

Statement for Project File

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

Jessica Merriam

From: Kelly Hills
Sent: Thursday, July 2, 2026 12:51 PM
To: Jessica Merriam
Subject: FW: Concern Regarding Active Grading at ADM264 Site Prior to Use Determination

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

From: David Kern <drkern88@comcast.net>
Sent: Thursday, July 2, 2026 12:49 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Concern Regarding Active Grading at ADM264 Site Prior to Use Determination

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear El Paso County Planning and Community Development,

I am a resident writing regarding the Buc-ee's administrative determination case ADM264, located at the southeast corner of Beacon Lite Road and County Line Road.

I understand that on July 1, 2026, the PCD Director issued a determination that the proposed Buc-ee's use cannot be classified as an allowed use within the C-1 zoning district. I am concerned that significant earthwork and grading activity appears to be substantially underway at this site — work that appears to have progressed well beyond preliminary stages.

Could you please clarify whether valid grading or site disturbance permits have been issued for this property given that no use determination or site development plan approval is in place? If unpermitted work is occurring, I would ask that the County investigate and take appropriate enforcement action.

Thank you for your time and for your attention to this matter.

David Kern
1575 Longview Cir
Monument CO 80132

Sent from my iPhone

Jessica Merriam

From: PLNWEB
Sent: Monday, July 6, 2026 7:37 AM
To: Jessica Merriam
Subject: FW: Buc-ees

From: jbash7352@aol.com <jbash7352@aol.com>
Sent: Sunday, July 5, 2026 8:39 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>
Subject: Buc-ees

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first email to your company.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear Kylie and Planning & Community Development Department,

As 43 year residents in the Tri Lakes Area, (Palmer Lake since 10/83) and a 49 year and a 51 year residents of El Paso County, my wife and I are asking/pleading with you and the PCD to NOT allow Buc-ees to develop the parcel @ I-25 and County Line Rd. Please allow this last parcel in El Paso that connects to the Douglas County Land Conservancy to remain unspoiled and intact. As you already know the vast majority of residents in the Tri Lakes Community are highly opposed to this monstrosity of a gas station. We have been to the Buc-ees in Johnstown and would not wish that business on any community that opposes it. Please leave the out of control growth from Monument south to Colorado Springs and leave the Tri Lakes as is.

As it seems there are loopholes that may allow Buc-ees to be built, there must surely be loopholes to keep them out as well. Please, you and your colleagues look for those loopholes to stop this

project. Also, all of the other concerns about water, crime, light pollution, traffic etc are ours also, but I'm sure you've heard way too much of that.

Please, do not allow Buc-ees to happen. It should be up to the voice of the People and not the voice of big money winning out over what the residents of the Tri Lakes Area know what is best for our area.

Thank you All for listening to our pleas.

Sincerely,

Gerald Bash and C.L. Petitjean

Jessica Merriam

From: PLNWEB
Sent: Monday, July 6, 2026 7:35 AM
To: Jessica Merriam
Subject: FW: Buc-ees

From: Akers Legal Assistant <twakerslawpl@gmail.com>
Sent: Friday, July 3, 2026 11:08 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buc-ees

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first email to you.

Mark Safe

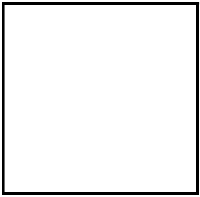
Report

El Paso County Digital, Strategy & Technology (DST)

We want Buc-ees. NOW!
Thank you.

Warmest regards,

Kyle C. Akers, Legal Assistant
Law Firm of Tammy W. Akers, LLC
The Hayward Building
18 East Willamette Avenue
Colorado Springs, CO 80903-1132
Telephone: [719.985.8192](tel:719.985.8192)
Fax: [719.418.5286](tel:719.418.5286)
Email: twakerslawpl@gmail.com



Please be advised that this transmittal may be a confidential attorney-client communication or may otherwise be privileged or confidential. If you are not the intended recipient, please do not read, copy or re-transmit this communication. If you have received this communication in error, please notify us by email (twakerslaw@gmail.com) or by telephone (call us at 719-985-8192) and delete this message and any attachments. Thank you in advance for your cooperation and assistance.

