

### **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:** Meggan Herington  
**Sent:** Tuesday, May 5, 2026 2:04 PM  
**To:** Jessica Merriam  
**Subject:** FW: Resources and Small Business Protection



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Britt Christensen <b.a.christensen85@gmail.com>  
**Sent:** Tuesday, May 5, 2026 1:59 PM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Cc:** Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; DenverRegulatoryMailbox@usace.army.mil; Daniel.I.delgado@usace.army.mil; SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpolis@state.co.us; natasha\_hutson@bennet.senate.gov; jess\_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; savannah.eller@gazette.com; Tony.Keith@koa.com; sam.page@krdo.com; Noah.Caplan@koa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; EXTERNAL KKTV News <news@kktv.com>; news@7news.com; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Fox News <EXTERNALFoxNews@elpasoco.com>; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; EXTERNAL KRCC News <news@krcc.org>; newsroom@coloradosun.com; EXTERNAL KOAA News <News@KOAA.com>; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver <newstips@thedenverchannel.com>; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com  
**Subject:** Resources and Small Business Protection

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Commissioners,

As a lifelong Tri Lakes resident in a family with three small business owners, I very strongly request that you reject Bucees. We cherish our independent restaurants, shops, and services, and Bucees would put an end to them all. Bucees isn't competition; it's a resource vacuum. It would draw customers and staff away from wholesome local businesses while flooding the area with traffic that endangers emergency response times, chokes small shop access, and turns our roads into gridlock nightmares. Corporate giants like Bucees prioritize endless profit over community roots—devouring talent, revenue, and resources without reinvesting in the fabric that makes our community so desirable. Access to "cheap brisket and clean bathrooms" is NOT a trade up for the irreparable damage this conglomerate will cause.

Worse, with our existing water restrictions, Bucees' massive water waste from constant flushing toilets, car washes, and operations is **unconscionable**. How can we consider such irresponsible depletion of strained resources?! Please reject this project to protect our local entrepreneurs, human resources, water supply, and way of life. **Say NO.**

Sincerely,  
Britt Weir  
Monument, CO

## Jessica Merriam

---

**From:** Meggan Herington  
**Sent:** Wednesday, May 6, 2026 8:28 AM  
**To:** Jessica Merriam  
**Subject:** FW: Public Concern — Impending Application by Buc-ee's LLC EPCO to Construct a Buc-ee's on Monument Hill



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Jessica Garrison <jessica.garrison@hotmail.com>  
**Sent:** Wednesday, May 6, 2026 7:38 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Public Concern — Impending Application by Buc-ee's LLC EPCO to Construct a Buc-ee's on Monument Hill

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Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners,

A Buc-ee's at this location is just wrong for this community. Our neighborhood relies on County Line Road for daily commuting, and the additional traffic from a high-volume travel center would create congestion, safety concerns, and longer travel times for residents. The scale of this development would also bring significant light pollution, disrupting our dark skies and negatively affecting both residents and local wildlife. This area has a rural character that many of us have invested years to preserve, and this project is not aligned with that vision.

While the county may anticipate economic gains from this project, safeguarding our neighborhoods from such large-scale developments should take precedence. Preserving the character and integrity of our community is far more valuable than any potential financial incentive.

My husband and I have a home we have worked for years to invest in, and we are concerned about how this development could impact property values, quality of life, and the natural environment that drew us here. Please listen to your constituents who have committed to this community and want to protect its character and livability. This is not the right location for a project of this size and intensity.

Thank you for your service to our county.

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

Respectfully,

*Jessica Garrison*

Jessica Garrison, Monument, Colorado  
El Paso County

## Jessica Merriam

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**From:** Meggan Herington  
**Sent:** Wednesday, May 6, 2026 12:16 PM  
**To:** Jessica Merriam  
**Subject:** FW: Please Oppose Buc-ee's on Monument Hill



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Jessica Peters <jessica.peters002@gmail.com>  
**Sent:** Wednesday, May 6, 2026 11:32 AM  
**To:** CARCTB <carctb@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>  
**Cc:** trilakespreservation@gmail.com  
**Subject:** Please Oppose Buc-ee's on Monument Hill

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Report

El Paso County Digital, Strategy & Technology (DST)

I am writing to ask that you oppose the construction of a Buc-ee's gas station on Monument Hill. As a constituent, I'd ask that you use all the tools and power at your disposal to prevent this project from moving forward. The community here does not want this gas station built for several reasons:

