many residents chose to live in this area because of its natural surroundings, wildlife, and open space. We are concerned that decisions being made today could permanently change the character of our community.

I am not asking that growth stop. I am asking that growth occur in appropriate locations and that the purpose of public investments in wildlife conservation and transportation safety not be undermined.

Once wildlife corridors are fragmented and open spaces are commercialized, they are difficult—if not impossible—to restore.

As a homeowner approaching retirement, I am also concerned about the potential impact on nearby property values. Many residents chose to live in this area because of its open space, wildlife, scenic views, and rural character. Our homes are not simply investments; they represent years of work and a significant part of our retirement security. Any decision that could negatively affect those values deserves careful consideration.

I have spent decades working, building my business, and investing in my community. Like many residents, I chose to live in Monument because of the quality of life, natural beauty, wildlife, and open spaces that make this area unique. I respectfully ask that the long-term interests of residents and future generations be given the same consideration as commercial development interests.

I urge you to protect the Greenland corridor, nearby residents, and the significant public investment made in wildlife crossing infrastructure by rejecting this proposal in its current location.

Thank you for your time and consideration.

Respectfully,

Deborah Hall
Monument, Colorado
Homeowner, Small Business Owner, and Realtor

From: [J.D.](#)
To: [Meggan Herington](#); [Kenny Hodges](#)
Cc: [Carrie Geitner](#); [Lauren Nelson](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wyson](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [Terry Duggan](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#)
Subject: Mega gas station concern
Date: Tuesday, March 10, 2026 5:54:36 PM

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Report

El Paso County Digital, Strategy
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Ma'am/sir -- I read an article in a local Tri-Lakes area community newspaper about a mega gas station hoping to first expand and then build on Monument Hill. As a 40+ year resident of unincorporated El Paso County and Monument, I'd like to officially state my opposition to this boundary line adjustment and development.

It seems a build is a foregone conclusion as I keep seeing large construction equipment already set up on the parcel. This is after the community, alongside Palmer Lake residents, opposed the same development and an annexation request from the developer. The developer withdrew that application and is now trying to override community opposition by going through other channels.

My opposition is not to development, but to this mega-store that will break dark-sky laws, deplete a finite water supply, cause an increase in traffic, impact evacuation routes in the event of fire or other emergency, and will cause safety concerns as Monument Hill is very dangerous in the winter.

Please consider the long-term impacts this expansion and development will have on the local area and community and on the across-the-street protected lands. We ask that you disapprove the application and any future applications from this developer.

Respectfully,

Jean and Terry Duggan

From: [Mike Stern](#)
Subject: Monument Hill "Development"
Date: Thursday, March 19, 2026 11:22:06 AM

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The residents of the Tri-Lakes area have reached a breaking point. Despite overwhelming and documented opposition, the El Paso County Board of Commissioners continues to facilitate a land-use process that effectively treats the community as an obstacle to be bypassed rather than a stakeholder to be heard.

By allowing developers like Vertex and corporations like Buc-ee's to exploit administrative loopholes—such as the recent Boundary Line Adjustment—the County is signaling that deep-pocketed developers dictate the future of Monument Hill, not the people who actually live there. Residents are rightfully furious that their voices are systematically marginalized by a process that grants the applicant extensive time and resources while limiting community input to mere three-minute snippets.

The consequences of this project—ranging from water depletion and traffic congestion to permanent environmental degradation—will be borne by those in the immediate vicinity, yet the current system ignores this reality. The community is tired of the charade. They are demanding structural reforms, including equal presentation time for citizen groups and the integration of prior records, to stop this "reset to zero" cycle that protects corporate interests at the expense of local sovereignty. The message to the Board is clear: citizens versus developers.

Theodore Roosevelt once said, 'The government is us; we are the government, you and I.' 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."

Thank you for your time and consideration,

Mike Stern Wakonda Hills, Monument, CO (one mile from the proposed site)
Ph: 360 689 9058

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From: [james aubrey](#)
To: [Carrie Geitner](#)
Subject: Monument Pass
Date: Wednesday, June 24, 2026 9:03:53 AM

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Dear Commissioner Geitner,

I urge you to prevent development of the Monument Hill summit as the site for a Buc-ee's, instead to raise funds to purchase and preserve the land as open space.