Jessica Merriam

From: Liliana Reynoso <lilyrey16@icloud.com>
Sent: Thursday, July 2, 2026 8:52 AM
To: PCD Hearings
Subject: Buc-ee's Travel Center (Exit 163)
Attachments: Environmental Impact Overview Buc-ee's Tri-Lakes.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good morning,

Please find my public comment and the attached Environmental Impact Overview regarding the proposed Buc-ee's Travel Center near County Line Road.

I encourage you all to review the environmental impacts that this development will cause within the Trilakes community. Johnstown ensured that there were effective environmental evaluations done before allowing the development. I have provided a document that I have written myself. I am a senior at Colorado State University studying Human Dimensions of Natural Resources within the Warner College of Natural Resources. My parents live in this area, and I have seen the wildlife within the area flourish.

I am asking you to please consider the environmental impacts of this before allowing Buc-ee's to build on this land.

Regards,

Liliana Reynoso

Warner College of Natural Resources

ENVIRONMENTAL IMPACT OVERVIEW

PROJECT: Proposed Buc-ee's Travel Center (Tri-Lakes / El Paso County)

BY: Liliana Reynoso

June 2026

SUBJECT: Environmental Impact Overview and Mitigation Recommendations

1.0 Executive Summary

1.1 Project Overview

The proposed Buc-ee's travel center is located near County Line Road Exit 163 off I-25 in northern El Paso County, Colorado. The project involves the construction of a 74,000-square-foot facility designed to operate on a 24/7 basis. The large-scale complex features 120 vehicle fueling positions (60 total pumps), approximately 20 electric vehicle charging stations, and roughly 790 surface parking spaces (Buc-ee's EPCO, LLC, 2026).

1.2 Statement of Purpose

The purpose of this overview is to evaluate the environmental impacts and assess the impact on local natural resources of Buc-ee's proposal to build on Monument Hill.

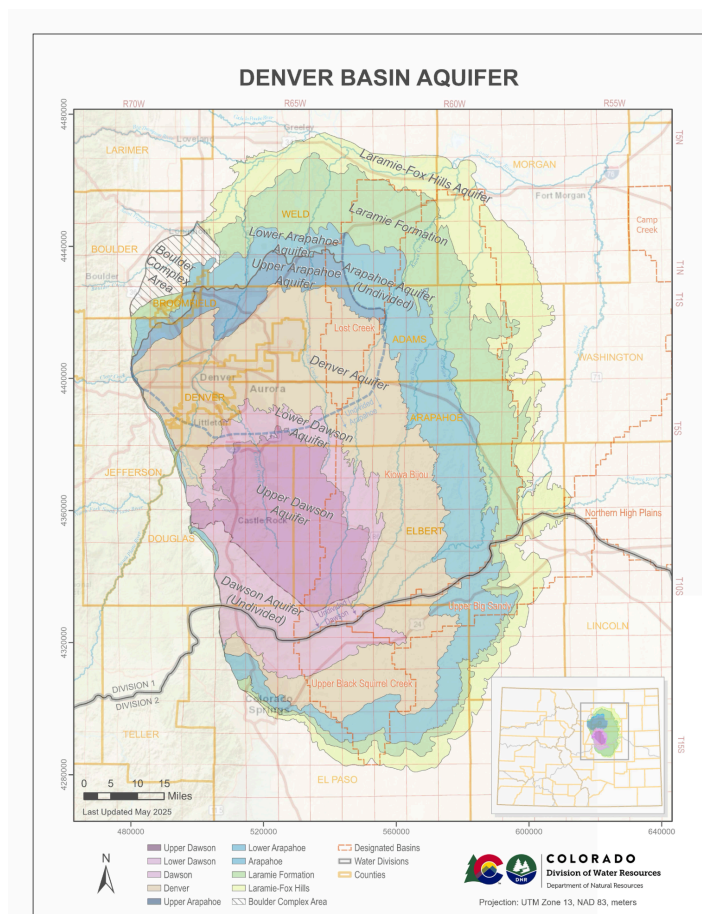
1.3 Summary of Findings

The overview has shown that this development could cause serious, permanent damage to the local water supply, nearby roads, and local plants and animals.