- It is inconsistent with the character and scale of development in the community. A massive gas station will be out of place and ruin the scenic beauty of Northern El Paso County.
- It will ruin views and dark skies. As you know, Front Range and forest views are highly prized in Colorado. Many people will lose their beautiful views and have it replaced with signage featuring a beaver in a trucker hat. In addition, the lighting necessary for a development of this scale would cause serious light pollution reducing the entire community's access to the dark skies we moved here for.
- It will harm wildlife. The site is adjacent to the Greenland Open Space and the multi-million-dollar wildlife crossing just completed over I-25. The added noise, traffic, and light pollution will endanger the wildlife that Colorado has spent millions protecting.
- Buc-ee's has a history of shady business practices and will harm small businesses. They move into a new area then try to squash their competition with frivolous lawsuits.
- The community can't afford to waste water on such a ridiculous project. Especially given the current drought, allowing our precious water to get siphoned off for a giant gas station is just bad policy. The community that is already here needs the water supplies maintained, not drained and contaminated by a giant gas station.

Please do the right thing and use all the tools available to you to stop this terrible project. The community has lots of good ideas on things that could be built here that would make more sense and would be happy to discuss this with you further. We are not completely against all development, but you can't possibly expect that we would want our beautiful area ruined by a massive beaver-themed gas station.

Jessica Peters

Woodmoor, CO

## Jessica Merriam

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**From:** PLNWEB  
**Sent:** Wednesday, May 6, 2026 12:56 PM  
**To:** Jessica Merriam  
**Subject:** FW: Go Bucees

FYI



### Gayle Jackson

Administrative Assistant

El Paso County | Planning and Community Development

2880 International Circle Suite 110

Colorado Springs, CO 80910

Phone: 719-520-6300

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

[www.epcdevplanreview.com](http://www.epcdevplanreview.com)

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**From:** Patrick Noel <drpatricknoel@me.com>

**Sent:** Wednesday, May 6, 2026 9:25 AM

**To:** PLNWEB <PLNWEB@elpasoco.com>

**Subject:** Go Bucees

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Report

El Paso County Digital, Strategy & Technology (DST)

Good Morning,

I am a home owner & business owner in Monument. It would be a travesty if El Paso blocks the Buces Development because of the entitled, Woodmoor snobs.

Dr. Patrick Noel  
[drpatricknoel@me.com](mailto:drpatricknoel@me.com)



## Jessica Merriam

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**From:** PLNWEB  
**Sent:** Friday, May 8, 2026 7:46 AM  
**To:** Jessica Merriam  
**Subject:** FW: Public Concern - Future Bus-ee's LLC Application to Construct on Monument Hill

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



### Tim Chambers

Associate Planning Services Coordinator  
El Paso County | Planning and Community  
Development  
2880 International Circle Suite 110  
Colorado Springs, CO 80910  
Phone: 719-520-6937  
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[www.epcdevplanreview.com](http://www.epcdevplanreview.com)

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**From:** Emmanuelle Nafziger <nafziger.e@gmail.com>  
**Sent:** Thursday, May 7, 2026 9:05 PM  
**To:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** Fwd: Public Concern - Future Bus-ee's LLC Application to Construct on Monument Hill

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Report

El Paso County Digital, Strategy & Technology (DST)

Forwarding as requested by Ms. Geitner in the recent county meeting.

----- Forwarded message -----

From: **Emmanuelle Nafziger** <[nafziger.e@gmail.com](mailto:nafziger.e@gmail.com)>

Date: Thu, Apr 30, 2026 at 16:27

Subject: Public Concern - Future Buc-ee's LLC Application to Construct on Monument Hill

To: <[carriegeitner@elpasoco.com](mailto:carriegeitner@elpasoco.com)>, <[hollywilliams@elpasoco.com](mailto:hollywilliams@elpasoco.com)>, <[billwysong@elpasoco.com](mailto:billwysong@elpasoco.com)>, <[laurennelson@elpasoco.com](mailto:laurennelson@elpasoco.com)>, <[coryapplegate@elpasoco.com](mailto:coryapplegate@elpasoco.com)>, <[carctb@elpasoco.com](mailto:carctb@elpasoco.com)>

CC: <[megganherington@elpasoco.com](mailto:megganherington@elpasoco.com)>

Dear Commissioners,

I am writing to you again to formally, for the public record, express my opposition to this project.

I'm aware no legitimate application has been submitted to you yet, however many predatory moves and attempts by other avenues have been made by Buc-ee's so I think it's important you be prepared to act in the interest of your county as these attempts continue.