I live in Denver and make the drive south to El Paso County at least weekly, to visit my daughters. The ten-mile drive through the Larkspur hills, the old-west Greenland Ranch, and the ascent into the ponderosa pine forest atop Monument Pass is a beautiful stretch of Colorado scenery that deserves to be seen and enjoyed.

My daughters grew up in El Paso County, graduated from Palmer High School and UCCS, and have put down family roots in the area. Having met my future wife when she was attending Colorado College and I was attending the Air Force Academy, I have long felt a personal connection to the area. I am gratified to see work underway to revegetate the scars on the scenic Front Range. One of my daughters is part owner and general manager of The Brit, a new restaurant by Weidner Field, and her and her husband's boys attend Doherty High School. My other daughter has bought a house in Manitou Springs and likes to hike in the foothills or to walk her dog in the Red Rock Canyon Open Space. I may not be an El Paso County constituent, but they are—and they agree with me on this issue.

Last month I wrote to Governor Polis and to his would-be successors, urging them to propose making the Monument Pass into a state park, like Castlewood Canyon, but I have not heard back from anyone (no surprise). Your interim director of Parks and Recreation recommended that I contact you, instead. Perhaps you County Commissioners could arrange to raise funds for naming a new park on Monument Pass--if it remains undeveloped.

James R Aubrey, Lt Col, USAF (retired)
Emeritus Professor, MSU Denver

From: [Christine Kern](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#)
Subject: Monument Resident Opposition – Buc-ee's at County Line Road/I-25
Date: Monday, April 27, 2026 8:52:15 AM

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Report

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To the El Paso County Board of County Commissioners,

My name is Christine Kern, and my family and I live in Monument, Colorado; a community we chose intentionally, and one we love deeply. We moved here for the open skies, the trail access, the wildlife, and the kind of quiet that reminds you why Colorado is worth protecting. I am writing to express my strong and unequivocal opposition to the proposed Buc-ee's Travel Center at the County Line Road I-25 exit on Monument Hill, and to urge this Board to deny any development application that comes before it.

I have been following this proposal closely since it first surfaced. I watched the months of contentious community meetings in Palmer Lake, the recall election, the lawsuits, and ultimately Buc-ee's withdrawal of its Palmer Lake annexation application in February 2026. I was not surprised when the company's affiliate, Buc-ee's EPCO, LLC, purchased the Monument Hill property outright just days ago, nor when the state approved two commercial well permits for the site in March. The playbook is clear: when one path is blocked, find another. This Board may now be that path, and I am asking you to **hold the line**.

I stand alongside Governor Jared Polis and U.S. Senators Michael Bennet and John Hickenlooper, who formally asked Buc-ee's CEO Arch "Beaver" Aplin III to reconsider this location. I stand alongside the Monument Town Council, which submitted its own letter of opposition. I stand alongside Tri-Lakes Preservation, Integrity Matters, and the thousands of Tri-Lakes area residents who have shown up — repeatedly, passionately — to make their voices heard. The opposition to this project is not a fringe reaction. It is an overwhelming, cross-partisan response from people who understand what is at stake.

My specific concerns are as follows:

Water Depletion and Groundwater Risk

The two newly permitted wells on this property could extract a combined total of nearly 11 million gallons of water annually from the Denver Basin aquifers — already a finite and declining resource. According to the U.S. Geological Survey, levels in the Denver Basin have dropped more than 75 meters. The rest of Monument and the Tri-Lakes area depend on these same aquifers. Residential well owners here simply cannot drill deeper the way a commercial operator can. When Buc-ee's draws from the Arapahoe Aquifer at depths up to 2,250 feet, it's not just using water — it is competing directly with my neighbors' access to the water beneath their own homes.

Buc-ee's has a documented history of underestimating real-world water consumption during the planning phase. The numbers that look manageable on paper rarely reflect what actually flows through the pipes once a 74,000-square-foot facility with 120 gas pumps is operating at full capacity. This Board should not accept the company's projections at face value.