2.0 Project Description & Baseline Conditions

2.1 Existing Site

The project site involves a rural parcel located in northern El Paso County, located about 1.5 miles from the Greenland Ranch Conservation Area and 2 miles from the I-25 Greenland Wildlife Overpass. The property is currently being prepped for building, as trees have been cleared, sand has been hauled in, and pipes have been laid. Hydrogeologically, this parcel is directly above the Arapahoe Aquifer, a sub-basin of the heavily allocated and finite Denver Basin aquifer system (Lewis, 2026).



Map of Denver Basin Aquifer.

Colorado Division of Water Resources

2.2 Proposed Action

Buc-ee's plans to build a massive, 74,000-square-foot travel center that stays open 24/7. To handle the 10,000 vehicles expected every weekday, they will pave a parking lot with about 790 spaces and 120 fuel positions (Buc-ee's EPCO, LLC, 2026). The facility is projected to demand approximately 37,300 gallons of water daily, resulting in a cumulative consumption of over 13.6 million gallons of water annually (GMS, 2025). The additional groundwater demand could place pressure on finite groundwater resources within the Denver Basin aquifer system.

3.0 Summary Matrix of Impacts

Environmental Factor	Impact Level	Proposed Mitigation
Hydrology & Water Supply	Potentially Significant	Restrict daily groundwater pumping
Biological Resources	Unavoidable	Establish dark-sky lighting cutoffs
Geology, Soil, & Impermeable Runoff	Potentially Significant	Construct multi-level retention ponds, mandate native prairie revegetation on all unpaved slopes
Traffic & Circulation	Unavoidable	Require developer-funded expansion of County Line Road and major I-25 interchange modifications
Air Quality & Emissions	Potentially Significant	Install Stage II vapor recovery systems on all 60 dual-sided fuel dispensers (120 positions), enforce a strict anti-idling zone
Noise & Light Pollution	Significant	Enforce downward-direct light shields, construct earthen berms to buffer Greenland Ranch boundary

4.0 Detailed Environmental Impact Analysis

4.1 Biological Resources & Wildlife Corridors

The parcel is located in a critical migratory corridor, used by various species, that connects the Rocky Mountain foothills to the eastern plains (Colorado Parks and Wildlife, 2024). Building a 24/7 business here with bright lights and constant traffic could push wildlife away from the nearby I-25 Greenland Wildlife Overpass, which is located just 2 miles north. Buc-ee's could potentially reduce the effectiveness of this overpass by discouraging species from approaching the crossing. This overpass was engineered with wide, open sightlines to accommodate these skittish big game animals such as elk, mule deer, and many other species. The activity created by Buc-ee's may alter their movement patterns. This could increase the likelihood of wildlife attempting to cross at different highway segments, thus potentially reducing the effectiveness of state efforts to lower wildlife-vehicle collisions. Greenland Ranch Conservation Area, located just 1.5 miles away, is likely to experience noise and light bleed due to Buc-ee's. These factors will degrade critical habitat quality for sensitive local species like the federally threatened Preble's meadow jumping mouse, *Zapus hudsonius preblei*.

4.2 Geology, Soils, and Impermeable Runoff

The site work that is already underway has cleared native prairie species, permanently removed the local topsoil crust, and has allowed an increase in wind and water erosion within the Monument Hill corridor. If Buc-ee's is built, it will replace 30+ acres of rural, porous ground with impermeable concrete and asphalt surfaces. Thus reducing the replenishment of the Arapahoe Aquifer by limiting the infiltration of precipitation into underlying soils. Instead,

precipitation will wash over 790 parking spaces, picking up toxic motor oils, heavy metals, gasoline residues, etc. This runoff has the potential to transport these oils and residues into nearby tributaries, which could result in severe downstream water quality degradation.