A Buc-ee's at this location, and the resources and infrastructure required to sustain it, would cause detriment to the surrounding community and the entrance to El Paso County. If it were allowed, it would permanently erase this unique corridor that links families and visitors across the Tri-Lakes community, El Paso and Douglas Counties, and Colorado tourists. It would completely undermine the vision of Monument, Woodmoor, and Palmer Lake, the Open Space across the street, and the significant wildlife overpass 2 miles up the interstate.

I implore you to make the right decision for this part of our county and say no to Buc-ee's on Monument Hill.

Thank you,

Emmanuelle Nafziger, El Paso County and Woodmoor Resident

## Jessica Merriam

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**From:** Meggan Herington  
**Sent:** Saturday, May 16, 2026 8:29 AM  
**To:** Jessica Merriam  
**Subject:** Fw: Opposing Buc-ee's construction

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Karen Maves <karenmaves2@gmail.com>  
**Sent:** Saturday, May 16, 2026 8:12:13 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Opposing Buc-ee's construction

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

## Protect Our Community and Resources: Oppose the proposed Buc-ee's Site

Dear Commissioners,

We have been monitoring the proposal of this mega gas station which would include 120 gas pumps, an expected 8,000 – 20,000 cars a day and require at least 1.1 million gallons of water a month. Of note, based on the data points of

multiple other Buc-ee's around the country, the water and traffic numbers estimated by the company during the project planning phase are often far less than the real-world numbers and, as a result, the local municipality, the tax payer, and area residents ultimately suffer the costly repercussions of these impacts.

Given the scale of this development and the significant, long-term impacts it would have on area residents, we strongly urge the EPCO BoCC to deny this proposal due to the following concerns:

### **•Traffic and Water Impacts**

- *8,000 - 20,000 cars per day on an intersection not designed for that amount of congestion*
- *Significant use of water from our non-renewable aquifers*

### **•Environmental Impacts**

- *Adjacent to the 36,000-acre conservation corridor, and on the world's largest, \$15M wildlife overpass located just 1 mile away*
- *Increased vehicle pollution and dark skies impacts to surrounding municipalities*

### **•Public Safety Risk, Strain on County Services**

- *Less than 2 miles from a semi tractor trailer weigh station headed southbound poses potential travel safety risks.*

### **•Property Rights/Values**

- *Potential loss in property value and risks to increased insurance premiums*

Sincerely,

**Karen K. Maves**

20060 Capella Dr., Monument, CO 80132

[karenmaves2@gmail.com](mailto:karenmaves2@gmail.com). 309-236-2039

**Timothy J. Maves**

20060 Capella Dr., Monument, CO 80132

[tjmaves2@gmail.com](mailto:tjmaves2@gmail.com). 319-530-4260

## Jessica Merriam

---

**From:** PLNWEB  
**Sent:** Friday, May 22, 2026 7:45 AM  
**To:** Jessica Merriam  
**Subject:** FW: Say NO to Buc-ee's



### Tim Chambers

Associate Planning Services Coordinator  
El Paso County | Planning and Community  
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2880 International Circle Suite 110  
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Phone: 719-520-6937  
<https://planningdevelopment.elpasoco.com/>  
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---

**From:** Sheryll Robbins <sheryll.robbins@gmail.com>  
**Sent:** Thursday, May 21, 2026 12:58 PM  
**To:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** Say NO to Buc-ee's

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Report

El Paso County Digital, Strategy & Technology (DST)

May 21, 2026

El Paso County Board of County Commissioners

The following paragraph from page 12 of the El Paso County master plan is my motivation for writing to you today to stop approval of a Buc-ee's travel center.

*Sense of Place*

*The abundance of open space, lush forests, and mountainous topography is interwoven seamlessly with residential development in many areas of the County. This direct connection to the natural environment is one of the greatest attractions for future residents and businesses. However, the prevalence of natural amenities throughout El Paso County does not negate the need to preserve and protect them. In fact, protecting the environment and maintaining its integration as the County grows and develops is essential to keeping El Paso County a beautiful and unique place.*

My husband and I have been residents of Woodmoor since 1998. We love the sense of place up here in Northern El Paso County. We cannot imagine that a Buc-ee's would contribute in any way to our sense of place in the Tri-Lakes area.

Just as there was a great deal of community involvement in developing the El Paso County Master Plan, it is critical that the BOCC involve the community and be transparent to the community in their consideration and determination of a Buc-ee's.

There are many many practical, common sense, and environmental arguments to stop Buc-ee's from becoming a complete eyesore, water hog installation at the top of Monument Hill which is an entry to our beautiful Pikes Peak region. The question is will you commissioners honor your duties to the residents of Northern El Paso County and prevent the installation of a Buc-ee's at County Line Road and I25 which is the antithesis of our sense of place in the Tri-Lakes?