Traffic and Infrastructure Strain

An 11,000 to 20,000 vehicle-per-day increase on an already-strained stretch of I-25 would affect every person who lives and commutes through Monument Hill. The County Line Road exit is not designed for this volume. Winter weather makes this corridor unpredictable and dangerous even today. Adding a mega travel center that functions as a destination stop — not just a pass-through — would create gridlock conditions that degrade quality of life and compromise public safety for residents across the Tri-Lakes region.

Environmental and Conservation Impacts

Our family spends every weekend we can on the trails in this region. We hike, we camp, and we have watched with genuine awe as Colorado invested in the wildlife overpass just one mile north of this site on I-25 — a \$15 million structure designed to restore safe passage for elk, mule deer, and pronghorn between the eastern plains and Pike National Forest. A mega gas station one mile away, drawing tens of thousands of additional vehicles, introduces exactly the kind of noise, light, and activity that undermines the conservation purpose of that overpass. The adjacent 36,000-acre Greenland conservation corridor — protected by conservation easements and championed by state and federal leaders alike — deserves a buffer, not a fuel pump.

Community Character

We did not move to Monument to live next to the world's largest gas station. I suspect few of my neighbors did, either. The character of this community — its small-town feel, its proximity to open space, its relative quiet — is part of what drives property values and quality of life here. A project of this scale, operating 24 hours a day, would fundamentally and permanently alter that character. The long-term costs to residents would far outweigh any short-term tax revenue.

Respect for Community Input and the Land-Use Process

This project has faced extraordinary and sustained opposition at every stage of evaluation. A recall election was triggered. Multiple lawsuits were filed. Thousands of residents attended hearings. Governor Polis and two U.S. Senators put their names in writing against it. And yet, Buc-ee's has continued to find new vectors to pursue the same site. The most recent move — purchasing the land directly through its own LLC and applying for state well permits, apparently before even securing county development approval — *suggests a company that is willing to move aggressively and out of sequence to get what it wants*. This Board should take

that pattern seriously as it evaluates any application.

I recognize that El Paso County has a responsibility to evaluate development applications through its formal process, and I trust that this Board will do so rigorously. What I am asking is that you apply the full weight of your authority, scrutinize the applicant's data with appropriate skepticism given past patterns of underestimation, and listen to the community that this decision will affect most directly. Monument Hill is *not* the right place for this project.

Please deny this application.

Sincerely,
Christine Kern

Christine Kern

- Helping leaders close the gap between performance and potential



P: [303-824-9138](tel:303-824-9138)

W: <http://christine-kern.com>

From: [Ron Baumert](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimple@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Bruliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#); [Tri-Lakes Preservation Inc](#)
Subject: Monument Ridge West / Proposed Buc-ee's Site – EXBL261 and CDR261 (Request for Documented Review)
Date: Friday, February 20, 2026 5:54:33 PM
Attachments: [USTLeaksI25Corridor.png](#)
[CO Wetland Inventory 1 mile.pdf](#)
[62f0ddca-531b-4071-9a72-54994c54cd58 \(1\).pdf](#)
[DWR_4555491.pdf](#)

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Report

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

I am writing concerning the following applications tied to the Monument Ridge West / proposed Buc-ee's location near Monument Hill:

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

A review of publicly available state and federal records indicates the administrative file now includes information that is directly material to required County findings and to potential state and federal water jurisdiction. These issues are detailed in Integrity Matters' **Formal Notice of Statutory Deficiency** and the **Addendum to the Formal Notice of Statutory Deficiency**.

I. Federally Mapped Riverine Feature Traversing the Site

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

In addition, within a **one-mile radius** of the project area, NWI mapping reflects roughly **57** wetland/water/stream features totaling approximately **134 acres**.

Notably, the applicant's grading and erosion control materials also reference an **"intermittent streambed seasonally flooded,"** indicating this feature is acknowledged within the project documentation.

A federally mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction and permitting considerations under:

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

II. Commercial Production Well Filings Pre-Dating the BLA Narrative

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

Per the record, hydrogeologic review began **January 6, 2026** and concluded **January 20, 2026**.

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

III. Multiple “No Change in Water Supply” Statements Requiring Evaluation

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

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

The BLA narrative and related submittals contain repeated categorical statements (appearing **at least eight times** in various forms) asserting that:

- the BLA will not change water supply;
- neither parcel has an existing well;
- no adjudicated water rights are associated with the parcels; and
- no impacts to drainage or natural features will occur.