4.3 Air Quality & Microclimate Alterations

With the operation of 120 vehicle fueling positions, there will be a continuous release of substantial amounts of Volatile Organic Compounds during refueling (Boynerian, 2024). This contributes to regional air emissions adjacent to the heavily restricted Denver Metro/North Front Range severe EPA non-attainment area. (U.S. Environmental Protection Agency, 2015). Additionally, replacing dark, grassy open space with extensive paved surfaces introduces a “heat island” effect (U.S. Environmental Protection Agency, 2026). The pavement will absorb heat during the day and then radiate it back into the atmosphere at night, disrupting the microclimate and altering the behavioral cycles of local nocturnal pollinators and migratory birds (Giavi et al., 2021).



Map of Migratory Bird Flyways

U.S. Fish and Wildlife Services

References:

Boynerian, A. (2024, May 30). *Volatile organic compounds in gas stations AP for WE*. ArcGIS

StoryMaps. <https://storymaps.arcgis.com/stories/30f09f5bcf6b4db793285f0ace11df58>

Buc-ee's EPCO, LLC. (2026, June 15). *Request for administrative determination: Convenience store use analysis for proposed Buc-ee's Travel Center*. El Paso County Planning and Community Development Department.

Colorado Parks and Wildlife. (2024). *Front Range wildlife connectivity and regional migratory corridor mapping infrastructure (Habitat Conservation Section Technical Briefing)*.

Colorado Region Division of Water Resources. (n.d.). *Denver Basin*.

<https://dwr.colorado.gov/services/well-permitting/denver-basin>

Giavi, S., Fontaine, C., & Knop, E. (2021). *Impact of artificial light at night on diurnal plant-pollinator interactions*. *Nature Communications*, 12(1), Article 1690.

<https://doi.org/10.1038/s41467-021-22011-8>

GMS, Inc. (2025). *Preliminary engineering report: Town of Palmer Lake water system improvements for proposed Buc-ee's Travel Center*. Town of Palmer Lake.

<https://newspack-coloradosun.s3.amazonaws.com>

Lewis, S. (2026, April 2). State approves two well permits at the site of a potential new BUC-EE's travel center in northern El Paso County. Colorado Public Radio.

<https://www.cpr.org/2026/04/02/state-approves-well-permits-potential-buc-ees-el-paso-county/>

U.S. Environmental Protection Agency. (2026, March 12). Learn about heat island effects.

<https://www.epa.gov/heatislands/learn-about-heat-island-effects>

U.S. Environmental Protection Agency. (n.d.). 8-hour ozone (2015) designated area state/area/county report. Green Book. <https://www3.epa.gov/airquality/greenbook/jbcs.html#CO>

Jessica Merriam

From: PLNWEB
Sent: Thursday, July 2, 2026 3:47 PM
To: Jessica Merriam
Subject: FW: Buc'ee's in El Paso County

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

From: Maren Eldredge <maren33@me.com>
Sent: Thursday, July 2, 2026 3:46 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buc'ee's in El Paso County

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good afternoon,

I am a home owner who lives on Monument Hill in Woodmoor. I am writing to support my community in the rejection of having Buc-ee's build at County Line Road and I-25. Monument has 5 gas stations and 4 truck stops. This is a truck stop not a "convenience store ". It will guzzle 11 million gallons of water a year and produce light pollution, ground pollution and traffic. Buc-ee's does not fit with the surrounding area that is primarily open space and semi-rural land. Please do not allow them to lie about the fact that this is a truck stop and gas station. Monument has enough gas stations, really 9 places to buy gas, we do not need or want this. I am respectfully asking the planning committee to do the right thing and not allow Buc-ee's truck stop to be built there. Out of respect for our community and the wildlife this gas station should not be built.

Regards,
Maren Eldredge

Sent from my iPhone

Jessica Merriam

From: Kylie Bagley
Sent: Monday, July 6, 2026 8:36 AM
To: Jessica Merriam
Subject: Fw: Buccee's



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

From: MDI <mark@markdevelopmentinc.com>
Sent: Sunday, July 5, 2026 4:01 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Buccee's

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Kylie,

I have a development company, and have been in the business for over 30 years. We specialize in retail properties. We have worked with all of the national fast food, gas station, grocery stores and have works with Walmart and Home Depot to name a few companies we have worked with.

I, and all of our friends in Monument object to Buc-ee's, for some of the reasons below.