Sheryll Robbins

## Jessica Merriam

---

**From:** PLNWEB  
**Sent:** Thursday, May 21, 2026 7:30 AM  
**To:** Jessica Merriam  
**Subject:** FW: Pikes Peak Philharmonic

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI



### Gayle Jackson

Administrative Assistant

El Paso County | Planning and Community Development

2880 International Circle Suite 110

Colorado Springs, CO 80910

Phone: 719-520-6300

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**From:** steve draper <ssdraper@mac.com>  
**Sent:** Wednesday, May 20, 2026 4:52 PM  
**To:** Lauren Nelson <LaurenNelson@elpasoco.com>  
**Cc:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** Pikes Peak Philharmonic

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Report

El Paso County Digital, Strategy & Technology (DST)

Lauren : as an ex resident from Houston , Texas - I moved to Colorado Springs in the early 2000's specifically for a better quality of life in several areas - and snarled traffic is one main reason I removed my family from **one of the worst traffic cities** in the nation.

As a successful pianist (jazz focused) and career teacher in Houston , I had the pleasure of performing personally for VIPs such as former Presidents George W Bush, Bill Clinton, John McCain among many other "famous" celebs and at public concerts throughout my career. So it was a big decision to move to **escape the traffic** for a better life.

Long story short - I opened a very successful 10+ year jazz venue here in the Springs - Motif Jazz Cafe - which after selling - is now still operating as "Tokki" in the Broadmoor area. Many great musicians commuted in from Denver and faced only **minor traffic issues** in general. Of course there were exceptions - but very few.

To put things in your personal perspective - I have noticed you perform for the Pikes Peak Philharmonic - and that is quite a great accomplishment. But - I can assure you - any musicians commuting from the north - will face **untenable traffic** - should an unwanted Bucees set up business in Monument. As you know - professional performances don't wait for a **delayed downbeat** .

Especially - your own conductor - **Luciano Silvestri** - who as you know commutes from Fort Collins many times throughout the performing seasons. He will absolutely abhor the new major **traffic** distraction that without a doubt will indeed occur. CDOT has already confirmed major issues on Bucees' first Palmer Lake plan.

It is this potential unwanted build of Bucees in Monument - that will absolutely disrupt commutes such as Dr. Silvestris and other musicians. I have lived through it in Houston - and emphatically do not want it here. Your vote **will be imperative** to stop what over 70% of area citizens **strongly** oppose . . . so please do the right thing. And warranted or not - you certainly will be held accountable for your future vote in this contentious battle. I can assure you - when Bucees applies - you will see stats and figures that back up what indeed has already happened at other Bucees locations throughout the nation - horrific gridlock and traffic nightmares. And potentially because of its high elevation - Monument could very well be the worst in the nation. Florida is already on the hook for **\$100 million dollars** for a Kimley - Horn traffic study and insufficient build that has been redone to the taxpayers unwanted surprise.

Please stay tuned . And do not sway to any pressures that may be mounting for a Bucees approval. You will see and hear all the strong arguments against - and for me , **TRAFFIC** is one of the most detrimental things that will happen should this project be approved. This would absolutely destroy the Monument area - and **cannot be undone**. Thanks Lauren in advance - for your careful consideration of the negative impacts of an affirmative vote. Represent the people. And - musicians as yourself.

Steve Draper / Monument resident



## Jessica Merriam

---

**From:** Emma Moore <emma@pivotrueorth.com>  
**Sent:** Tuesday, May 26, 2026 10:43 PM  
**To:** PCD Hearings; Kylie Bagley  
**Cc:** Jackie Allred; PLNWEB  
**Subject:** Public comment for the official record — File EXBL261 / Project 212065, Interstate 25

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Report

El Paso County Digital, Strategy & Technology (DST)

May 26, 2026

To: El Paso County Planning & Community Development Department  
Attn: Kylie Bagley, Project Manager — [kyliebagley@elpasoco.com](mailto:kyliebagley@elpasoco.com)  
Re: Public comment for the official record — File EXBL261 / Project 212065, Interstate 25 Properties & Monument Ridge West boundary line adjustment. I respectfully request that this adjustment NOT be approved administratively, and that it be referred to a public hearing before the Board of County Commissioners.