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

IV. Underground Storage Tank Risk Context Along I-25

The proposed development contemplates **high-volume, 24-hour fuel sales** supported by **underground storage tanks (USTs)**.

Attached is a publicly sourced map showing documented UST releases along the **I-25 corridor** in Colorado.

EPA data indicates that since the federal UST program began in **1988**, there have been **more than 500,000 confirmed UST releases nationwide**, with **thousands** documented in Colorado. In Texas, there have been multiple UST leaks, including instances where impacts reached groundwater and required **years** to remediate.

While modern tank systems have improved, the historical record of releases highlights why fuel storage facilities proposed near mapped waters and groundwater resources should receive careful regulatory scrutiny. Where riverine features, shallow hydrology, and regional groundwater are present, review under **CWA §§404 and 401**, and under **Colorado Regulation 87**, becomes especially relevant.

V. Requested State and Federal Agency Review

Because this letter is being copied to:

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

I respectfully request that these agencies evaluate and/or confirm the following:

1. Whether the mapped **R4SBC** feature—within a broader wetland ecosystem reflected by **~134 acres** and **~57** mapped features within one mile, including an approximately **1-acre** R4SBC streambed bifurcating the development parcel—constitutes jurisdictional waters under state and/or federal authority;
2. Whether grading activities proposed under **CDR261** trigger **§404** and/or **§401** permitting;
3. Whether and how **Colorado Regulation 87** applies to intermittent or seasonally flooded stream features on the parcel;
4. Independent verification supporting the required “no change in water supply” finding under **LDC §7.2.2.E.4(c)**; and
5. Confirmation that **no earth disturbance** occurs prior to completion of any required state or federal review and permitting.

I respectfully urge that each agency exercise its full statutory authority to ensure no unauthorized discharge, fill, grading, or hydrologic alteration occurs before appropriate review and permits are in place.

VI. Need for Clear, Documented Compliance Before Final Action

Administrative processing of a boundary line adjustment does not remove federal or state jurisdiction where regulated waters may be implicated. Given:

- a mapped riverine feature crossing the parcel,
- filed commercial production well applications,
- proposed large-volume fuel storage, and
- concurrent grading authorization,

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

Accordingly, I respectfully request **written clarification** describing how these matters are being addressed prior to any final action on **EXBL261** or **CDR261**.

Thank you for your time and attention.

Sincerely,

Ron Baumert

Monument, CO 80132

From: [Nolene](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Monument Ridge West LLC / Vertex / Buc-ee's
Date: Monday, February 9, 2026 12:41:02 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

RE: Property Boundary Adjustment
Parcel #71023-00-010

Good afternoon-

Administrative approval on the additional land purchase to the south of the existing proposed site is completely unacceptable. The public deserves notice and the chance to make comments.

The owner, developer and Buc-ee's representatives continue to disregard the input of Tri-Lakes citizens. This is not a small project and any exceptions or exemptions should not occur.

Please do not allow an administrative approval.