Wrong project for the property. Because of the size of the project and the amount of traffic it will generate coming off I-25. In the winter, I can only wonder how many accidents (on Monument Hill) will happen on I-25 going south. The night lights do not need to happen in this area, mainly for the neighbors living near by. Being the property to the north of County line, east and west of I-25 is more of a preserve it will keep development off for quite sometime.

Buc-ee's is NOT a convenience store, it is a travel center. Of their 74,000 square feet (37,000 square feet), half of the store is tourist junk to purchase. That half of the store does nothing for the community. The other half yes has food, but no drugs or health or beauty aids item. Maybe 1% of their floor space could be construed as convenience store.

If the county code is out of date, it does not mean it has to change. The general plan and code is there for a reason, planning, not building just because they push their way through, and or have all the money to do what they want.

We are the ones who have to live with this.

Being I am in the business, I believe there are other places south for them to build. I would bet I could get a petition signed by a couple thousand people who would oppose this development.

I am open to talk or email, if you would like to.

Thank you,

Mark Sandoval
Mark Development Inc
PO Box 533
Monument, CO 80132

909-641-1501

Jessica Merriam

From: Kylie Bagley
Sent: Wednesday, July 1, 2026 2:50 PM
To: Jessica Merriam
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road



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

From: Pamela Tsufis <pamela.tsufis@gmail.com>
Sent: Wednesday, July 1, 2026 2:45 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Cc: Kylie Bagley <KylieBagley@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>
Subject: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first email to your company.

[Mark Safe Report](#) El Paso County Digital, Strategy & Technology (DST)

Dear Director Herington and Commissioners:

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

1. A gas station is not a permitted use in C-1. Table 5-1 lists "Gas Station" as an allowed use in the CC, CR, CS, C-2, and M districts — but not in C-1. Under § 1.6.6 and § 5.3.6(C)(2), listing a use in some districts "shall be deemed to be an exclusion of the use from any other zoning district in which the use is not listed." A facility with 60 dispensers and 120 fueling positions is a gas station. "Convenience Store" and "Gas Station" are separately defined and separately listed uses; the convenience-store definition's "may include retail sale of gasoline" covers incidental fuel and cannot be used to place into C-1 a use the Code deliberately excluded from it. Read literally, as § 1.6.1 requires, this use is prohibited in C-1. The application tries to escape this prohibition by misreading the Gas Station definition — three ways, all on page 5. First, it argues Buc-ee's is not a gas station because it "will not provide vehicle repairs, oil changes, accessory installation, [or] car washing." But § 1.15 does not require any of those services; it lists them as things a gas station "may include, as an incidental use." Their absence is irrelevant. Second, the application asserts the Code defines a gas station as a use "primarily oriented toward the petroleum fueling and servicing of motor vehicles" — a "primary orientation" requirement that appears nowhere in § 1.15. Third, it claims the definition "expressly limits retail activity to the incidental sale of vehicle accessories," which it does not. What actually defines a gas station under § 1.15 is the retail sale of gasoline and diesel for vehicles — which Buc-ee's plainly does, at 120 fueling positions. Read as the Code is written, this is a gas station, and gas stations are not allowed in C-1.

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

- At the grand opening of the company's recently opened Goodyear, Arizona travel center — a store identical to the one proposed here (74,000 square feet, 120 fueling positions) — Buc-ee's own store-opening manager called it "a destination," comparing it to Disney World (Arizona Daily Star, June 22, 2026).

- The Arizona Republic reported that hotels nearest that store sold out for opening weekend, and the Arizona Daily Star documented customers driving in from Oregon, Minnesota, and other states, with Nevada and California plates filling the lot.

- According to figures Buc-ee's provided to the City of Springfield, Missouri, the company estimates roughly six million customers a year, with 88% traveling more than 20 miles to reach the store (City of Springfield official website; Springfield Daily Citizen).

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

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

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

I respectfully request that the County:

1. Decline to issue any administrative determination on the paper record;
2. Refer this matter to the Board of County Commissioners for a full, noticed public hearing;
3. Recognize that a 120-position fuel facility is a gas station, which the Code excludes from C-1; and

4. Require the applicant to use the proper public process — a rezoning to C-2, or special-use/PUD review — with full notice and hearing. The public is entitled to be heard before a use the Code excludes from C-1 is allowed in by administrative determination. Please make this decision in public, on the record.