Dear Ms. Bagley and Members of the Department,

I am submitting this comment for the official record of File EXBL261 / Project 212065, the boundary line adjustment that would convey approximately 11 acres to Monument Ridge West LLC and expand the parcel proposed for a Buc-ee's travel center to roughly 53 acres. I ask that the application not be approved administratively, and that the decision be referred to a noticed hearing before the Board of County Commissioners.

My request rests on the County's own approval standard, not on opposition to the project.

**1. The governing criterion is in genuine dispute.** This adjustment is being processed under Land Development Code section 7.2.2.E.4, which permits administrative approval by the Director only if specified criteria are met — including the requirement that the adjustment "will not result in a change in the water supply for either lot." That criterion is precisely what is contested here. A formal legal objection has already been filed alleging that the adjustment would change the water supply and raising conflict-of-interest concerns. Where a mandatory criterion is the subject of a documented factual dispute, the application should not be resolved quietly at the staff level. It should be elevated to a public hearing where the evidence can be examined on the record.

**2. The water-supply question is real and unresolved.** The Town of Monument has declined to provide municipal water to this project and has adopted an ordinance prohibiting town water service to properties north of the Palmer

Divide. The project would therefore likely depend on Denver Basin aquifer groundwater — a resource the State of Colorado treats as finite and essentially non-renewable. Before any approval that turns on a "no change in water supply" finding, I ask the Department to make public, in this file, the documentation establishing the water source and demonstrating an adequate long-term (Denver Basin determinations are evaluated on a roughly 100-year basis) supply for the expanded parcel. According to figures circulated during earlier planning discussions, the contemplated travel center's water demand was estimated at over one million gallons per month; a use of that scale makes the supply question central, not incidental.

**3. Please confirm what is — and is not — in the file.** I respectfully ask the Department to identify, in writing and in the record: (a) the documents relied upon to support the "no change in water supply" determination; (b) whether any well-permit or water-rights filings associated with this property pre-date or bear on that determination; and (c) whether the prior water analysis is keyed to the original parcel or to the expanded 53-acre configuration.

**Preserving my concerns for later stages.** I understand a boundary line adjustment is administrative and does not itself authorize a Buc-ee's. I am also placing on record that, should a rezone, use-classification, or site development plan later be filed for this property, I intend to comment on Master Plan general conformance, traffic and emergency access at the County Line Road / I-25 interchange, drainage, and a full water-sufficiency finding — each measured against the Land Development Code, the Engineering and Drainage Criteria Manuals, and Your El Paso Master Plan.

I am not asking the County to decide this by counting residents opposed; I understand the law does not permit that. I am asking that a mandatory, contested criterion be tested on the evidence at a public hearing rather than resolved administratively. Please enter this comment into the official record for File EXBL261 / Project 212065.

Thank you for your service and for confirming receipt.

Respectfully,

Emma Moore

[emma@pivottruenorth.com](mailto:emma@pivottruenorth.com) | [emma@pvt.group](mailto:emma@pvt.group) | 310.913.8931

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## Jessica Merriam

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**From:** Kathy Allen <kallen75@aol.com>  
**Sent:** Saturday, May 30, 2026 4:13 PM  
**To:** Kenny Hodges; Meggan Herington; PCD Hearings; Holly Williams; Miranda Benson; Jessica Merriam; Carrie Geitner; Bill Wysong; Lauren Nelson; Cory Applegate; CARCTB  
**Cc:** michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; integritymatterscos@gmail.com; trilakespreservation@gmail.com; governorpolis@state.co.us; natasha\_hutson@bennet.senate.gov; jess\_cohen@hickenlooper.senate.gov; dan.gibbs@state.co.us; Kate.greenberg@state.co.us; Lauren.ris@state.co.us; Repbradley@gmail.com; mark.baisley.senate@coleg.gov; mary.bradfield.house@coleg.gov; brandi.bradley.house@coleg.gov; Sarah.Brunker@state.co.us; lynda.zamorawilson.senate@coleg.gov; jarvis.caldwell.house@coleg.gov  
**Subject:** Re: Opposition to Buc-ees on Monument Hill at Douglas County and El Paso County line on I-25

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

I am writing once again to express my opposition to allowing Buc-ees to build a mega travel center at the intersection of I-25 and County Line Road. I respectfully request that this email be entered into the permanent public record. This single development would cause clear, quantifiable and irreversible harm to my community. I am not opposed to commerce but this project is demonstrably wrong for this location. I ask that you deny it. There are many reasons it should not be approved:

1. The zoning is not appropriate for a mega travel center. The proposed development includes over 100 gas pumps, a huge convenience store, food service and car washes. This is not a "gas station" and should not be treated as such for zoning purposes.
2. The land to the north and northeast is a conservation easement and private ranch land. It is a stunning drive through Douglas County and one of the last true "open spaces" along our crowded interstate

corridor. The Greenland Wildlife Overpass in Douglas County was just completed at a cost of \$15 million dollars and is "North America's largest wildlife bridge" spanning six lanes of I-25 and connecting 39,000 acres of natural habitat. It provides safe passage for herds of elk, pronghorns, deer, bear and mountain lion. It is a significant achievement for conservation and public safety, and it restores critical migratory paths and reduces collisions. It would be a detriment to the progress we have made to protect wildlife and preserve natural beauty if this was built nearby.