Thank you,
Nolene Metzger
1213 Greenland Forest Dr, Monument

From: [Diana O'Toole](#)
To: [Kenny Hodges](#); [Meggan Herington](#)
Cc: [Carrie Geitner](#); [laurennelson@elpasocounty.com](#); [Holly Williams](#); [Cory Applegate](#); [Bill Wysong](#); [DenverRegulatoryMailbox@usace.army.mil](#); [Daniel.I.delgado@usace.army.mil](#); [SPA-RD-CO@usace.army.mil](#); [steven.b.crosson@usace.army.mil](#); [code.tanya@epa.gov](#); [r8eisc@epa.gov](#); [michaela.snow@state.co.us](#); [cdphe.commentswqcd@state.co.us](#); [Jason.Ullmann@state.co.us](#); [Tracy.Kosloff@state.co.us](#); [ColoradoES@fws.gov](#); [mlakind@tomgov.org](#); [sking@tomgov.org](#); [sabbott@tomgov.org](#); [csmith@tomgov.org](#); [lkronick@tomgov.org](#); [kkimble@tomgov.org](#); [mfiorito@tomgov.org](#); [integritymatterscos@gmail.com](#); [trilakespreservation@gmail.com](#); [governorpolis@state.co.us](#); [natasha_hutson@bennet.senate.gov](#); [jess_cohen@hickenlooper.senate.gov](#); [eharris@palmer-lake.org](#); [rmoseley@palmer-lake.org](#); [jmarble@palmer-lake.org](#); [mbeeson@palmer-lake.org](#); [ajurka@palmer-lake.org](#); [savannah.eller@gazette.com](#); [Tony.Keith@koaa.com](#); [sam.page@krdo.com](#); [Noah.Caplan@koaa.com](#); [ASack@kxrm.com](#); [Karin.Brulliard@washpost.com](#); [jim.carlton@wsj.com](#); [jalvarado@denverpost.com](#); [oliviaprentzel@coloradosun.com](#); [achalfin@krcc.org](#); [talkshow@aol.com](#); [EXTERNAL KKTV News](#); [news@7news.com](#); [spencer.soicher@9news.com](#); [news@cpr.org](#); [EXTERNAL Fox News](#); [EXTERNAL Newsroom Denver](#); [EXTERNAL KRCC News](#); [newsroom@coloradosun.com](#); [EXTERNAL KOAA News](#); [tips@kdvr.com](#); [tips@thefp.com](#); [tips@cnn.com](#); [newstips@9news.com](#); [EXTERNAL News TipsDenver](#); [newstips@denver7.com](#); [news-tips@nytimes.com](#); [tips@nbcuni.com](#); [news.tips@abc.com](#); [LBergman@newsnationnow.com](#)
Subject: Monument Ridge West, EXBL261 and CDR261
Date: Sunday, February 22, 2026 6:38:33 AM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Hodges and Ms. Herington,

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

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

Public records show that the parcel contains a federally mapped riverine feature identified by the National Wetlands Inventory as an intermittent, seasonally flooded streambed. Within a one mile radius, dozens of mapped wetlands and water features total more than one hundred acres. The applicant's grading materials acknowledge this stream feature.

Given the presence of mapped waters, clarification is needed regarding potential applicability of the Clean Water Act and Colorado Regulation 87 before any land disturbance occurs.

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

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

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

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

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

Respectfully,

Diana O'Toole
719-229-2683

From: [Maureen Morgan](#)
To: [Holly Williams](#); [Bill Wysong](#); [Carrie Geitner](#); [Lauren Nelson](#); [Cory Applegate](#); [Meggan Herington](#); [Kylie Bagley](#)
Subject: Monument Ridge West/Vertex proposal /Proposed Buc-ee's
Date: Friday, February 13, 2026 4:18:47 PM

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear El Paso County Commissioners and Planning Officials,

I am writing to voice my opposition to the Monument Ridge West/Vertex proposal to adjust boundaries for the purpose of incorporating approximately 10 acres into the parcel for the Buc-ee's development at I-25 and County Line Road. This would allow the project to access up to 3 times the amount of water currently permitted on a legally conforming parcel within El Paso County.

My concern is that this is being done without public notice, input or transparency. Given the scale and consequence of the proposal, more than simple administrative approval should be required. I would ask the following impacts to be considered:

- Colorado's water future is increasingly uncertain, and long-term water sustainability is an extremely critical issue for the Tri-Lakes area, El Paso County and Colorado. (ref. Detailed, independent reviews should be completed before committing such a substantial amount of our water resources, especially to high-intensity commercial development such as Buc-ees, particularly in light of the area's rapid growth.
- Allowing much of the profit to leave Colorado while the negative environmental and infrastructure impacts remain local is certainly detrimental to our county and state. If scarce resources are to be approved to support economic growth, projects that more

directly reinvest in local communities and reflect the character of our region should receive priority over a \$1billion Texas based corporation.

- The proposed site is directly across from a critical wildlife corridor that connects regional habitats. Disrupting that corridor carries lasting ecological consequences. Concerns about this location have been voiced not just by local officials, but also state official, including Colorado's U.S. Senators Bennet and Hickenlooper and Governor Jared Polis.

Please ensure that extensive reviews by independent water experts, cumulative regional impact studies, and full public notice and review occur before acting on this proposal.

Your thoughtful consideration is very much appreciated.

Maureen A. Morgan
1090 Lake Woodmoor Dr.
Monument, CO 80132