Respectfully,

Pamela T Krueger

1469 Dark Pine Ct, Monument, El Paso County

Jessica Merriam

From: Kylie Bagley
Sent: Monday, July 6, 2026 8:35 AM
To: Jessica Merriam
Subject: Fw: Buc-ee's Is Inappropriate for Monument Hill



Kylie Bagley

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

From: Sean Huss <obtusezeus@yahoo.com>
Sent: Friday, July 3, 2026 2:34 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Buc-ee's Is Inappropriate for Monument Hill

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first email to you.

[Mark Safe Report](#) El Paso County Digital, Strategy & Technology (DST)

Dear Ms. Bagley, I am writing to urge El Paso County to deny the Buc-ee's request for a proposed Monument-area location. If the County is unwilling to deny the request outright, I ask that you refer the matter to the Board of County Commissioners for a full public process and public hearing, at a minimum. Buc-ee's is not a typical convenience store. It is a destination-scale commercial development with significant potential impacts on traffic, congestion at I-25 and County Line Road, emergency access and evacuation, infrastructure, wildlife migration, and the rural character of the Monument area. There would be more suitable locations along the I-25 corridor, where it would not sit in such stark contrast to Greenland Open Space. Residents deserve transparency, public notice, and the opportunity to be heard before any approval is given that could clear the way for this

development. A decision with consequences this large should not be made through an internal administrative process alone. For these reasons, I respectfully ask El Paso County to deny the request for approval to construct a Buc-ee's on Monument Hill, deny the misleading "convenience store" classification, or at minimum refer the matter to the County Commissioners for full public review.

Respectfully,
Sean Huss
19805 Aries Dr
Monument, CO

Jessica Merriam

From: Kylie Bagley
Sent: Tuesday, July 7, 2026 11:44 AM
To: Jessica Merriam
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road



Kylie Bagley

Principal Planner

Planning and Community Development

719.520.6323

www.elpasoco.com

From: Sean Petty <seanpetty80@gmail.com>

Sent: Tuesday, July 7, 2026 10:48 AM

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

Cc: 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>; 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>; governorpolis@state.co.us <governorpolis@state.co.us>; natasha_hutson@bennet.senate.gov <natasha_hutson@bennet.senate.gov>; jess_cohen@hickenlooper.senate.gov <jess_cohen@hickenlooper.senate.gov>; jarvis.caldwell.house@coleg.gov <jarvis.caldwell.house@coleg.gov>; matthew.smith1@mail.house.gov <matthew.smith1@mail.house.gov>; integritymatterscos@gmail.com <integritymatterscos@gmail.com>; contact@trilakespreservation.org <contact@trilakespreservation.org>; savannah.eller@gazette.com <savannah.eller@gazette.com>; Tony.Keith@koa.com <Tony.Keith@koa.com>; Noah.Caplan@koa.com <Noah.Caplan@koa.com>; EXTERNAL KOAA News <News@KOAA.com>; sam.page@krdo.com <sam.page@krdo.com>; ASack@kxrm.com <ASack@kxrm.com>; EXTERNAL Fox News <EXTERNALFoxNews@elpasoco.com>; EXTERNAL KKTU News <news@kktv.com>; achalfin@krcc.org <achalfin@krcc.org>; EXTERNAL KRCC News <news@krcc.org>; newstips@denver7.com <newstips@denver7.com>; newstips@9news.com <newstips@9news.com>; tips@kdvr.com <tips@kdvr.com>; jalvarado@denverpost.com <jalvarado@denverpost.com>; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; oliviaprentzel@coloradosun.com <oliviaprentzel@coloradosun.com>; newsroom@coloradosun.com <newsroom@coloradosun.com>; Karin.Brulliard@washpost.com <Karin.Brulliard@washpost.com>; jim.carlton@wsj.com <jim.carlton@wsj.com>; news-tips@nytimes.com <news-tips@nytimes.com>; tips@cnn.com <tips@cnn.com>; tips@nbcuni.com <tips@nbcuni.com>; news.tips@abc.com <news.tips@abc.com>; LBergman@newsnationnow.com <LBergman@newsnationnow.com>; tips@thefp.com <tips@thefp.com>; talkshow@aol.com <talkshow@aol.com>

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

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first mail to some recipients.