3. Water! We cannot afford to waste our precious water! I have filed a protest with the State of Colorado in regards to the well permits that have been issued for this property. When Buc-ees presented their proposal to Palmer Lake they stated they needed even more water than what the two well permits allow. They require 37,300 gallons of water a day! The well that services my home went dry last fall. We were able to reset the pump a bit deeper to service our home for now. Did you know that the water level in the Dawson Aquifer has dropped at least 20 feet?
4. The weather on top of Monument Hill can be a big challenge for many drivers. Additional traffic will cause major backups and a potential safety hazard.
5. This mega travel center will hurt existing businesses that rely on I-25 traffic. There are plenty of places for travelers to get gas and food within a few miles of the proposed Buc-ees location.
6. Signage, lighting, dark skies....I am told the billboards are 100' tall! What an eye sore! Everyone living nearby appreciates the beauty of the night sky. Can you imagine looking at the lights of Buc-ees out the windows of your home instead? Residents do not deserve to have our night skies ruined and filled with bright lights from this monster travel center! The 24 hour lighting of Buc-ees violates the Dark Sky Ordinance in Palmer Lake and this light pollution will be seen for many miles away. It also deters wildlife and birds. Building a wildlife crossing that is a national treasure, then allowing this type of development a mile away does not demonstrate good planning.

I have been following this for almost 2 years and have continued to express my opposition to El Paso County Commissioners, the State of Colorado Water Engineer and the Town of Palmer Lake. I have written to the El Paso County Commissioners twice in regards to my opposition to this project. Once on February 25th and the second time on April 8th. Here I am again. I am frustrated because the Buc-ees annexation application was already denied by the Town of Palmer Lake Planning Commission. Not only did Palmer Lake deny the annexation of land for this development, but Governor Polis and both of our US Senators formally opposed it and they wrote a letter to the Buc-ees CEO and asked them to find a different location. I hope this means something to you and shows the strong opposition in the Tri Lakes area. But Buc-ees will not stop and they have shown that they have zero regard for the damage they will cause to our Tri-Lakes communities. We do not want them as a neighbor! Please do not allow this to go through an administrative approval hearing. You must accept public input on this project. There have been many questionable actions that have taken place in regards to the approvals for this project and the public deserves to be heard.

Respectfully submitted,

Kathy Allen  
560 Fort Collins Drive  
Palmer Lake, CO 80133  
719-661-9863 or KAllen75@aol.com

On Wednesday, April 8, 2026 at 04:02:19 PM MDT, Kathy Allen <kallen75@aol.com> wrote:

I've added a few more folks to my email list. So if you did not heard from me in February, I'd appreciate your attention to my previous email from Feb 25th, included below. The residents

of my area do not want a Buc-ees to be built here! We have been very vocal in rejecting this project but nobody at any level in our government seems to care or support us. We are tax payers and local residents who want to have a say in what happens here. The folks at El Paso County Planning keep telling us that they don't have an application from Buc-ees. Yet many local residents have been complaining about all the dirt work that has been done on this land but still the county says there is nothing unlawful that is happening here. Trees have been removed and a ton of dirt has been added to make it ready for building. El Paso County approved a lot line adjustment to give the lot that Buc-ees wants to build on more land, and the State of Colorado approved 2 well permits on this parcel but yet El Paso County Planning has insisted they don't have an application. CDOT has an drawing for engineering approval for the new intersection to accommodate this monster of a gas station. Monument Sanitation has agreed to provide sewer services. But yet, no application? It seems that both the lot line adjustment and the well permits were approved rather quickly and under the radar. Why would Buc-ees get preferential treatment? Buc-ees has been disingenuous with local residents and the secrecy surrounding these things being done in advance of their application seems underhanded and devious. The reviews of this company are horrible: <https://www.9news.com/article/news/nation-world/bucees-better-business-bureau-ratings-f/507-4ae4453b-cc93-45af-9087-e5daa965212c>

I'd like to restate a few of the many reasons most of my neighbors don't want a Buc-ees on Monument Hill:

- 1) Traffic on the top of the ridge - the weather gets bad here! It is not the right location. There are reports of traffic snarls and problems all over the country from traffic for Buc-ees. They depend on a high volume of visitors, which cannot be handled in a safe way at this intersection.
- 2) The new, very expensive wildlife bridge/crossing a mile away. It seems that better planning should take place to make sure that a project like Buc-ees would not take away from this important wildlife corridor. Along with the new wildlife crossing over I-25, please note the expansive open space that borders this intersection in Douglas County that is so precious to everyone, including our four legged friends and birds! It makes no sense to allow a building such as Buc-ees right next to it? What government officials have made these decisions and why would they spend so much on a wildlife crossing only to have a huge gas station located one mile away? There are enviromental risks that may come from this poor planning!
- 4) Buc-ees will ruin our night skies and endanger birds and their migratory patterns.
- 5) Water! It is precious and the State is giving Buc-ees an outrageous amount! Who will monitor this? We all hear about the lack of water in the Colorado River and drought conditions. Why in the world would we waste an exorbitant amount of water on this project?!
- 6) Palmer Lake has already denied the annexation of land for this project. We have fought against this for over a year. The people have spoken but few at the state, local or county level seems to care.

- 7) Buc-ees will put up billboards that are an eye sore. The building and expensive parking/concrete does not fit into the natural area.
- 8) Once we lose this precious area to a company like Buc-ees, we will never get it back. The natural resources and beauty needs to be preserved. Governor Polis, Senator Hickenlooper and Rep Bennett all wrote a letter to Buc-ees last year and asked them to find another location. I hope they will continue to support the people of Colorado instead of a Texas corporation who only cares about making money. Help!
- 9) There are plenty of gas stations and places to eat in Monument. We don't need this huge gas station here. Travelers have plenty of other options. Please don't approve this and force our existing businesses to leave.
- 10) Will any of you stand up against Buc-ees and support the people who live nearby? How would you like to own a home here and raise your family only to have your natural view ruined by this? How would you like to deal with all the additional traffic, crime, and other issues that a huge place like Buc-ees will bring. Taxpayers and local residents in the Tri Lakes area want to have a say in what happens in their own backyards. This project goes against our master plans and against our desire to protect our community.

Thank you for your time.

Kathy Allen, Palmer Lake  
719-661-9863

On Wednesday, February 25, 2026 at 03:29:25 PM MST, Kathy Allen <kallen75@aol.com> wrote:

I am writing to you as a long time resident of El Paso County and Palmer Lake, and a property/business owner. My neighbors and I have fought against this mega gas station being built on Monument Hill & the annexation request that Buc-ees made to be annexed into the Town of Palmer Lake. The Planning Commission in the Town of Palmer Lake recommended this project be denied based on a number of issues. The opposition to this project by local residents has been huge. I guess we won the battle by defeating the annexation application but we have not won the war so far. I sincerely hope you can appreciate and understand the long list of reasons there is so much opposition by El Paso County residents.

I have a personal story I would like to share and so I will tell my story at the beginning of this email since I understand many of us often only read the first part and not the entire message. My personal story is about water and it's an important story to be told and the entire state & region should be concerned! My home is on the outskirts of Palmer Lake & city water is not available to us so we have a "household use only" well that was drilled when we built our house in 1993. The well is 300' deep in the Dawson aquifer. In the summer of 2025 we noticed we had very little water pressure & our household filter was full of dirt. We contacted our well driller, Hamacher Well Works. They have many years of experience in our area. They checked the equipment & pulled the pump & found that the water level in the Dawson aquifer had significantly decreased. Our pump was set at a depth of 260' in 1993 and now we were sucking dirt & gravel into our pump & very little water. Over the years we've had decreasing water supply from our well. But this was different. Just a