[Mark Safe Report](#) El Paso County Digital, Strategy & Technology (DST)

Dear Director Herington and Commissioners:

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

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

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

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

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

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

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

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

I respectfully request that the County:

- 1.

- 2.
3. **Decline**
4. to issue any administrative determination on the paper record;
- 5.
- 6.
- 7.
8. **Refer**
9. this matter to the Board of County Commissioners for a full, noticed public hearing;
- 10.
- 11.
- 12.
13. **Recognize**
14. that a 120-position fuel facility is a gas station, which the Code excludes from C-1; and
- 15.
- 16.
- 17.
18. **Require**
19. the applicant to use the proper public process — a rezoning to C-2, or special-use/PUD review — with full notice and hearing.
- 20.

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,

Sean Petty
1490 Old Antlers Way
Monument, CO 80132
Woodmoor neighborhood
El Paso County

Jessica Merriam

From: Kylie Bagley
Sent: Thursday, July 2, 2026 7:52 AM
To: Jessica Merriam
Subject: Fw: Thank you



Kylie Bagley

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

From: steve draper <ssdraper@mac.com>
Sent: Wednesday, July 1, 2026 4:47 PM
To: Meggan Herington <MegganHerington@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Thank you

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Truth is always best .
Thank you. Steve

Sent from my iPhone

Jessica Merriam

From: PLNWEB
Sent: Monday, July 6, 2026 7:36 AM
To: Jessica Merriam
Subject: FW: No Buc-ee's

From: Una Walker <walkeru48@hotmail.com>
Sent: Sunday, July 5, 2026 8:21 AM
To: PLNWEB <PLNWEB@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>
Subject: No Buc-ee's

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.
- This is their first email to your company.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

To whom it may concern:

I am writing to oppose Buc-ee's on Monument Hill (edarp file # ADM264). This location is wrong in so many ways. Homeowners all around will be affected. The weather on Monument Hill already causes havoc; the extra traffic through here will make this area even more deadly. Not to mention, it sits adjacent to our beautiful open space. We have one of the largest wildlife crossings just down the road. My family and friends often walk Palmer Lake and Spruce Mountain Open Space, and accessing these areas will be untenable with the traffic that Buc-ee's will create. I am begging you to vote no on this project. This is our home and community; this monstrosity does not belong here!

* The project does not meet the County's definition of a convenience store. A convenience store must be intended to serve the surrounding neighborhood. Buc-ee's is a travel center focused on serving highway travelers, not our neighborhood.

* The massive size and scale of the travel center are clear evidence that it is not a convenience store. It also includes functions not allowed for a convenience store, such as a restaurant and food preparation. In addition, 120 gas pumps would roughly double the number of gas pumps in the Tri-Lakes area and should not be considered appropriate under the definition of a convenience store, which is intended to be a neighborhood-scale market.

* The travel center is also NOT similar to allowable uses in a C-1 commercial zone. The project is inconsistent with the existing residential neighborhood. It is also inconsistent with certain child-oriented C-1 zone uses like schools and parks, due to health and safety impacts it could have on children.

* The travel center would have massive community impacts on a much larger scale than anything allowed in a C-1 zone. The traffic would be more than twice the number of trips as the Ford Amphitheater (which isn't even in a C-1 zone). The traffic would also be greater than that of a supercenter shopping center, which also isn't even allowed in a C-1 zone.

* Buc-ee's documentation doesn't quantify other community impacts such as noise, light pollution, health impacts, and other concerns. These impacts would all be of a much greater scale than anything else allowed in a C-1 commercial zone.

Please reject outright the request to classify the Buc-ee's travel center as a convenience store or as similar to an allowed use in a C-1 zone. The massive scale and impacts of this project must be fully evaluated through the county's full land use processes, including consistency with the Master Plan, meeting the county's 300-year water rule, and having public hearings before both the Planning Commission and the Board of County Commissioners.

Sincerely,

Una Walker