trickle at the faucets. The pump was ruined. They reset a new pump, deeper, at 280'. They said many people with wells in our area were having to drill brand new, very deep wells due to the depleting aquifer. A new well would cost \$40k minimum and maybe up to \$60k! They told us that they cannot use the original well and that they have to start all over with a new well, make an application to the State for an emergency permit, and drill it in a different location. Of course the new well would have to be much deeper. They stated from what they were seeing from their customers, the Monument/Tri Lakes/Black Forest areas are facing a worse water crisis than other nearby areas. The only thing they could do for us was install a new pump at a deeper level and hope/pray it works. No guarantees. We could have the same problem a year from now if the water level continues to be depleted. So they set the new pump at 280'. All of this cost \$3500. It was an unexpected expense that put a burden on our family finances. So far it's working and we are thankful. We are empty nesters & we don't demand a lot of water. If we ever consider selling our home this could have a huge impact on what a buyer might be willing to pay. We have seen so many bad drought years where residents in Palmer Lake were not allowed any outside watering and also many years with watering restrictions. Some homes had landscaping that didn't survive. We've had years when our lake was completely dry and it's very sad as it is such a popular recreational area and people come from miles away to enjoy it. We have learned to be "water wise" and I am proud of my neighbors for conserving water, whether it was mandated by the town or done voluntarily. I am sharing this so you can understand the challenges that average taxpayers are facing & that sometimes discussing this with the "men on the ground" with local experience is more informative than reviewing reports & comments from a "water expert". **WE DO NOT WANT TO SHARE OUR PRECIOUS WATER** with an unnecessary, intrusive mega gas station so they can make money and serve travelers. It is not in the best interest of anyone to do this.

Speaking of water, why are there so many new car washes popping up everywhere? What a complete waste of our precious water! Enough is enough!

I have noticed tractors and dump trucks on the proposed location and I know that a request has been made to add more land to the existing parcel. None of this should be allowed. Nothing has been approved so far and ruining the landscape by moving dirt, removing trees and disturbing the land is wrong. The developer is trying everything in the hopes that the local residents will be so worn down and the state/county will let them proceed. Please stand up against this kind of action.

We are fortunate to have acres of Greenland open space & agricultural land along I25 between Larkspur & Monument. It is a stunning stretch of road to travel & quite refreshing if you've just driven thru the urban sprawl of Denver & Castle Rock. A very expensive wildlife bridge/corridor was just completed to allow safe migration of our wonderful 4 legged creatures that we co-habitat with. Why then would an ugly, mega store gas station be allowed to be installed a mile away? Our government officials need to be discussing these things and making appropriate plans! Governor Polis, Senators Bennett and Hickenlooper sent a letter to Buc-ees asking them to please move their location away from Monument Hill. They are on board with understanding that this is not the place for it!

There are many other choices for travelers to get gasoline and food nearby. Monument is just a mile south of the proposed Buc-ees location. These businesses depend on travelers stopping for services. Why do we need a mega gas station? The answer is that we do not!

I have been involved from the first hint of Buc-ees proposal to Palmer Lake and I know the suffering and pain that the local residents have felt over the past year. We have spend so much time researching the zoning, reading the Master Plan, attending Town Council meetings, writing emails and letters. Our entire town has been turned upside down by Buc-ees. Honestly we are all worn

down by this Texas Corporation and the way they have treated us. They have zero understanding for the concerns we have and they have not been straight forward about many things. They have potentially bribed our Town Council members and Mayor to try to get Palmer Lake to approve their annexation request. They have been flat out rude and condescending to our residents and members of the Town Council and Planning Commission who do not support them. Their "consultant" Mark Waller is doing a disservice to his neighbors by defending Buc-ees and treating people in a derogatory manner. There has been no professionalism or caring AT ALL from Buc-ees or it's representatives. This has been a trend across the country and many other states and cities are fighting against them.

Monument Hill is not the right location for this type of business. I don't believe it fits into the master plan of El Paso County and it certainly did not fit into the master plan of Palmer Lake. Being the high point on the top of the Divide, the weather often makes the roads unsafe for travel. This location does not warrant the kind of commercial activity that is expected if you built a Buc-ees here. The current interchange is used by neighbors going to and from their homes. The additional traffic that would be brought in if a Buc-ees is built here cannot be safely directed on and off the interstate in this location.

Please don't ruin this gorgeous area with a Buc-ees! As was also the case in the annexation application to Palmer Lake, there should be no zoning change allowed & the Master Plan should be followed. The night skies have always been a wonderful reason we live here. Please don't allow the blazing lights a 24 hour Buc-ees would bring to ruin it! A housing development is planned just to the east of this location. Who would want to buy a house with the eye sore of a Buc-ees across the road? With more homes coming, traffic will be added and a strain will be put on our precious resources as it is. Please don't allow this sprawling commercial structure to be built here. There are many other suitable locations where it could be built elsewhere. Please say "No"! The environmental impacts of this proposed project are huge and if it's built here, we will never get any of it back!

Thank you for your consideration and time. If you have further questions please reach out to me.

Kathy Allen  
560 Fort Collins Drive  
Palmer Lake, CO 80133